



MIDAS ENCLAVE

VASIND, SHAHAPUR
MahaRera No. P51700028808

AGREEMENT FOR SALE

Dated this 03 Day of 11 2023.

Mr./Mrs./M/s. SANTOSH Ghanshyam Walvante

Mr./Mrs./M/s. - x - x -

Mr./Mrs./M/s. - x - x -

Flat No.: 608 Wing: Building No: 01

DEVELOPERS



Mayra Developers

Gr. Flr., Bldg. No. 2, Near JSW Ltd.,
Gate No. 1, Old Agra Road, Vasind (W),
Shahapur, Dist. Thane



408/5091

Friday, November 03, 2023

5:50 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 6637 दिनांक: 03/11/2023

गावाचे नाव: बासिंद

दस्तऐवजाचा अनुक्रमांक: सहप-5091-2023

दस्तऐवजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: संतोष घनश्याम वाळवंटे

नोंदणी फी

रु. 27500.00

दस्त हाताळणी फी

रु. 1440.00

पृष्ठांची संख्या: 72

एकूण:

रु. 28940.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
6:10 PM ह्या वेळेस मिळेल.

Sub Registrar Shahapur

दुय्यम विभाग शहापूर
शहापूर

बाजार मुल्य: रु.1568000 /-

मोबदला रु.2750000/-

भरलेले मुद्रांक शुल्क : रु. 165000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1440/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123028416329 दिनांक: 03/11/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.27500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010503494202324E दिनांक: 03/11/2023

बँकेचे नाव व पत्ता:

सं. घ. वाळवंटे -

सादर मुळ दस्त

यांचेकडे देणेत यावा



03/11/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. शहापुर

दस्त क्रमांक : 5091/2023

नोंदणी :

Regn:63m

गावाचे नाव : वासिंद

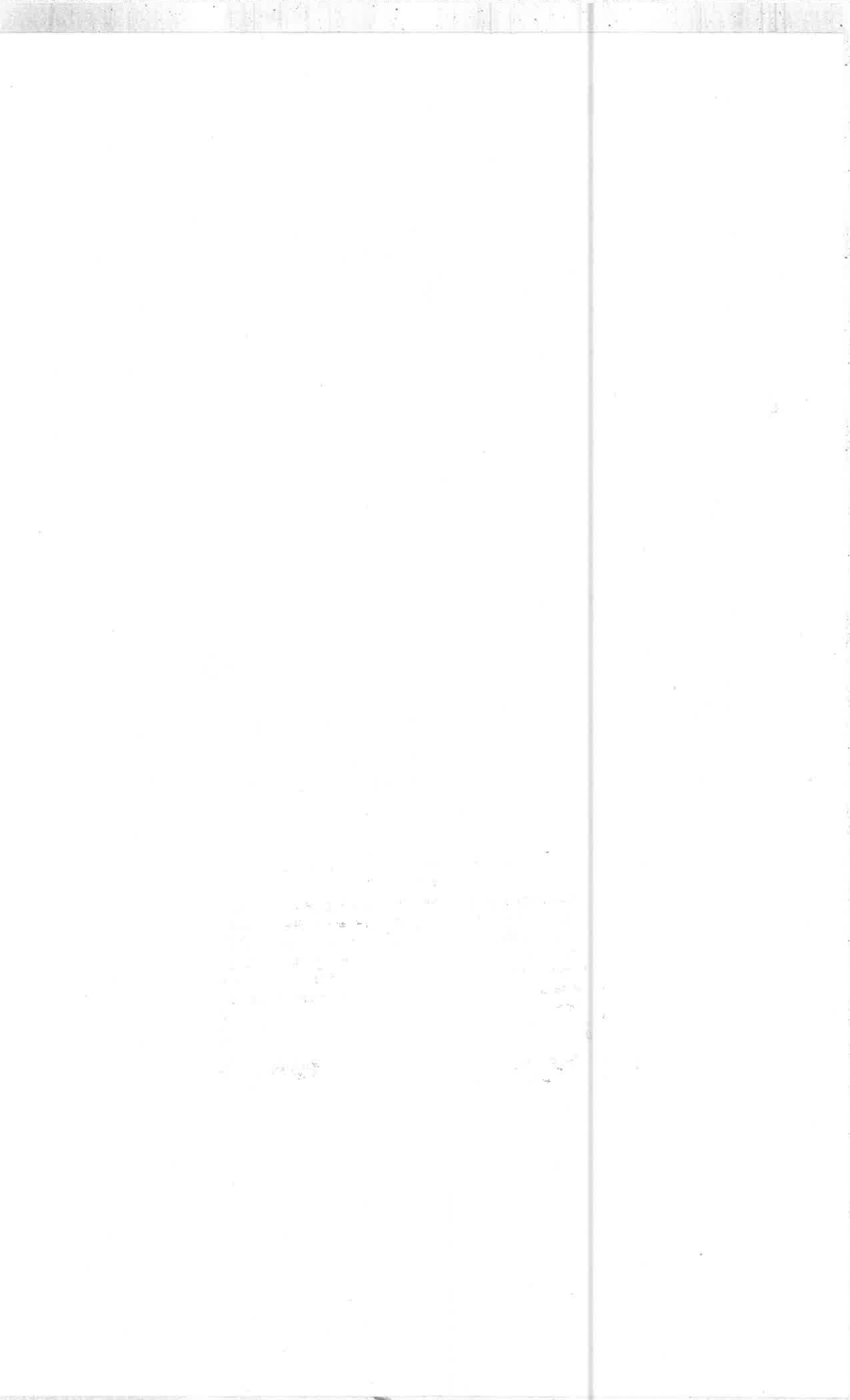
(1)विलेखाचा प्रकार	विक्री करारनामा
(2)मोबदला	2750000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1568000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: मौजे वासिंद,तालुका शहापूर,जिल्हा ठाणे येथील सर्वे नं 196/अ/2 अशी मिळकत वरील आर.सी.सी. इमारत मिडास ईन्क्लिव मधील,बिल्डिंग नं 1,सहावा मजल्या वरील निवासी सदनिका नं 608 क्षेत्रफळ 31.44 चौ.मी. व अपरचन 4.76 चौ.मी. असे एकूण क्षेत्र 36.2 चौ.मी. कारपेट अशी मिळकत((Survey Number : 196/अ/2 ;))
(5) क्षेत्रफळ	1) 36.2 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:-मायरा डेव्हलपर्स तर्फे दिनेश सुंदरजी गोसर तर्फे कबुली जबाब देणार मिनेश गुणवंत जैन वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पार्वती मदन, चिंतामणी ज्वेलर्सच्या मागे, जांभळी नाका, समर्थ मंदिर हॉल जवळ, ठाणे वेस्ट , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AEEPS4962H 2): नाव:-मायरा डेव्हलपर्स तर्फे गुणवंत मंशालाल जैन तर्फे कबुली जबाब देणार मिनेश गुणवंत जैन वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पार्वती मदन, चिंतामणी ज्वेलर्सच्या मागे, जांभळी नाका, समर्थ मंदिर हॉल जवळ, ठाणे वेस्ट , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ADYPJ3567E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोष घनश्याम वाळवंटे वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रा ३७२ वॉर्ड नं ५ रायगड नगर कसारा ठाणे महाराष्ट्र , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421602 पॅन नं:-ABDPW4010E
(9) दस्तऐवज करून दिल्याचा दिनांक	03/11/2023
(10)दस्त नोंदणी केल्याचा दिनांक	03/11/2023
(11)अनुक्रमांक,खंड व पृष्ठ	5091/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	165000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	27500
(14)शेरा	

दुय्यम निबंधक श्रेणी-१
शहापुर



मुल्यांकनासाठी विचारान 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)	
Valuation ID	202311038307
03 November 2023, 05:46:19 PM	
सहप	
मूल्यांकनाचे वर्ष	2023
जिल्हा	ठाणे
तालुक्याचे नांव :	शहापूर
गांवाचे नांव :	वासिंद (177)
प्रमुख मूल्य विभाग :	27
उप मूल्य विभाग :	27.1
क्षेत्राचे नांव	Influence Area
सर्व्हे नंबर /न. भू. क्रमांक : 196	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
मूल्यदर	मोजमापनाचे एकक
37500	चौ. मीटर
बांधीव क्षेत्राची माहिती	
मिळकतीचे क्षेत्र -	39.82 चौ. मीटर
बांधकामाचे वर्गीकरण -	1-आर सी सी
उद्ववाहन सुविधा -	आहे
मिळकतीचा वापर -	निवासी सदनिका
मिळकतीचे वय -	0 TO 2 वर्षे
मजला -	5th to 10th Floor
मिळकतीचा प्रकार - बांधीव	
मूल्यदर/बांधकामाचा दर- Rs.37500/-	
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	= 1.05 of 37500 = Rs.39375/-
Rules Applicable	3, 19, 18
A)	मुख्य मिळकतीचे मूल्य
	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 39375 * 39.82
	= Rs.1567912.5/-
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
	= A + B + C + D + E + F + G + H + I + J
	= 1567912.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs.1567912/-
	= ₹ पंधरा लाख सद्सष्ट हजार नऊ शो बारा /-

Home

Print

Muddey
दुय्यम निबंधक श्रेणी-१
शहापूर



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पाने ९	७२

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पाने २	७२

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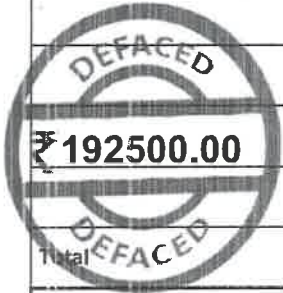


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न. क्र. ५०९९ २०२३
पान ३ ७२



CHALLAN सहपूर
MTR Form Number-6

GRN	MH010503494202324E	BARCODE					Date	02/11/2023-17:40:45	Form ID	25.2
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)	ABDPW4010E					
Office Name	SHP_SHAHPUR SUB REGISTRAR			Full Name	SANTOSH GHANSHAYAM WALVANTE					
Location	THANE			Flat/Block No.	MIDAS ENCLAVE FLAT NO 608 MAUJE VASIND					
Year	2023-2024 One Time			Premises/Building	TAL SHAHPUR DIST THANE					
Account Head Details		Amount In Rs.		Road/Street						
0030046401 Stamp Duty		16500.00		Area/Locality	SHAHPUR					
0030063301 Registration Fee		27500.00		Town/City/District						
				PIN	4 2 1 6 0 1					
				Remarks (If Any)	PAN2=AEEPS4962H~SecondPartyName=MAYRA DEV THROUGH DINESH S GOSAR OTHER~CA=2750000~Marketval=1444380					
				Amount In	One Lakh Ninety Two Thousand Five Hundred Rupees O					
				Words	nly					
Total		1,92,500.00								
Payment Details				FOR USE IN RECEIVING BANK						
IDBI BANK				Bank CIN	Ref. No.	69103332023110219662		2836543778		
Cheque-DD Details				Bank Date	RBI Date	02/11/2023-17:42:09		Not Verified with RBI		
Cheque/DD No.				Bank-Branch		IDBI BANK				
Name of Bank				Scroll No. , Date		Not Verified with Scroll				
Name of Branch										



Department ID :

Mobile No. : 9860040560

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 करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-408-5091	0005521878202324	03/11/2023-17:50:18	IGR139	27500.00
2	(IS)-408-5091	0005521878202324	03/11/2023-17:50:18	IGR139	165000.00
Total Defacement Amount					1,92,500.00

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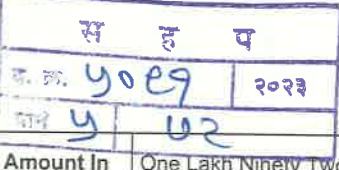
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CHALLAN
MTR Form Number-6



GRN MH010503494202324E	BARCODE	Date 02/11/2023-17:40:45	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) ABDPW4010E	
Location THANE		Full Name SANTOSH GHANSHAYAM WALVANTE	
Year 2023-2024 One Time		Flat/Block No. MIDAS ENCLAVE FLAT NO 608 MAUJE VASIND	
Account Head Details		Premises/Building TAL SHAHPUR DIST THANE	
0030046401 Stamp Duty	Amount In Rs. 165000.00	Road/Street	
0030063301 Registration Fee	27500.00	Area/Locality SHAHPUR	
		Town/City/District	
		PIN	4 2 1 6 0 1
		Remarks (If Any)	
		PAN2=AEEPS4962H~SecondPartyName=MAYRA DEV THROUGH	
		DINESH S GOSAR OTHER~CA=2750000~Marketval=1444380	
			
Total	1,92,500.00	Amount In	One Lakh Ninety Two Thousand Five Hundred Rupees O
		Words	nly
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 69103332023110219662 2836543778
Cheque/DD No.		Bank Date	RBI Date 02/11/2023-17:42:09 Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. : 9860040560

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 करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1123028416329	Date 02/11/2023
Received from SANTOSH GHANSHAYAM WALVANTE , Mobile number 9860040560, an amount of Rs.1440/-, 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 IBKL	Date 02/11/2023
Bank CIN 10004152023110215377	REF No. 2867097470
This is computer generated receipt, hence no signature is required.	



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at THANE, on this 03 Nov in the Christian Year Two Thousand and Twenty Three (2023).

BETWEEN

M/s. MAYRA DEVELOPERS PAN ABLFM4660Q, A Partnership Firm through its partners (1) MR. DINESH SUNDERJI GOSAR, (2) MR. GUNWANT MANSALAL JAIN, having address at : 2, Parvati Sadan, Behind Chintamani Jewellers, Jambhali Naka, Near Samarth Mandir Hall, Thane (West) - 400 601, hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include its partners for the time being constituting the said firm M/s. MAYRA DEVELOPERS their or his survivors or survivor and the heirs, executors, administrators and assigns of the last surviving proprietor and further assignees of M/S. MAYRA DEVELOPERS of the ONE PART.

Dinesh Gosar

AND

G.M. Jain सं. ध. वाळवंटे



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पान ८	७२

2 -

MR. SANTOSH GHANSHYAM WALVANTE, PAN ABDPW4010E, Age 39 years, Indian Inhabitant, having address at : 372, Ward NO 5, Raigad Nagar, Kasara Thane Maharashtra 421602 hereinafter referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his/her/their heirs, executors, administrators and permitted assigns) of the **SECOND PART**.

WHEREAS Shri.Krishna Gajanan Jadhav is absolutely seized of sufficiently entitled to and is in possession of the plot of land adm.0H 34R 4 P Akar 3R.81P i.e., 3440 Sq. Mtrs., bearing Gut No. 196/A/2 of Mauje.Vasind Taluka.Shahapur Registration District.Thane, and Sub-District Shahapur, Jilhaparishad Thane within the limits of Vasind Grampanchayat. (hereinafter referred to as the "Said Project Land").

AND WHEREAS by and under Regd. Agreement for Development dated 27th May 2019, executed by and between said Owners of the One Part and the M/s. **MAYRA DEVELOPERS** therein (therein referred to as the DEVELOPER) of the Other Part, the said Owner has granted the Development Rights in the said property to and in favour of the M/s. **MAYRA DEVELOPERS** therein for the price or consideration and upon the terms and conditions contained therein; and further has executed in favour of M/s. **MAYRA DEVELOPERS** therein separate Power of Attorney dated 27th May 2019, authorizing the Promoter, interalia, to develop the said property and to sell the flats and premises therein to the prospective buyers; and in part performance thereof, has placed the M/s. **MAYRA DEVELOPERS** therein in physical possession of the Said Property; and Mr.Minesh Gunwant Jain has Admission power attorney Holder of **MAYRA DEVELOPERS** Partner (1) **MR. DINESH SUNDERJI GOSAR**, (2) **MR. GUNWANT MANSALAL JAIN** Date 25/10/2021 Dast No.4723/2021.

AND WHEREAS save and except Said Property, the said Owner is not holding any other vacant land in any Urban Agglomeration in India and therefore, having regards to the holding limit prescribed for Thane Urban Agglomeration, the said property is not Surplus Land of the Owners under provisions of the Urban Land (Ceiling and Regulations) Act, 1976;

G.M. Jain

Minesh Gosar

कं. ध. वाळवंटे



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पाने ९	७२	

AND WHEREAS -

- The Said Project Land is of free-hold tenure without any restrictive covenant running therewith.
- There are no impediments attached to the Said Project Land.
- There are no existing illegal encroachments on the Said Project Land.

AND WHEREAS the Promoters are thus seized and possessed of the Said Project Land and are entitled to Develop the same by constructing thereon Complex/s by getting the plans and specifications there for duly sanctioned by the Competent Authority/ies;

AND WHEREAS the Promoter has entered into a Standard Agreement as prescribed by the Council of Architects with Mr. Prashant Chavan - M/s. Kala Vastu Architect duly registered with the Council of Architects for Architectural work concerning Development of said property;

AND WHEREAS the Promoters have appointed Mr. Ajay Mahale, as Structural Engineers for preparation of the structural designs and drawings of the Complex;

AND WHEREAS the Promoters accept the professional supervision of the Architect and the Structural Engineer till the completion of the Complex;

AND WHEREAS the Promoters have registered the project under the provisions of Real Estate (Regulations and Development) Act, 2016 (RERA Act) with the Real Estate Regulatory Authority under Registration No. P51700028808; copy of the Certificate of Registration is annexed hereto and marked as "ANNEXURE `A`";

AND WHEREAS by virtue of the Said Development Agreement and the Power of Attorney the Promoters have sole and exclusive rights to sell the Apartments in the said Complex/s to be constructed by the Promoter on the Said Project Land and to enter into Agreement/s with the PURCHASER/S(s)/s for sale of such of the Apartments and to receive the sale consideration in respect thereof;

G. M. Jadhav

Prakash Kosal

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AND WHEREAS the authenticated copies of 7/12 extract showing the nature of the title of the Promoters to the Said Project Land on which the Apartments are being constructed have been annexed hereto and marked as "ANNEXURE `B";

AND WHEREAS the authenticated copy of Title Report issued by Advocate of the Promoters Shri Nilesh S. Khopkar, is annexed hereto and marked as "ANNEXURE `C";

AND WHEREAS the Said Project Land stands as under -

adm. 0H 34R 4 P Akar 3R.81P i.e., 3440 Sq. Mtrs., bearing Gut No. 196/A/2

AND WHEREAS under the circumstances, the Promoters intend to carry out the Development of the Said Project in one phase as under -
Comprising of one Complex as under.

- a) Building 1- GROUND + 6 FLOOR RESIDENTIAL PERMITTED 2704.09 SQ.MTRS.
- b) Building 2- GROUND + 6 FLOOR RESIDENTIAL AND PARTLY commercial. PERMITTED 1566.47 SQ.MTRS.

The Promoter has applied through Said Architect to District Collector (Said Local Authority) and the Said Local Authority by and under its original sanction order dated 7th July 2017 bearing kra.mahasul/K-1/TE-11/NAP/VASIND/SR-48/2014 and read with revised sanction order dated 8th February 2021 bearing kra.mahasul/K-1/TE-11/NAP/VASIND (Shahpur)/173909/SU.BA.P./SR-31/2020 has approved the said plans for construction above referred to.

AND WHEREAS the authenticated copies of the plans/ Commencement certificate of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as "ANNEXURE 'D'" ("Said Sanctioned Plans");

(The aforesaid development is hereinafter referred to as **PHASE ONE**).

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the said complex and open spaces are proposed to be provided for on the Said Project Land have

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been annexed hereto and marked as "ANNEXURE 'E'" ("Said Proposed layout Plans");

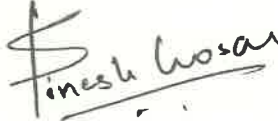
AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections for and of the said Complex and shall obtain the balance approvals from various authorities from time to time, so as to obtain Complex Completion Certificate or Occupancy Certificate of the Said Complex/s;

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

AND WHEREAS the Promoters have accordingly commenced the construction of the Said Complex in accordance with the Said Sanctioned Plans;

AND WHEREAS on demand from the PURCHASER/S, the Promoters have given inspection to the PURCHASER/S of all the documents of title relating to the Said Project Land the plans, designs and specifications prepared by the Promoters' Said Architects and of such other documents as are specified under the Said RERA Act and the Rules and Regulations made there under (the Rules and Regulations");

AND WHEREAS being satisfied with such inspection, the PURCHASER/S has applied to the Promoters and the Promoters, after deliberations, have agreed to allot to the PURCHASER/S an Apartment adm.36.2 Sq.Mtrs., (Area 31.44 Sq.Mtrs., And Appurtenant area adm.4.76 Sq.Mtrs) Carpet area bearing Apartment No.608 on Sixth Floor in the building No.1 of the Complex to be known as "MIDAS ENCLAVE", ("Said Complex") being constructed in the Said Project Land;

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AND WHEREAS in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the PURCHASER/S hereby agrees to purchase the Said Apartment as detailed hereinafter;

AND WHEREAS, prior to the execution of these presents the The Purchaser/s shall pay to the Builder/Developer a sum of Rs.27,50,000/- (Rupees twenty Seven Lakh Fifty Thousand only) total price in respect of the said premises apart from other payments to be made by the Purchaser/s under this agreement to the Builder. The Purchaser/s has paid amount Rs.3,00,000/- (Rupees Three Lakh only) as part payment of consideration amount and PURCHASER/S amount as said flat as agreed to be sold by the Promoter to the PURCHASER/S and considered as 'advance payment' or 'Application Fee' (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the PURCHASER/S has agreed to pay to the Promoters the balance amount of the sale consideration in the manner hereinafter appearing;

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

AND WHEREAS, under section 13 of the Said RERA Act, the Promoters are required to execute a written Agreement for sale of said Apartment with the PURCHASER/S, being in fact these presents and also to register such Agreement under the Registration Act, 1908;

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

1. THE PROMOTERS TO CONSTRUCT THE SAID COMPLEX IN PHASE ONE/TWO-

1.1 The Promoters shall construct the Said Complex with Parking/Stilt Parking/Sanctioned Open Parking on the Said Project Land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time, provided that the Promoters shall have to obtain

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prior consent in writing of the PURCHASER/S in respect of variations or modifications which may adversely affect the Apartment of the PURCHASER/S except any alteration or addition required by any Government/Municipal authorities or due to change in law.

1.2 The nature, extent and description of the common area and the facilities to be provided in the Said Complex are more particularly described in "ANNEXURE `G'" annexed hereto.

2. THE PROMOTERS TO SELL AND THE PURCHASER/S TO PURCHASE FROM THE PROMOTERS THE RESIDENTIAL APARTMENT AND THE PARKING:

2.1 The PURCHASER/S hereby agrees to purchase from the Promoters and the Promoters agree to allot to the PURCHASER/S the Residential Apartment adm.36.2 Sq.Mtrs., (Area 31.44 Sq.Mtrs., And Appurtenant area adm.4.76 Sq.Mtrs) Carpet area bearing Apartment No.608 on Sixth Floor in the building No.1 of the Complex to be Known As "MIDAS ENCLAVE", being constructed on the Said Project Land (hereinafter referred to as the "Said Apartment") as shown on the Floor Plan thereof hereto annexed and marked "ANNEXURE 'F' for consideration of Rs.27,50,000/- (Rupees twenty Seven Lakh Fifty Thousand only) including being the proportionate price of the common areas and facilities appurtenant to the premises.

Note (1)

a) The aforesaid consideration is 'ALL INCLUSIVE PACKAGE DEAL' PRICE INCLUSIVE OF Rs.2,50,000/- (Rupees Two Lakh Fifty Thousand only) towards Price of the Said Apartment, infrastructure expenses, development expenses, deposits and expenses towards obtaining of water and electricity services, legal expenses till execution hereof, Society formation and registration expenses, And Internal amenities as per annexure G etc.

b) - BUT EXCLUDING GST and such other payables - if any, which may be introduced in future by the Competent Authority/ies.

c) - BUT EXCLUDING Stamp Duty and Registration charges and expenses for Registration of this Agreement as well as further documents - if any, requiring payment of Stamp Duty and Registration.

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- d) **BUT EXCLUDING** Maintenance charges payable by the Allottee from the date of Promoters obtaining of Occupation/Completion Certificate or Date of this Agreement - whichever is later.
- e) **BUT EXCLUDING** Charges and expenses towards execution of Conveyance as provided hereunder.

NOTE (2) -

The Carpet area is -
Rera Carpet Area - Adm. 31.44 Sq. Mtrs.,
(Inclusive of net usable area including Carpet
the internal walls).
Appurtenant area - Adm. 4.76 Sq. Mtrs.,
(inclusive of external walls, area Carpet
under service Shafts, exclusive
balcony appurtenant to the Said
Apartment for exclusive use of the
Allottee as well as verandah area.

Note - (3)

As per Floor Plan annexed hereto at "Annexure 'F'" excluded for the purpose of calculation of carpet area of the Said Apartment, the balcony area adm. 36.2 Sq.Mtrs., adjacent to the Hall/ Bedroom/Kitchen is excluded. The PURCHASER/S for the sake of ease of its beneficial user has requested the Promoter to 'enclose' the said balcony by removing the wall between hall and the balcony and the Promoter upon such specific request has agreed to enclose the said balcony by removing the wall in between, by obtaining at the cost of the Promoters proper permission from the District Collector but without charging any extra or additional consideration from the PURCHASER/S for such enclosure.

2.2. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price

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range (if unbranded) to be provided by the Promoters in the said Complex and the Apartment.

3. PAYMENT SCHEUDLE -

The PURCHASER/S shall pay the said consideration to the Promoters by cheque or electronic transfer in the name of M/s. MAYRA DEVELOPERS having Account No. 50200057070025 IFSC CODE - HDFC000395 HDFC Bank BRANCH KOPAT THANE WEST 400606. as per following time plans -

3.1 Rs. _____/- (Rupees _____)
(not exceeding 10% of the total consideration) paid on or before execution of this Agreement as advance payment or application fee (the payment and receipt whereof Promoters doth hereby admits and acknowledges and releases and discharges the Allottee from the payment thereof forever).

3.2 Rs. _____/- (Rupees _____)
(not exceeding 30% of the total consideration) to be paid to the Promoters after the execution of Agreement.

3.3 Rs. _____/- (Rupees _____)
(not exceeding 45% of the total consideration) to be paid to the Promoters on completion of the Plinth of the building or wing in which the Said Apartment is located.

3.4 Rs. _____/- (Rupees _____)
(not exceeding 70% of the total consideration) to be paid to the Promoters on completion of the slabs including podiums and stilts of the building or wing in which the Said Apartment is located as under:

- | | | |
|----|-------|--|
| a) | 3.57% | On completion of _____ slab. |
| b) | 3.57% | On completion of _____ slab. |
| c) | 3.57% | On completion of _____ slab. |
| d) | 3.57% | On completion of _____ slab. |
| e) | 3.57% | On completion of _____ slab. |
| f) | 3.57% | On completion of _____ slab. |
| g) | 3.58% | On completion of _____ (terrace) slab. |

3.5 Rs. _____/- (Rupees _____)
(not exceeding 75% of the total consideration) to be paid to the Promoters on completion of the walls, internal plaster, floorings doors and windows of the Said Apartment.

3.6 Rs. _____/- (Rupees _____)

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(not exceeding 80% of the total consideration) to be paid to the Promoters on completion of the Sanitary fittings, staircases, lift wells, lobbies up to the floor level of the Said Apartment.

3.7 Rs. _____/- (Rupees _____)

(not exceeding 85% of the total consideration) to be paid to the Promoters on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the Said Apartment is located.

3.8 Rs. _____/- (Rupees _____)

(not exceeding 95% of the total consideration) to be paid to the Promoters on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the Said Apartment is located.

3.9 Rs. _____/- (Rupees _____)

Payable against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.

Rs. _____/- (Rupees _____ only)

4. THE COMPOSITION OF CONSIDERATION -

4.1 The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoters undertakes and agrees that while raising a demand on the PURCHASER/S for increase in development charges, cost or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/ issued in that behalf to that

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effect along with the demand letter being issued to the PURCHASER/S, which shall only be applicable on subsequent payments.

4.2 The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of Value Added Tax, Service Tax and Cess or GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the Said Apartment.

5. PAYMENT OF FURTHER AMOUNTS -

5.1 The PURCHASER/S shall on or before delivery of possession of the said premises shall not required to pay to the Promoters, the following expenses-

a) Rs. 600/- for share money, application entrance fee of the Society.

b) Rs.18,703/- for deposit towards provisional monthly contribution for 12 months towards outgoings of Society Federation/Apex Body.

Rs.19,303/-
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6. THE FINAL CARPET AREA -

The Promoter shall confirm the final carpet area that has been allotted to the PURCHASER/S after the construction of the Complex is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes - If there is any reduction in the carpet area then Promoter shall not required to refund any money paid by PURCHASER/S simultaneously If there is any increase in the carpet area allotted to PURCHASER/S, the Promoter shall not demand any additional amount from the PURCHASER/S.

7. PROMOTERS TO OBTAIN OCCUPANCY/COMPLETION CERTIFICATE -

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

8. TIME IS AN ESSENCE -

Time is an essence for the Promoters as well as the PURCHASER/S. The Promoters shall abide by the time schedule for completing the project and handing over the Said Apartment to the PURCHASER/S and the common areas to the association of the PURCHASER/Ss after receiving the occupancy certificate (or the completion certificate or both, as the case may be).

Similarly, the PURCHASER/S shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided hereinbefore.

9. RIGHTS OF PROMOTERS OVER DEVELOPMENT POTENTIAL -

The Promoters hereby declare that the Floor Space Index available as on date in respect of the Said Project Land is 3440 square meters only and Promoters have planned to utilize Floor Space Index of 3440 Sq.mtrs. by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulations or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoters have disclosed the Floor Space Index of 3440 Sq.mtrs. as proposed to be utilized by him on the project land in the said Project and PURCHASER/S has agreed to purchase the Said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

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10. IF THE PROJECT IS DELAYED -

If the Promoters fail to abide by the time schedule for completing the project and handing over the Said Apartment to the PURCHASER/S, the Promoters agree to pay to the PURCHASER/S, who do not intend to withdraw from the project, interest as specified in the Said Rules, on all the amounts paid by the PURCHASER/S, for every month of delay, till the handing over of the possession. The PURCHASER/S agrees to pay to the Promoters, interest as specified in the Rule, on all the delayed payment which become due and payable by the PURCHASER/S to the Promoters under the terms of this Agreement from the date the said amount is payable by the PURCHASER/S(s) to the Promoters.

11. IF PURCHASER/S COMMITS DEFAULT IN FURTHER PAYMENTS -

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

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

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall refund to the PURCHASER/S (subject to adjustment and recovery of liquidated damages of 10 % of the consideration for sale of Said Apartment and/or of any other amount which may be payable to Promoters) within a period of thirty days of the termination, the installments of sale

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consideration of the Apartment which may till then have been paid by the PURCHASER/S to the Promoters.

12. DELIVERY OF POSSESSION -

12.1 The Promoters shall give possession of the Apartment to the PURCHASER/S on or before 31-03-2024. If the Promoters fails or neglects to give possession of the Apartment to the PURCHASER/S on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall be liable on demand to refund to the PURCHASER/S the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause herein before from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of Complex in which the Apartment is to be situated is delayed on account of -

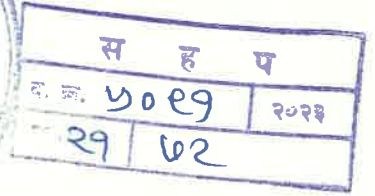
- war, civil commotion or act of God ;
- any notice, order, rule, notification of the Government and/or other public or competent authority/court.

12.2 **Procedure for taking possession** - The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the PURCHASER/S as per the agreement shall offer in writing the possession of the Said Apartment to the PURCHASER/S in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoters shall give possession of the Said Apartment to the PURCHASER/S. The Promoters agrees and undertakes to indemnify the PURCHASER/S in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The PURCHASER/S agree (s) to pay the maintenance charges as determined by the Promoters or association of PURCHASER/S, as the case may be. The Promoters on its behalf shall offer the possession to the

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PURCHASER/S in writing within 7 days of receiving the occupancy certificate of the Project.

12.3 The PURCHASER/S shall take possession of the Apartment within 15 days of the written notice from the Promoters to the PURCHASER/S intimating that the said Apartments are ready for use and occupancy.

12.4 **Failure of PURCHASER/S to take Possession of Said Apartment:** Upon receiving a written intimation from the Promoters as per clause 12.1, the PURCHASER/S shall take possession of the Said Apartment from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Said Apartment to the PURCHASER/S. In case the PURCHASER/S fails to take possession within the time provided in clause 12.1 such PURCHASER/S shall continue to be liable to pay monthly maintenance charges as applicable.

13. **WARRANTY PERIOD BY PROMOTERS -**

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

However, it is specifically agreed by the PURCHASER/S that if during the warranty period, as an effect of PURCHASER/S having carried out any internal work including but not limited to replacing of tiles or flooring causing damage to the water proofing; removing of internal walls; removing or addition of internal

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construction or due to any other reason, howsoever, resulting any leakage on lower floors and/or any damage to the R.C.C. and/or in common areas and/or to the fixtures and amenities to be provided in the phase is caused, the legal and financial consequences thereof shall be on the PURCHASER/S alone. The PURCHASER/S hereby unconditionally agrees and undertakes to reimburse fully such expenses without any demure, which may cause to the Promoters or to the society and to keep the Promoters fully indemnified in respect thereof.

14. USER OF THE APARTMENT -

The PURCHASER/S shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space only for purpose of keeping or parking PURCHASER/S's own vehicle.

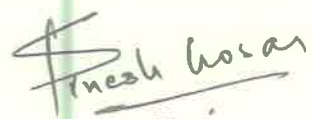
15. REGISTRATION OF THE SOCIETY -

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

16. CONVEYANCE -

16.1 The Promoters shall, within three months of registration of the Society as aforesaid, cause to be transferred to the society all the right, title and the interest of the Promoters and the owners in the said Complex in which the said Apartment is situated.

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16.2 The Promoters shall, within three months of registration of the Federation/apex body of the Societies as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Promoters and the owners in the project land on which the Complex with multiple wings or buildings are constructed.

16.2. The PURCHASER/S shall on or before delivery of possession of the said premises keep Deposited with the Promoter, the following amounts:-

(i) Rs_____/-For Deposit towards Water, Electric, and other utility and services connection charges &:

(ii) Rs_____-/- for deposits of electrical receiving and Sub Station provided in Layout

16.3. The PURCHASER/S shall pay to the Promoter a sum of Rs._____/ for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

16.4. At the time of registration of conveyance or Lease of the structure of the Complex or wing of the Complex, the PURCHASER/S shall pay to the Promoter, the PURCHASER/Ss' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Complex/wing of the Complex. At the time of registration of conveyance or Lease of the project land, the PURCHASER/S shall pay to the Promoter, the PURCHASER/Ss' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favor of the Apex Body or Federation.

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ADVANCE DEPOSIT FOR MAINTENANCE EXPENSES -

Within 15 days after notice in writing is given by the Promoters to the PURCHASER/S that the Apartment is ready for use and occupancy, the PURCHASER/S shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Complex/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and Complex/s. Until the Society is formed and the said structure of the Complex/s is transferred to it, the PURCHASER/S shall pay to the Promoters such proportionate share of outgoings as may be determined. The PURCHASER/S further agrees that till the PURCHASER/S' share is so determined the PURCHASER/S shall pay to the Promoters provisional monthly contribution towards the outgoings. The amounts so paid by the PURCHASER/S to the Promoters shall not carry any interest and remain with the Promoters until a conveyance of the structure of the Complex is executed in favor of the society as aforesaid. On such conveyance being executed for the structure of the Complex or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society as the case may be.

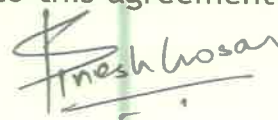
18. PAYMENT OF STAMP DUTY, ETC. -

At the time of registration of conveyance of Gut No. 196/A/2 the PURCHASER/S shall pay to the Promoters, the PURCHASER/S' share of stamp duty and registration charges payable, by the said Society on such conveyance or any document or instrument of transfer.

19. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS

The Promoters hereby represents and warrants to the PURCHASER/S as follows:

19.1 The Promoters have clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has

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the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

19.2 The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

19.3 There are no encumbrances upon the project land or the Project except those disclosed in the title report;

19.4 There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

19.5 All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said Complex/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said Complex/wing shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Complex/wing and common areas;

19.6 The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the PURCHASER/S created herein, may prejudicially be affected;

19.7 The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the project land, including the Project and the Said Apartment which will, in any manner, affect the rights of PURCHASER/S under this Agreement;

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The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the Said Apartment to the PURCHASER/S in the manner contemplated in this Agreement;

19.9 At the time of execution of the conveyance deed of the structure to the association of PURCHASER/Ss the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the PURCHASER/Ss;

19.10 The Promoters have duly paid and shall continue to pay till handing over of the Project to the body of the Apartment Purchasers and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

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

20. THE PURCHASER/S OR HIMSELF/THEMSELVES WITH INTENTION TO BRING ALL PERSONS INTO WHOSOEVER HANDS THE APARTMENT MAY COME, HEREBY COVENANTS WITH THE PROMOTERS AS FOLLOWS :-

20.1 The PURCHASER/S shall not be entitled to use Said Apartment for user like hospital, restaurant, beer bar, wine shop, mutton and fish shop, storage of any explosive goods, milk dairy parlor, banquet hall, beauty parlor, gambling den, disco- theque, beef shop, massage parlor, tuition/coaching class. However, such restriction on smaller plot mainly meant for comer user shall be restricted to beer bar, mutton and fish shop, wine shop, pan shop, gambling den. Save and except said restrictions, the PURCHASER/S, otherwise, shall be entitled to use the Said Apartment in the Said Complex for any commercial purpose not restricted or prohibited by District Collector Thane.

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20.2 To maintain the Apartment at the PURCHASER/S's own cost in good and tenable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the Complex in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the Complex in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

20.3 Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Complex in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the Complex in which the Apartment is situated, including entrances of the Complex in which the Apartment is situated and in case any damage is caused to the Complex in which the Apartment is situated or the Apartment on account of negligence or default of the PURCHASER/S in this behalf, the PURCHASER/S shall be liable for the consequences of the breach.

20.4 To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoters to the PURCHASER/S and shall not do or suffer to be done anything in or to the Complex in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the PURCHASER/S committing any act in contravention of the above provision, the PURCHASER/S shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

20.5 Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the Complex in

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which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the Complex in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Said Apartment without the prior written permission of the Promoters and/or the Society or the Limited Company.

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

20.7 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the Complex in which the Apartment is situated.

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

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

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

20.11 The PURCHASER/S shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions,

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alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Complex and the Apartments therein and for the observance and performance of the Complex Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The PURCHASER/S shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupancy and use of the Apartment in the Complex and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

20.12 Till the completion of the project, the PURCHASER/S shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Complexes or any part thereof to view and examine the state and condition thereof.

20.13 Till the completion of the development, the PURCHASER/S shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

20.14 The Purchaser shall not be entitled to use said commercial premises for user like hospital, restaurant, beer bar, wine shop, mutton and fish shop, storage of any explosive goods, milk dairy parlor, Banquet hall, beauty parlor, gambling den, disco-theque, beef shop, massage parlor, tuition/coaching class. However, such restriction on smaller plot mainly meant for commercial user shall be restricted to beer bar, mutton and fish shop, wine shop, pan shop, gambling den. Save and except said restrictions, the Purchaser, otherwise shall be entitle to use the premises in the Complex for any commercial purpose not restricted or prohibited by Thane Municipal Corporation.

21. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the PURCHASER/S as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or towards the out goings, legal charges and

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shall utilize the amounts only for the purposes for which they have been received.

22. VESTING OF RIGHTS -

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments and Complex or any part thereof. The PURCHASER/S shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the said structure of the Complex is transferred to the Society or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

23. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE -

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

24. BINDING EFFECT

Forwarding this Agreement to the PURCHASER/S by the Promoters do not create a binding obligation on the part of the Promoters or the PURCHASER/S until, firstly, the PURCHASER/S signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the PURCHASER/S and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the PURCHASER/S(s) fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the PURCHASER/S and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the PURCHASER/S for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the

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PURCHASER/S, application of the PURCHASER/S shall be treated as cancelled and all sums deposited by the PURCHASER/S in connection therewith including the booking amount shall be returned to the PURCHASER/S without any interest or compensation whatsoever.

25. ENTIRE AGREEMENT

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

26. RIGHT TO AMEND

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

27. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/SUBSEQUENT PURCHASER/SS

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

28. SEVERABILITY

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

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29. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

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

30. FURTHER ASSURANCES

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

31. PLACE OF EXECUTION

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

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

33. That all notices to be served on the PURCHASER/S and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the PURCHASER/S or the Promoters by Registered Post A.D

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and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of PURCHASER/S

(PURCHASER/S's Address)

Notified Email ID: _____

Promoters name :M/s. MAYRA DEVELOPERS

(Promoters Address)

Notified Email ID: _____

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

34. JOINT PURCHASER/SS

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

35. Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the PURCHASER/S.

36. Dispute Resolution: - Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

37. GOVERNING LAW -

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

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for the time being in force and the Thane/Mumbai courts will have the jurisdiction for this Agreement.

38. EFFECT OF LAWS -

This Agreement shall always be subject to the provisions of The Real Estate (Regulations and Development) Act, 2016 (RERA) and Rules made there under.

FIRSTSCHEDULE ABOVE REFERRED TO: (SAID PROJECT LAND)

ALL THAT piece or parcel of adm. 0H 34R 4 P Akar 3R.81P i.e., 3440 Sq. Mtrs., bearing Gut No. 196/A/2 of Mauje Vasind Taluka Shahapur Registration District Thane, and Sub-District Shahapur, Jilhaparishad Thane within the limits of Vasind Grampanchayat.

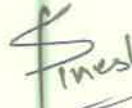
SECOND SCHEDULE ABOVE REFERRED TO:

Apartment/ Building No.01 Flat no.608 adm.31.44 Sq. Mtrs. equivalent to 338.42 Sq. Ft. Carpet area as under -

Carpet area is -

- Inclusive of usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts,
- But exclusive of balcony adm 4.76 Sq.Mtr. (51.23 Sq.Ft.) appurtenant to the Said Apartment for exclusive use of the PURCHASER/S or verandah area and exclusive open terrace area appurtenant to the Said Apartment for exclusive use of the PURCHASER/S.
- But includes the area covered by the internal partition walls of the Apartment
- Bearing Apartment / Building No.01 on Sixth Floor in Flat No.608 of the Complex popularly known as "MIDAS ENCLAVE" of the Development.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY AND YEAR WRITTEN HEREINABOVE.

G.M. Jain 
Finesh Kosar

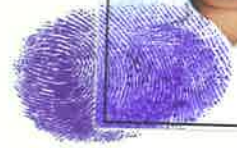
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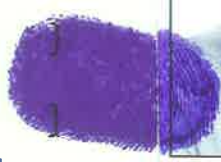
SIGNED AND DELIVERED by the
 With in named "PROMOTERS"
 SIGNED AND DELIVERED By the
 Within-named the "PROMOTER"
 M/s. MAYRA DEVELOPERS,
 Through it's Partners

}
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Dinesh Gosar

(1) MR. DINESH SUNDERJI GOSAR,



G. M. Jain

(2) MR. GUNWANT MANSALAL JAIN,
 in the presence of

}
 }
 }
 }

SIGNED AND DELIVERED by the
 Within named "PURCHASER/S"



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MR. SANTOSH GHANSHYAM WALVANTE

in the presence of



Yogesh

YOGESH K. BAAVA

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RECEIPT

RECEIVED of and from the within named PURCHASER/S the sum of Rs.3,00,000/- (Rupees Three Lakh only) being the Part Consideration paid by him/her/them to us as per these presents, by cheques details of which appearing hereinafter:-

	Cheque No./Cash	Bank Name	Dated	Amount in Rupees
1.	"228450"	ONS BANK, THANE	01/11/23	3,00,000/-
2.	RTGS	—	—	—
			Total	3,00,000/-

WITNESSES :-

WE SAY RECEIVED Rs.3,00,000/- (Rupees Three Lakh only)

(Subject to realization of cheque)

Dinesh Gosar

For M/s. MAYRA DEVELOPERS,
(1) MR. DINESH SUNDERJI GOSAR,

G. M. Jain

For M/s. MAYRA DEVELOPERS,
(2) MR. GUNWANT MANSALAL JAIN,

(PROMOTERS)



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]



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

P51700028808

Project: Midas Enclave , Plot Bearing / CTS / Survey / Final Plot No.: 196 A/2 at Washind (CT), Shahapur, Thane, 421601;

- Mayra Developers** having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin: **400601**.
- 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 **30/03/2021** and ending with **31/03/2024** 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
- 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. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:30-03-2021 20:44:13

Dated: **30/03/2021**

Place: **Mumbai**

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

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गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७।

गाव :- वासिंद (९०९३८८)
ULPIN :- 19511303192तालुका :- साहापूर
भूमापन क्रमांक व उपविभाग : 196/अ/२

जिल्हा :- ठाणे



19511303192

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :-

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार	
क्षेत्राचे एकक हे.आर.चौ.मी	1349	कृष्णा गजानन जाधव	0.34.40	3.81		(5554)	कुळाचे नाव व खंड	
अ) लागवड योग्य क्षेत्र			0.34.40	3.81		(5554)	इतर अधिकार	
जिरायत-सागायत							इतर	
इतर							खरदीदारास शेतकरी असल्याचा दर्जा मिळणार नाही (5554)	
एकूण ला.यो. क्षेत्र							प्रलंबित फेरफार : नाही	
ब) पाट-खराब क्षेत्र (लागवड अयोग्य)							शेवटचा फेरफार क्रमांक : 6468 व दिनांक : 17/07/2023	
वर्ग (अ)								
वर्ग (ब)								
एकूण पो.ख.								
एकूण क्षेत्र								
अ-ब)								
आकारणी								
जुडी किंवा विशेष-आकारणी								
जमने फेरफार क्र. (345 Y 371 Y 398 Y 650 Y 651 Y 813 Y 2243 Y 2247 Y 5554 Y 5830 Y 6468)								सिमा आणि भूमापन चिन्ह :-

गाव नमुना बारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९।

गाव :- वासिंद (९०९३८८)

तालुका :- साहापूर

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 196/अ/२

पिकाखालील क्षेत्राचा तपशील

लागवडीसाठी उपलब्ध नसलेली जमीन

शेरा

वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे सोधन	स्वरूप	क्षेत्र	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2019-20	खरीप		निभळ	गवत		0.3440				

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 21/07/2023
सांकेतिक क्रमांक :- 272100114210600000720231185

(नाव :- मनिषा भीमराव बांगर)

तलाठी साह्या :- वासिंदता :- साहापूर

जि :- ठाणे

21/7/2023
तलाठी सजा वासिंद
ता. साहापूर, जि. ठाणे

G. M. Jain

Fresh Kosa

Annexure 'C'

NileshKhopkar
ADVOCATE HIGH COURT

Office : 401, Thane VastuShilpa,
Opp. Awaz Radio, Kabad Ali,
Edulji Road, Charai
Thane (West) - 400601
Tel. : 25395678
Mob. : 9323542439

To
Maha RERA

25 MAR 2021



Sub: Title clearance certificate with respect to Non Agricultural land & as per Revenue Records of 'Class I Tenure' and adm. OH 34R 4 P Akar 3R.81P i.e., 3440 Sq. Mtrs., bearing Gut No. 196A/2 (PLOT No. 1) of Mauje Vasind Taluka Shahapur Registration District Thane, and Sub-District Shahapur, Jilha parishad Thane within the limits of Vasind Grampanchayat (hereinafter referred as the said plot").

I have investigated the title of the said plot on the request of Shri. Krushna Gajanan Jadhav and following documents i.e. :-

- 1) Non Agricultural land & as per Revenue Records of 'Class I Tenure' and adm. OH 34R 4 P Akar 3R.81P i.e., 3440 Sq. Mtrs., bearing Gut No. 196A/2 (PLOT No. 1) of Mauje Vasind Taluka Shahapur Registration District Thane, and Sub-District Shahapur, Jilha parishad Thane within the limits of Vasind Grampanchayat.
- 2) The documents of allotment of plot.- development agreement and power of attorney dated 27th May 2019.
- 3) 7/12 extract issued by talathi saja vashind dated 16/05/2019 mutation entry no 5554 dated 11/07/2013
- 4) Search report for 30 years from 1991 till 2020 dated 18/01/2021 from Advocate Dayanand Sudam Chadhari.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of owners & developers is clear, marketable and without any encumbrances. (If any encumbrances please mention in separate sheet)

Owners of the land

- (1) MR. KRUSHNA GAJANAN JADHAV - OWNERS

G. M. Jain
Nilesh Khopkar

(Handwritten signature)



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(2) Qualifying comments/remarks if any.... THROUGH SAID OWNERS DEVELOPERS M/S. MYRA DEVELOPERS The report reflecting the flow of the title of the owner & Developers on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 25 MAR 2021



Advocate,
[Signature]
Date (Stamp)

Finesh Gosar
G.M. Jain



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पाने ४९	७२

NileshKhopkar
ADVOCATE HIGH COURT

Office : 401, Thane VastuShilpa,
Opp. Awaz Radio, Kabad Ali,
Eduji Road, Charai
Thane (West) - 400601
Tel. : 25395678
Mob. : 9323542439

FORMAT - A

(Circular No.:- 28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr. No.

- 1) 7/12 extract as on date of application for registration.
- 2) Mutation Entry No. 5554
- 3) Search report for 30 years from 1991 TO 2020 Taken from Sub-Registrar' office at – Shahapur, Thane Gramin .
- 4) Any other relevant title. - NIL
- 5) Litigations if any. - NIL

Date: 25 MAR 2021

Nilesh Khopkar



N. S. Khopkar

Advocate.

(Stamp)

G. M. Jain

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४२ ७२

कार
मुद्रासिद्धि

ANNEXURE 'D'
G. M. Jain *Finesh Kosar*

LAYOUT

PLOT AREA CALCULATION DIAGRAM

EXISTING WALL AREA CALCULATION DIAGRAM

12.00M WIDE EXISTING OLD MUMBAI-AGRA ROAD (MDR 60)

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पान 23 / 02

THE SUB REGISTRAR GRADE-I, SHAHAPUR
Dist. Thane

BALCONY AREA STATEMENT

Sl. No.	Particulars	Area (sq. m)	Remarks
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
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31
32
33
34
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49
50

EXISTING WALL AREA STATEMENT

Sl. No.	Particulars	Area (sq. m)	Remarks
1
2
3
4
5
6
7
8
9
10
11
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47
48
49
50

EXISTING WALL AREA STATEMENT (CONTINUED)

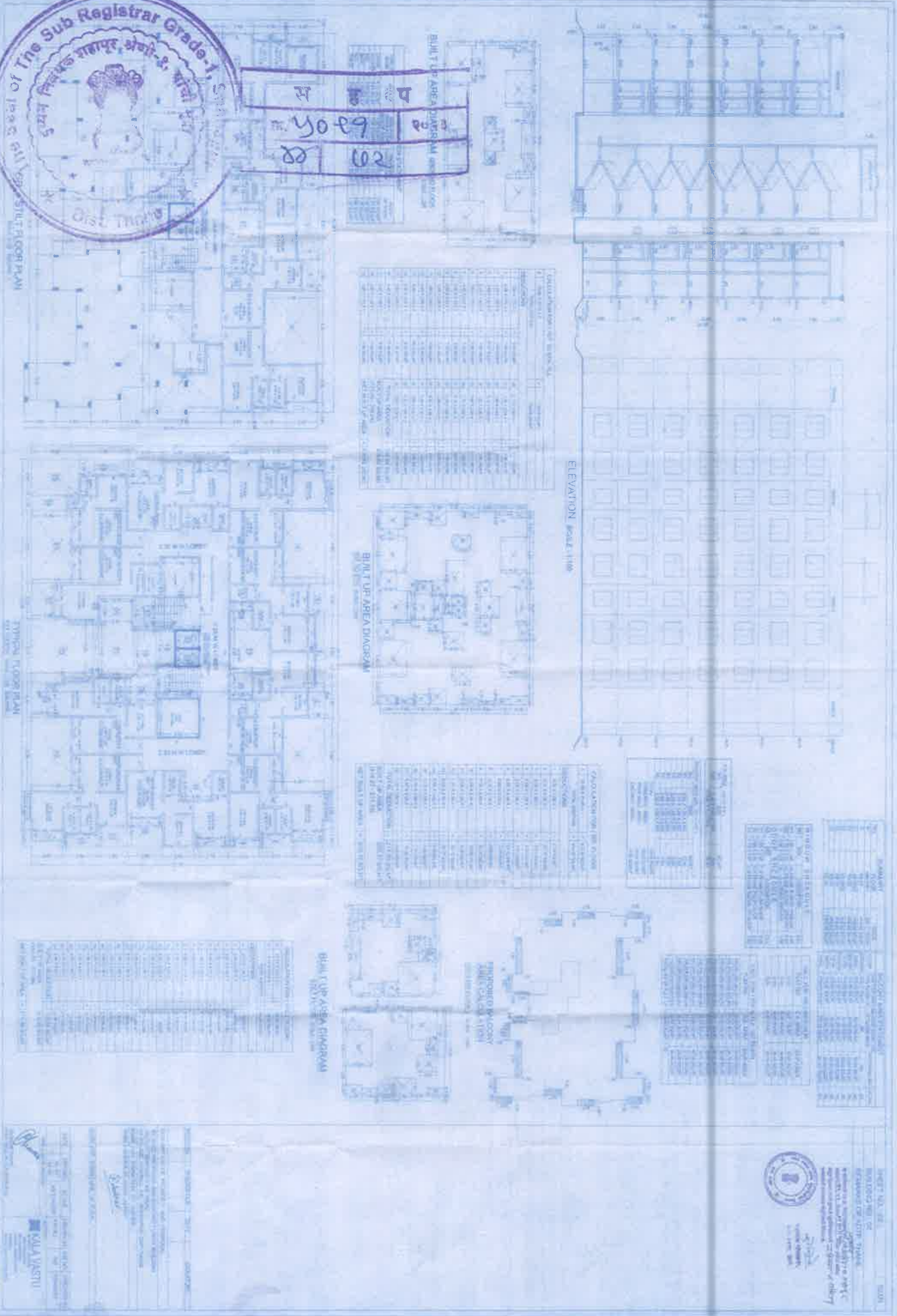
Sl. No.	Particulars	Area (sq. m)	Remarks
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80

EXISTING WALL AREA STATEMENT (CONTINUED)

Sl. No.	Particulars	Area (sq. m)	Remarks
81
82
83
84
85
86
87
88
89
90
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92
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94
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96
97
98
99
100



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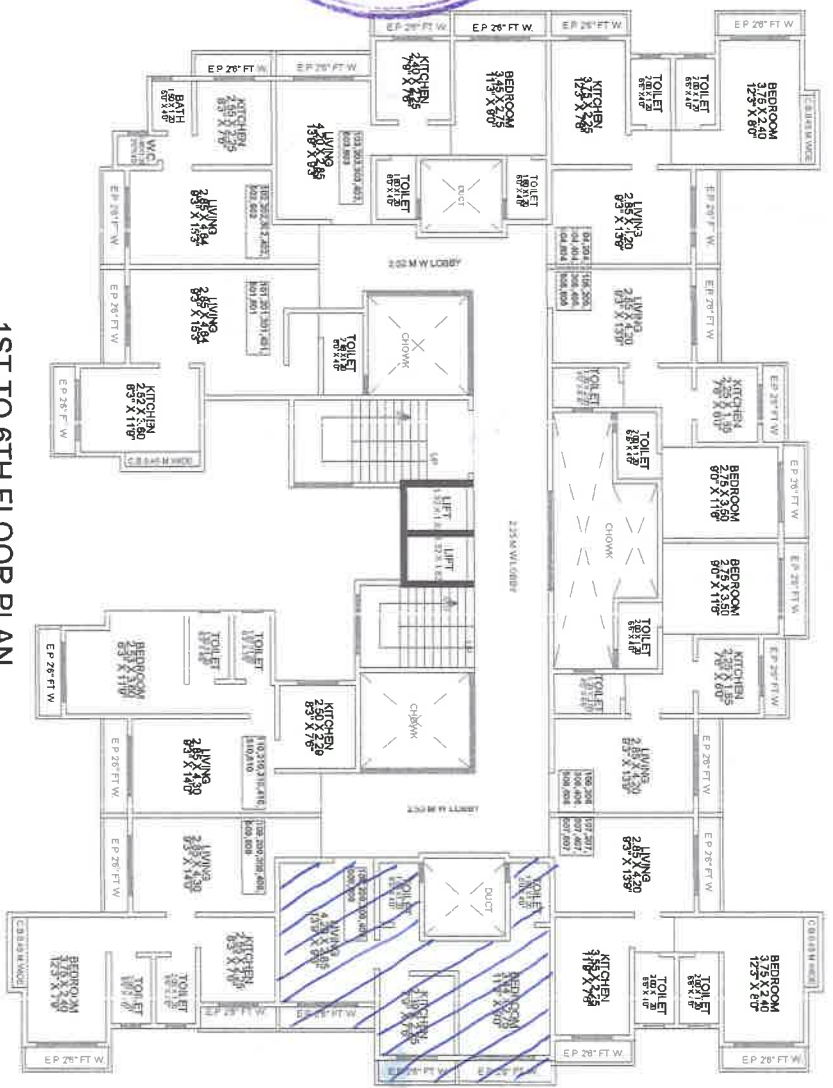
ANNEXURE 'E' B-1

Cr. M. Jadhav
 Tinesh Gosar

ANNEXURE



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1ST TO 6TH FLOOR PLAN

FLAT NO. : 208
 FLOOR : 2nd
 WING : B-1

	CARPET AREA	ENC. BALCONY
SQ.MT.	31.44	4.76
SQ.FT.	338.42	51.23

SIGN OF DEVELOPER :
 SIGN OF PURCHASER :

G.M. Jadhav
 Sureshwar

DEVELOPER	MAYRA DEVELOPERS	DESCRIPTION OF PROPERTY & PROPOSAL	PROPOSED BUILDING COMPLEX ON PLOT BEARING S.NO. - 196/A/2 AT VILLAGE - VASHIND, TAL-SHAHAPUR, DIST-THANE	ARCHITECT	KALA VASTU K.V. ARCHITECTS PVT. LTD. 202, SATELITE ROAD, MUMBAI - 400 075 REGD. NO. 196/A/2/196/A/2
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MIDAS ENCLAVE

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28/09/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि. शहापुर

दस्त क्रमांक : 2148/2019

नोंदणी :

Regn:63m

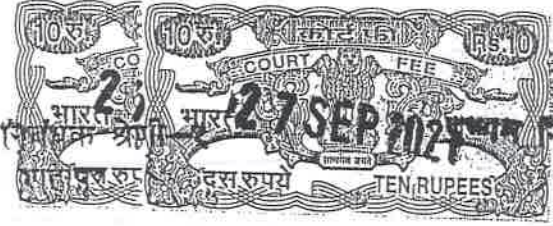
गावाचे नाव : वासिंद

- (1) विलेखाचा प्रकार
- (2) मोबदला
- (3) वाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

विकसनकरारनामा

24751500

5383500



- (4) भू-मापन, पोटहिस्सा व परक्रमांक (अमल्याम)

1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर प्लॉट नं. : मांजे वाशिंद तालुका शहापुर, जिल्हा ठाणे येथील गट/सर्वे नं 196अ/2 प्लॉट नं. 432/19/5/82/19) ((GAT NUMBER : १९६अ/२ ;))

- (5) क्षेत्रफळ

1) 34.400 हेक्टर. आर

- (6) आकारणी किंवा जुडी देण्यात असेल नव्हा.

- (7) दस्तऐवज करून देणा-या/निहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.

1): नाव:-कृष्णा गजानन जाधव वय:-58; पत्ता:-प्लॉट नं. , माळा नं. -, इमारतीचे नाव: सु. भातमई, तालुका शहापुर, जिल्हा ठाणे, पिन कोड:- 421601 पॅन नं:-AJSPJ6695D

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

1): नाव:-मे मायरा डेव्हलपर्स तर्फे भागीदार दिनेश सुंदरजी गोसर वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 2 पार्वती मदन, चिंतामणी ज्वेलर्स चे मार्गे, जांभळी नाका, समर्थ मंदिर हॉल जवळ, ठाणे पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ABLFM4660Q

2): नाव:-मे मायरा डेव्हलपर्स तर्फे भागीदार गुणवंत मनमालाल जैन वय:-53; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 2 पार्वती मदन, चिंतामणी ज्वेलर्स चे मार्गे, जांभळी नाका, समर्थ मंदिर हॉल जवळ, ठाणे पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-400601 पॅन नं:-ABLFM4660Q

- (9) दस्तऐवज करून दिल्याचा दिनांक

27/05/2019

- (10) दस्त नोंदणी केल्याचा दिनांक

27/05/2019

- (11) अनुक्रमांक, खंड व पृष्ठ

2148/2019

- (12) वाजारभावाप्रमाणे मुद्रांक शुल्क

1237600

- (13) वाजारभावाप्रमाणे नोंदणी शुल्क

30000

- (14) शेरग

दुय्यम निबंधक
(श्रेणी-१) शाहापुर

दुय्यम निबंधक श्रेणी-१
शाहापुर



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण शामकीय/निमशामकीय किंमत कारणातून शामकीय/निमशामकीय किंमत

मुद्रांक शुल्क आकारानात निवडलेला

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment

G.M Jain
T. Meshkumar

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ANNEXURE "G"

R.C.C. Frame Structure



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Elegant 2x2 Vitrified Double charge Tile Flooring In Entire Flat

All external walls and internal walls are 6" thick.

Double Coat Plaster From outside

Externally Painted With Semi-Acrylic paint.

Gypsum finished Walls painted With semi Acrylic Paint.

Elegant French Windows With Marble Sills

Power coated aluminum frame sliding windows

7Ft. Elegant doors in the entire flat

Tiles above Kitchen platform For Clean & Sparkling Look.

Kitchen Platform With Stainless Steel Sink

Branded Sanitary Ware for Bath/ Toilet

Geyser Points in all bathroom

Concealed Premium quality fittings for Plumbing

Marble frame for doors of Bath/ Toilet

Elegant wash basin in passage or bathroom

Premium Quality Tiles till 7 Ft. High Bath/ Toilet

English W.C. in Master Bedroom With Sanitary Fittings.

Branded Modular Switches.

A.C. Provision With Concealed Electrical Fittings

Wiring Of ISI Quality & Provisions For TV point

G. M. Jain

Freshkumar

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५० ७२

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क्र. महसूल/कक्ष-१/टे-११/एनएपी/वासिद (शहापूर) 173915

सु.बा.प./एसआर-३१/२०२०

४७. प्रस्तावित जागेमध्ये पायाभूत सुविधांची पुरेशी तरतूद करणे अनुज्ञायाही यांचेवर बंधनकारक आहे.

४८. अनुज्ञायाही यांनी विंगारशेतकी आकारणीच्या पाचापट रक्कम रु.१७८०/- (अक्षरी रक्कम रुपये एक हजार सातशे पैंशी मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) स्टेट बँक ऑफ इंडिया, टि.सी.सी. शाखा, कलेक्टर कॅम्पस, ठाणे (प.), ता.जि.ठाणे यांचेकडे ऑनलाईन चलन क्र. MH010143301/202021M दि.१४/१/२०२१ अन्वये शासन जमा केली आहे.

४९. अनुज्ञायाही यांनी अकृषिक आकारणी रक्कम रु.३५६/- (अक्षरी रक्कम रुपये तीनशे छपन्न मात्र) स्टेट बँक ऑफ इंडिया, टि.सी.सी. शाखा, कलेक्टर कॅम्पस, ठाणे (प.), ता.जि.ठाणे यांचेकडे ऑनलाईन चलन क्र. Mb010144051/202021M दि.१४/१/२०२१ अन्वये शासन जमा केली आहे.

५०. सदर जागेची अति तातडीचे मोजणी फि रक्कम रु.३०००/- (अक्षरी रक्कम रुपये तीन हजार मात्र) स्टेट बँक ऑफ इंडिया, टि.सी.सी. शाखा, कलेक्टर कॅम्पस, ठाणे (प.), ता.जि.ठाणे यांचेकडे ऑनलाईन चलन क्र. MH0010144460/202021M दि.१४/१/२०२१ अन्वये शासन जमा केली आहे.

५१. अनुज्ञायाही व्यक्तीने (वैदीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमिनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यात आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत याचा इतर कोणत्याही प्रयोजनार्थ वित्ताधिकारी ठाणे यांच्याकडून तथा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यात येईल.

५२. अनुज्ञायाही व्यक्तीने अशा जमिनीचे विंगारशेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांकापासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमिनीचा वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाठ्यामार्फत शहापूर तहसीलदारस कळविले पाहिजे जर तो असे करण्यास चूकत तर महाराष्ट्र जमीन महसूल जमिनीच्या वापरात बदल व विंगारशेतकी आकारणी नियम १९६९ मधील नियम ६ अन्वये त्यांच्यावर कार्यवाही करण्यास असा अनुज्ञायाही मात्र ठरेल.

५३. अशा जमिनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञायाहीस परवानगी देण्यात आली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांकापासून सदर अनुज्ञायाहीने त्या जमिनीच्या संबंधात दर चौ.मी. मागे रु.०.१० पैसे या दराने बिंगार शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पूर्वार्धात प्रभावाने अथवा त्यानंतर अंमलात घेणारे विनशेती दराने विनशेती आकार देणे बंधनकारक राहिल. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निराळ्या दराने बिंगार शेतकी आकारणीच्या हमीची मुदत अजून समाप्त झाल्याची आहे ही गोष्ट विचारात घेण्यात येणार नाही.

५४. या आदेशात नमूद केलेल्या शर्तीवैकी कोणत्याही शर्तीचे अनुज्ञायाही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञायाही ज्या कोणत्याही शास्त्रीस पात्र असेल, त्या शास्त्रीस बाधा न येऊ देता वित्ताधिकारी, ठाणे हे निर्दिष्ट करतील असा दंड आणि

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क्र. महसूल/कक्ष-१/टे-११/एनएपी/वासिद (शहापूर) 173916
सु.बा.प./एसआर-३१/२०२०

आकारणी भरल्यानंतर उक्त जमीन किंवा मूळह अर्जदाराच्या नावात राहू देण्याचा अधिकार असेल.

५५. दिलेली ही परवानगी मुंबई कुळवहिवाट व शंती जमीन अधिनियम, १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम, १९५८ इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबींच्या बाबतीत लागू झाले, या उपबंधांच्या अधीन असेल.

५६. प्रस्तावित जमिनीचे कामी भविष्यात जमीन मालकीबाबत वाद निर्माण झाल्यास व अन्य कोणी त्याबाबत हक्क सिध्द केल्यास, सदरची अकृषिक परवानगी रद्द झालेस मात्र राहिल.

५७. सदरहू जमीन भविष्यात मूसंपादनात आढळून आल्यास किंवा सोपवून देण्यास सदर आदेश निमित्त केलेल्या दिनांकापासून रद्द होतील.

५८. वरील अटी व शर्तींमधून काहीही अंतर्भूत असले तरीही या परवानगीच्या वेळी वकद शासन कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा याचवेळी विकत या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर विनिश्चिद इतल्या आत अशा रितीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी वित्ताधिकारी ठाणे यांनी निर्देश देणे विधी संमत असेल तसेच वित्ताधिकारी, ठाणे यांना अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा त्यात फेरबदल करण्याचे काम करून घेण्याचा किंवा त्या फिलथे आलेला खर्च अनुज्ञायाही व्यक्तीकडून जमिन महसूलाची दकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

५९. अनुज्ञायाही यांनी सहाय्यक संचालक नगररचना, ठाणे यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकाम आराखड्यामध्ये बदल करून जादा बांधकाम केल्यास अनुज्ञायाही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र राहतील.

६०. अर्जदार यांनी सादर केलेली माहिती व कागदपत्रे खोटी किंवा विशाभूल करणारी असल्यास सदर परवानगी रद्द समजण्यात येईल व त्यास अर्जदार, मालक व वास्तुपेशाद हे सर्वही जबाबदार राहतील. वरील कोणत्याही अटी व शर्तीचा भंग झाल्यास सदरची सुथरीत बांधकाम परवानगी रद्द होईल.

सही/---
(राजेश ज. नावेंकर)
वित्ताधिकारी ठाणे

प्रत :- श्री.कृष्णा गजानन उाधव रा.भगतसई, पो.वासिद, ता.शहापूर, जि.ठाणे

आदेश निमित्त केले

तहसिलदार (महसूल)
वित्ताधिकारी ठाणे कार्यालय

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क्र. महसूल/कक्ष-१/२-११/एनएपी/वॉर्सिड (शहापूर) / 73913
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२५. प्रकल्पाच्या ठिकाणी काम करणाऱ्या कामगारांच्या पात्र शाळाबाह्य मुलांसाठी शिक्षणाची सोय करणे जमिनमालकांस/विकासकास बंधनकारक राहिल.
२७. नवीन इमारतीच्या अंतर्गत बाजूचा तसेच इमारतीसमोरील रस्त्याचे सी.सी.टी.व्ही. चिबिकरण करण्यासाठी बांधकामाच्या ठिकाणी सी.सी.टी.व्ही यंत्रणा कार्यरित करणे जमिनमालकांस/विकासकास बंधनकारक राहिल.
२८. संदर्भित जागेवर भूखंडावर शिकारस केलेल्या नकाशाव्यतिरिक्त कोणताही विकास जागेवर करता येणार नाही.
२९. प्रस्तावित जागेचे क्षेत्र, स्थान, आकार, पोहोच रस्ता, वापर, वरिष्ठ्याट, भोगवटदार, भडकेकर, मालकी हक्काबाबत काही तक्रारी असल्यास त्याची संपूर्ण जबाबदारी अर्जदार यांचेवर राहिल. व त्याचे निराकरण करण्याची जबाबदारी अर्जदार/विकासक यांचेवर राहिल.
३०. महाराष्ट्र इमारत व इमारत कामगार नियम, २००७ मधील तरतुदी जमिनधारक/विकासक यांचेवर बंधनकारक राहतील.
३१. सडक जागेचे मालकी हक्क, हद्द वापर व मार्गसुगमता याबाबतची सर्वस्वी जबाबदारी अर्जदार यांची राहिल.
३२. नियोजित जागेतील बांधकामाचा वापर या ठिकाणस केलेल्या नकाशात अनुज्ञेय केलेल्या वापरसाठीच करण्यात यावा. मंजूर नकाशात अगर प्रत्यक्ष बांधकामात पूर्व परवानगीशिवाय कोणताही बदल करण्यात येऊ नये.
३३. जागेच्या मालकी हक्काबाबत व इतर हक्काबाबत भविष्यात कोणताही वाद उद्भवल्यास त्याचे निराकरण करण्याची जबाबदारी अर्जदार/विकासक यांचेवर राहिल.
३४. नियोजित रेखांकनाखालील जागेतील सांडपाणी अथवा शून्युद्भित पाणी वाहून नेण्यासाठी जे मार्ग असतील ते अथापिठ ठेवावे लागतील अथवा त्यांचा इतरांना त्रास होणार नाही अशा रितीने बांधवस्त करणे अर्जदारांवर बंधनकारक राहिल.
३५. नियोजित रेखांकनात/बांधकामात मजूरीपेक्षा वेगळे बदल करावयाचे असल्यास फिका वापर बदलावयाचा असल्यास पुढंपरवानगी वेणे आवश्यक आहे.
३६. प्रस्तावासोबत प्राप्त कागदपत्रांच्या विधीबाह्यतेबाबत व करेपणाबाबत जमिन मालक/विकास अधिकार पत्रधारक यातुंविशारद/सल्लागार अभिव्यंता इ. जबाबदार राहतील.
३७. प्रस्तावित जागेवरील बांधकामाचे मंजूर नकाशाप्रमाणे कार्यान्वयन, बांधकाम साहित्याची गुणवत्ता व दर्जा, प्रस्तावित इमारतीचे आर.सी.सी. डिझाईन, अभियंमन व्यवस्था इ. बाबत जमीन मालक/विकासकर्ता/यातुंविशारद/सल्लागार अभिव्यंता/ट्रक्चरल अभियंता यांची जबाबदारी राहिल.
३८. प्रस्तावित जागेवरील बांधकाम करताना आय.एन.१९२०-१९९३ प्रकृषयधक आर.सी.सी. डिझाईननुसार बांधकाम घटकाचे नियोजन अर्हताप्रार नोंदणीकृत ट्रक्चरल इंजिनियर यांचेद्वारा करून घेणे आवश्यक असून त्याचे देखरेखीयाची नियमित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/विकासकर्ता यांचेवर बंधनकारक राहिल.

क्र. महसूल/कक्ष-१/२-११/एनएपी/वॉर्सिड (शहापूर) / 73914
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३९. सडक प्रस्तावास मंजुरी देणेपूर्वी नियोजित बांधकामामुळे/विकासामुळे/भूखंडावर असलेल्या कोणत्याही वरिष्ठ्याटीचे व हक्काचा भंग होणार नाही, याची जबाबदारी अर्जदार/जमिन मालक यांची राहिल.
४०. प्रकरणी शासन निर्णय क्र. बीसीए-२००९/प्र.क्र.१०८/कामगार-७अ दि.१७/६/२०१० व शासन निर्णय क्र. बीसीए-२००९/प्र.क्र.१०८/कामगार ७अ दि.२१ जुलै २०१३ अन्वये कामगार उपकर र.२.४८.६००/- (अक्षरी दोन लाख अठेघाळीस हजार सहाशे मात्र चा भरणा अनुज्ञाप्राप्ती यांनी दि.१७/६/२०१३ मधुसाली, सीर सावरकर पथ, ठाणे शाखा यांचेकडील Demand Draft No.0440717, Date 14/01/2021 अन्वये Maharashtra Building & other Construction Workers Welfare Board या नावाने सेंट्रल बँक ऑफ इंडिया, ठाणे शाखा येथे दि.१४/१/२०२१ अन्वये भरणा केलेला आहे.
४१. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम १२४ ब मध्ये शासनाने नमुद केलेल्यानुसार प्रादेशिक योजना क्षेत्रासाठी लागू केलेले विकास शुल्क (Development charges) रक्कम रुपये ३,१३,९००/- (अक्षरी रक्कम रुपये तीन लाख तेरा हजार नऊशे मात्र) चा भरणा अनुज्ञाप्राप्ती यांनी दि.१७/६/२०१३ मधुसाली, सीर सावरकर पथ, ठाणे शाखा यांचेकडील Demand Draft No.0440716, Date 14/01/2021 अन्वये Collector Thane and Planning Authority या नावाने भारतीय स्टेट बँक, शाखा कलेक्टर, केम्बस, ठाणे (ए) येथे दि.१४/१/२०२१ अन्वये भरणा केलेला आहे.
४२. पर्यावरण विभागाच्या धोरणानुसार पर्यावरण अनुज्ञेयता (Environmental Clearance) प्राप्त करून घेणे अर्जदार/विकासक यांचेवर बंधनकारक राहिल.
४३. रेखांकन/बांधकामासाठी पोक्ष्य रस्ता तसेच अंतर्गत रस्ता व इतर सोयी सुविधा जसे जलनिस्सारण, विद्युत्किंत मलनिस्सारण व पाणी पुरवठा इ. सर्व बाबींसा विकास अर्जदार यांनी स्वयंघर्षाने पूर्ण करणे बंधनकारक राहिल. त्याशिवाय नियोजित वापर गुरू करता येणार नाही.
४४. महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम-४८ अन्वये सडकची बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्षापर्यंत वैध असले, नंतर पुढील वर्षासाठी अर्जदार यांनी योग्य त्या कारणांसहिलत नियोजन प्राधिकरणकडे विनंती अर्ज करून परवानगीचे मुतनीकरण भूवत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नु-नीकरण फक्त तीन वर्षे करता येईल. तसेच वैध भूदतीत बांधकाम पूर्ण केले नसतील तर नवीन परवानगी घ्यावी लागेल. नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने खानगी करण्यात येईल व ती बाब अर्जदार/जमिन मालक यांचेवर बंधनकारक राहिल.
४५. शासनाचे नगर विकास विभागाकडील परिपत्रक क्र.डी.सी.आर.१०६६/२२२९/यु.डी-११, दि.१६/९/१९९५ अन्वये सडक इमारतींवर सोलर वॉटर हिटिंग सिस्टीम कार्यरित करणे आवश्यक आहे.
४६. शासनाचे नगर विकास विभागाकडील परिपत्रक क्र.टिपीबी.२३२००/२१३३/सीआर-२३०/०१/युडी-११, दि.१०/३/२००५ अन्वये सडक इमारतींवर ३न वॉटर हॉटवॉर्म सिस्टीम

Sheharpur
G.M.V. Jena

3 क्र. महसूल/कक्ष-१/टे-११/एनएपी/वासिंद (शहापूर)/ 173911
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७. मीजे वासिंद, ता.शहापूर, जि.ठाणे येथील स.नं.१९६/अ/२ क्षेत्र ३४४०.००चौ.मी. या जमिनीचा ७/१२ उतारा पाहता सदर जमिन ही भोगवटादार बर्ग २ ची असून नविन शर्तीची आहे. त्यामुळे प्रस्तावित जमिनीची विनशर्ती प्रयोजनाधर विक्री परवानगी प्राप्त केलेनंतर खरेदीदार जमिन भोगवटादार बर्ग २ म्हणून नविन अधिभाष्य शर्तीने धारण करतील. तसेच सदर जमिन अगार तिचा कोणताही भूभाग मा.जिल्हाधिकारी ठाणे यांच्या पूर्व परवानगीशिवाय विक्री करणार नाहीत किंवा असे हस्तांतरण करण्यास धावयाची व भाडेपट्ट्याने हस्तांतरण करणार नाहीत किंवा असे हस्तांतरण करण्यास धावयाची अनुमती शासन निधीरित करील अशी अनर्जित रक्कम शासनास देय होणाऱ्या अधिन रशील. अर्जदार/जमिनमालक यांनी जागेवर इमारतीचे बांधकाम करणेत आल्यानंतर इमारतीमधील सदनिकेचा वापर हा स्वतःच्या उपयोगासाठीच करणेत यावा वा इमारतीमधील सदनिकेची विक्री करावयाची झालेस प्रत्येक सदनिकेची विक्री कलेवेळी सक्षम प्राधिकारी यांचेकडून रितसर परवानगी घेणे अर्जदार/जमिनमालक यांचेवर बंधनकारक राहिल.

८. अर्जदार/अनुज्ञाग्राही यांनी (Maharashtra Real Estate Regulatory Act) रेग अर्धिनियमतील तरतुदीचे पालन करणे बंधनकारक आहे.

९. अर्जदार यांची जागा PESA अधिनियमाअंतर्गत समाविष्ट असल्यास ग्रामपंचायत दरगाद्वारे ना-हरकत दाखला सादर करणे आवश्यक आहे.

१०. मंजूर बांधकाम नकाशाप्रमाणे जागेवर मूखंड, रस्ते, खुली जागा इ. ची प्रत्यक्ष जागेवर आखणी करून घेऊन भूमि अभिलेख विभागाकडून मोजणी करून घेणे आवश्यक आहे. आखणी करता अस्ताना सभोवताली मंजूर अभिन्यासांतील रस्त्यांशी योग्य रितीने समन्वय साधणे आवश्यक आहे. त्याप्रमाणे मोजणी नकाशे या कार्यालयाकडे सादर करणे आवश्यक आहे. तसेच प्रत्यक्ष मोजणीच्या वेळी मूखंडाच्या क्षेत्रामध्ये तफावत आढळल्यास वा प्रस्तावित बांधकाम क्षेत्रात बदल होत असल्यास त्याप्रमाणे बांधकाम क्षेत्र कमी करून सुधारित मंजूरी घेणे आवश्यक राहिल.

११. प्रस्तावित नकाशांमध्ये खुल्या जागेमध्ये (Open Space) अस्तित्वातील जोत्याचे (Plinth) बांधकाम To be Demolished असे नमुद केलेले आहे. तरी खुल्या जागेमधील विद्यमान जोत्याचे बांधकाम सखर्चाने पाहून टाकण्याची जबाबदारी अर्जदार यांची राहिल. सदरचे बांधकाम दूर केलेनंतरच अर्जदार यांनी प्रस्तावित जागेवर मंजूर नकाशाप्रमाणे बांधकाम करणे बंधनकारक राहिल.

१२. प्रस्तावित जागा ही Command Area (सिंचन क्षेत्र) या झोनमध्ये येत असल्याने जलसंपदा विभाग, कोकण प्रदेश, मुंबई गांचेकडील ना-हरकत दाखला जागेवर सुधारित बांधकामास मुरुघात करणेपूर्वी प्राप्त करून घेणे अर्जदार/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

१३. सदर प्रकरणी अर्जदार यांनी मद्रास अधिनियमन सेवा, सांताक्रुज, मुंबई गांचेकडील पत्र क्र. एमएफएर/५१/२०१६/४३६, दि.९/८/२०१६ रोजीचा ना-हरकत दाखला सहाय्यक संचालक, नगररचना, ठाणे यांचे कार्यालयाकडे सादर केलेला आहे. सदर ना-हरकत दाखल्यातील अटी व शर्ती या अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

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क्र. महसूल/कक्ष-१/टे-११/एनएपी/वासिंद (शहापूर)
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१४. रस्तांकनात दर्शिल्याप्रमाणे विद्यमान नात्यापासून आवश्क ते अर्जदार बांधकाम अर्जदार/विकासक यांच्यावर बंधनकारक राहिल.

१५. अर्जदार यांनी शिफारस केलेल्या बांधकाम नकाशाप्रमाणे प्रस्तावित केलेल्या इमारतीची रकम मजले ठेवणे आवश्यक आहे.

१६. अर्जदार यांनी जागेवर नियोजित बांधकामापासून पुढील, मागील व बाजूची अंतरे प्रत्यक्ष जागेवर मंजूर झालेल्या नकाशाप्रमाणे ठेवणे बंधनकारक राहिल.

१७. जागेवर परवानगी व्यतिरिक्त यादीव बांधकाम केल्यास महसूल अधिनियम १९६६ च्या प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ कलम ५२ ते ५५ अन्वयेत कोणती करणात येईल.

१८. नियोजित इमारतीच्या वापरसाठी आवश्यक असणाऱ्या पाण्याची सोय करणे आवश्यक व मिला निर्मुलनाची व्यवस्था उपलब्ध नसल्यास इमारतीच्या वापरपूर्वी करणे अर्जदार/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

१९. विकास नियंत्रण नियमावली सन २०१३ तील नियम क्र.१३.३.२ व नियम क्र.१८.८.२वर पायाभूत सुविधांची तरतुद करणे व सहाय्यक संचालक नगररचना ठाणे यांचेकडे सादर केलेल्या सत्यप्रतिज्ञापत्रातील इतर आशयाचे पालन करून पायाभूत सुविधा विकसित करणे अर्जदार/विकासक यांचेवर बंधनकारक राहिल.

२०. प्रस्तावित जमिनीवरील सर्व अंतर्गत रस्ते हे पक्क्या स्वरूपाचे डांबरीकृत करणे व रस्त्यांजोरी विद्युत दिव्याचे खांब लावणे आवश्यक आहे. तसेच रस्त्यालगतची गटारे व इतर गटारे पक्क्या स्वरूपाचे (सिमेंट विटाचे) बांधून पाण्याचा प्रवाह अबाधित होणार नाही याची दक्षता घेणे आवश्यक आहे. तसेच जमिनीच्या हद्दीवर सिमेंट विटांच्या स्वरूपात संरक्षण भिंत बांधावी व अंतर्गत रस्त्यास विद्युत दिवे लावण्यात यावेत.

२१. प्रस्तावित जागेवरील अंतर्गत रस्ते व खुली जागा ही विकसित करून ते कायमस्वरूपी देखभालीसाठी संबंधित नियोजन प्राधिकरण/स्थानिक प्राधिकरणास हस्तांतरित करणे अर्जदार/जमिनमालक/ विकासक यांचेवर बंधनकारक राहिल.

२२. प्रादेशिक विकास योजना क्षेत्राच्या नियमावलीतील नियम क्र.७.२ ते ७.७ मधील तरतुदीनुसार बांधकाम जोते तपासणी, अंतिम परवानगी, भोगवटा प्रमाणपत्र, भागशः भोगवटा प्रमाणपत्र व इतर बाबी संदर्भित प्रमाणपत्र या कार्यालयाकडून प्राप्त करून घेणे अर्जदार/विकासक/ वास्तुधिशारद यांचेवर बंधनकारक राहिल.

२३. बांधकाम तपशील दर्शविणारा, जागेचे स.नं./क्षेत्र, प्रस्तावित मजले/बांधकाम क्षेत्र दर्शविणारा फलक जागेवर लावणे बंधनकारक राहिल.

२४. प्रस्तावित जागेवर जमिनधारक, विकासक, कॉन्स्ट्रक्टर, वास्तुधिशारद, स्ट्रक्चरल इंजिनियर, साईट सुपरवाईजर यांचे नावे मल्लक (Board) प्रसिध्द करणे बंधनकारक राहिल.

२५. प्रस्तावित इमारतीत ओला कचरा व मुला कचरा यांचे वर्गीकरण व त्यांची विल्हेवाट लावणे याबाबत योग्य ती स्वातंत्र्य उपाय योजना ही इमारत वापर दाखल्यापूर्वी काढावित करणे जमिन मालकास/विकासकास बंधनकारक राहिल.

G. M. Jadhav

स क प
दि. १०/०२/२०२३
पाने ५१ ७२



क्र. महसूल/कस-१/टे-११/एनपी/वासिद (शहापूर)/ 173909
सु.बा.प./एनआर-३१/२०२०
जिल्हाधिकारी कार्यालय राणे
दिनांक : १८ FEB 2021
वाचले :-

- श्री. कृष्ण गजानन जाधव या. मातसई पो. वासिद, ता. शहापूर, जि. राणे यांचा अर्ज दि. ०६/०६/२०२०
- महायुक्त संचालक, नगररचना, राणे यांचेकडील शिफारस पत्र क्र. जा.क्र. विशेष/बाप/मौ. वासिद/ ता. शहापूर/ससंठाणे/११३३ दि. २४/११/२०१४ व पत्र क्र. विशेष/बाप/मौ. वासिद/ता. शहापूर/ससंठाणे/२१३३ दि. २४/११/२०१६
- मौ. कार्यालयाकडील अकृषिक व बांधकाम परवानगीचे आदेश क्र. महसूल/क-१/टे-११/एनपी/वासिद/नगररचना-४८/१०१४ दि. ७/७/२०१७
- महायुक्त संचालक नगर रचना राणे यांचेकडील सुधारित शिफारस पत्र क्र. जा.क्र. सुधा. बाप/मौ. वासिद/ता. शहापूर/स.नं. १९६/अ/२/ससंठाणे/१९४४ दि. ६/१२/२०२०
- अर्जदार यांनी सादर केलेले विधीत नमुन्यातील क्षतिपूर्ती बंधपत्र दि. २३/१२/२०२०
- अर्जदार व यान्वयेच्या यांचेकडील क्र. एनएए-२०१७/क्र. ११५/टी-१ दि. १६/८/२०१७ रोजीचे शासन परिपत्रक

आदेश :-

व्या अर्थी, उपोद्घातातील अ.क्र. १ अन्वये राणें जिल्ह्यातील शहापूर तालुक्यातील मौजे वासिद येथील स.नं. १९६/अ/२ एकूण क्षेत्र ३४४०.०० चौ.मी. या जागेवर रहिवास व वाणिज्य प्रयोजनासाठी सुधारित बांधकाम परवानगी मिळणेबाबत अर्ज सादर करण्यात आलेली आहे.

व्या अर्थी, अर्जदार यांना उपोद्घातातील अ.क्र. २ अन्वये शिफारस केलेल्या बांधकाम आराखड्यानुसार उपोद्घातातील अ.क्र. ३ अन्वये मौजे वासिद, ता. शहापूर, जि. राणे येथील स.नं. १९६/अ/२ एकूण क्षेत्र ३४४०.०० चौ.मी. या जागेवर रहिवास व अंशतः वाणिज्य प्रयोजनार्थ या कार्यालयाकडून अकृषिक व बांधकाम परवानगीचे आदेश पारीत करण्यात आलेले आहेत. आज्ञांरोजी सादर जागेवर सुधारित बांधकाम परवानगी मिळणेबाबत अर्जदार यांनी यिदानीं केलेली आहे

व्या अर्थी, मौजे वासिद, ता. शहापूर, जि. राणे येथील स.नं. १९६/अ/२ एकूण क्षेत्र ३४४०.०० चौ.मी. ही जागा मजूर मुबई महानगर प्रादेशिक योजनेमध्ये समाविष्ट नसून अद्याप तीथे प्रादेशिक/विकास योजनेचा कोणताही प्रस्ताव मजूर नाही. त्यामुळे त्या ठिकाणी व व क वर्ग नगरपरिषदांसाठीच्या मजूर प्रमाणित विकास नियंत्रण नियमावलीनुसार सव्यस्थितीत विकास वापर अनुज्ञेय आहे.

व्या अर्थी, मौजे वासिद, ता. शहापूर, जि. राणे येथील स.नं. १९६/अ/२ एकूण क्षेत्र ३४४०.०० चौ.मी. या जागेवर रहिवास व वाणिज्य प्रयोजनासाठी सुधारित बांधकाम आराखड्यांस सहाय्यक संचालक, नगर रचना, राणें यांनी उपोद्घातातील अ.क्र. ४ अन्वये शिफारस केली आहे.

क्र. महसूल/कस-१/टे-११/एनपी/वासिद (शहापूर)/ 173910
सु.बा.प./एनआर-३१/२०२०

व्या अर्थी, आता महाराष्ट्र जमीन महसूल अधिनियम, १९६६ चे कलम ४२ (क) अन्वये जिल्हाधिकारी राणें यांच्याकडे निहित करण्यात आलेल्या अधिकाऱ्याचा वापर करून उक्त जिल्हाधिकारी राणे याद्वारे श्री. कृष्ण गजानन जाधव यांना मौजे वासिद, ता. शहापूर, जि. राणे येथील स.नं. १९६/अ/२ एकूण क्षेत्र ३४४०.०० चौ.मी. या जागेवर रहिवास व वाणिज्य प्रयोजनासाठी सुधारित बांधकाम परवानगी (अनुज्ञा) पुढील अटी व शर्तीवर देण्यात येत आहे.

त्या शर्ती अशा :-

- ही परवानगी महाराष्ट्र जमीन महसूल संहिता, १९६६ मधील कलम ४२ (क) व महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ च्या कलम १८ मधील तरतूदीनुसार देण्यात आलेली आहे.
- प्रस्तावित जागेची मोजणी ३ महिन्यांचे आत करून राणे अर्जदार यांचेवर बंधनकारक राहील.
- जागेवर खुले क्षेत्र व रस्ते यांचे क्षेत्र दर्शविणारा फलक लावणे अर्जदार यांचे बंधनकारक राहील.
- यापूर्वी सहाय्यक संचालक नगररचना राणे यांचेकडील शिफारस पत्र क्र. जा.क्र. विशेष/बाप/मौ. वासिद/ता. शहापूर/ससंठाणे/११३३ दि. २७/५/२०१४ व पत्र क्र. विशेष/बाप/मौ. वासिद/ता. शहापूर/ससंठाणे/२१३३ दि. २४/११/२०१६ अन्वये या कार्यालयाकडील आदेश क्र. महसूल/क-१/टे-११/एनपी/वासिद/एनआर-४८/११४ दि. ७/७/२०१७ अन्वये पारीत केलेले रहिवास व वाणिज्य प्रयोजनार्थ अकृषिक व बांधकाम परवानगीचे आदेश निष्प्रभावित करण्यात येत आहेत.
- प्रस्तावित बांधकामाचा वापर बांधकाम नकाशात दर्शविल्याप्रमाणे रहिवास व वाणिज्य वापरासाठीच करण्यात यावा.
- प्रस्तावित योजनेमध्ये आणखील प्रमाणे बांधकामे प्रस्तावित करण्यात आलेले आहेत.

अधिनियम एकूण क्षेत्र (चौ.मी.)	भूखंडाचे निकळ क्षेत्र (चौ.मी.)	अनुज्ञेय बांधकाम क्षेत्र (चौ.मी.) (१.० + ०.२० टंचल क्र. १३ नुसार M.D.R. No. ६० असल्याने + ०.२० प्रतिशत गुल्फ आकालन = १.४०)	इमारत क्रमांक	प्रस्तावित बांधकाम क्षेत्र मजले/प्रयोजन	एकूण क्षेत्र (चौ.मी.)
३४४०.००	३०६८.११	४३१५.३५	इमारत क्र. १	भागाशः तळ + भागशः स्टिफ्ट + ६ मजले रहिवास	२७०४.०९
३४४०.००	३०६८.११	४३१५.३५	इमारत क्र. २	तळ + ६ मजले रहिवास व वाणिज्य	१५६६.४९
			०२	एकूण	४२७०.५६

Handwritten signature and name: G. M. Jain



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CHALLAN
MTR Form Number-4

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DRN	AM00761562921232	DANCODE	19102021173254	Form ID	480
Department	Inspector General of Registration	Page Details			
Office Name	SIP, SHIVAPURI SUB REGISTRAR	TAX ID (TAN (if Any))	ANLFXK0000		
Location	SHIVAPURI	PN No. (if applicable)			
Year	2021-2022 One Time	Flat/Block No.	MAJLE WASHID		
Account Head Details		Remarks (if Any)			
003004401 Stamp Duty	500.00	SecondryName:MANESH DUNWANT JAN-Card-Maheshwari			
0030003301 Registration Fee	200.00				
Total	700.00				

DRN	AM00761562921232	DANCODE	19102021173254	Form ID	480
Department	Inspector General of Registration	Page Details			
Office Name	SIP, SHIVAPURI SUB REGISTRAR	TAX ID (TAN (if Any))	ANLFXK0000		
Location	SHIVAPURI	PN No. (if applicable)			
Year	2021-2022 One Time	Flat/Block No.	MAJLE WASHID		
Account Head Details		Remarks (if Any)			
003004401 Stamp Duty	500.00	SecondryName:MANESH DUNWANT JAN-Card-Maheshwari			
0030003301 Registration Fee	200.00				
Total	700.00				

Page 01

Print Date 25-10-2021 08:28:48

G.M. Jais

Signature

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Print Date 19-10-2021 07:28:04



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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME, MAYRA DEVELOPERS PAN ABLFM4660Q, A Partnership Firm through its partners (1) MR. DINESH SUNDERJI GOSAR, (2) MR. GUNWANT MANSHALAL JAIN, having address at :2, Parvati Sadan, Behind Chintamani Jewellers, Jambhali Naka, Near Samarth Mandir Hall, Thane (West) - 400 601, hereby appoint power of attorney.

WHEREAS due to my busy schedule We are not able to present before Joint Sub-Registrar for execution of various document. Due to aforesaid reason it is necessary that we should appoint a constituted power of attorney for the purpose of Execution before the Sub-Registrar Shatapur and confer upon him the powers hereinafter referred. we have undertaken the project of Survey No.196/A/2, OH-34R-40P, Total Share OH-34R-40P, Vashind, Taluka,Shahapur, Dist- Thane, MIDAS ENCLAVE Building No.1 and 2, To appear before any office of Sub-Registrar at Shatapur.

AND NOW THESE PRESENCE WITNESSETH THAT we do hereby appoint MINESH GUNWANT JAIN address at :2, Parvati Sadan, Behind Chintamani Jewellers, Jambhali Naka, Near Samarth Mandir Hall, Thane (West) - 400 601, to be our true and lawful attorney in our name and for on our behalf to appear before the Sub-Registrar of Assurance or other officer or officers appointed in that behalf and to present and admit execution of the various deed signed by me and if necessary to make any alterations of a formal nature therein for the purpose of completing the registration of various deed on our behalf and we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever of my said attorney shall lawfully do or cause to be done by virtue of these presents.

And also to appear before the Sub-Registrar of Assurance or other officer or officers appointed on our behalf to sign the document for the purchase and Leave and License Agreement, Sale Agreement,

G.M. Jain




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G.M. Jain

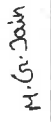
Mortgage deed and All registration document this Property of the various property and give his thumb impression on the said agreement and to appear before Sub-Registrar of Assurance or other office admit execution by our of the various deed, we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever of my said attorney shall lawfully do or cause to be done by virtue of these present. To do all this act and also do any other act, deeds or things which are necessary to be done in order to protect our interest in respect of said property.

IN WITNESSTH WHEREOF we have said and subscribed our hands on this 25th day of Oct 2021


EXECUTANT
MAYRA DEVELOPERS THROUGH
MR. DINESH SUNDERJI GOSAR.


EXECUTANT
MAYRA DEVELOPERS THROUGH
MR. GUNWANT MANSHALAL JAIN.

I accept the said power of attorney and will do the act as per the power of attorney

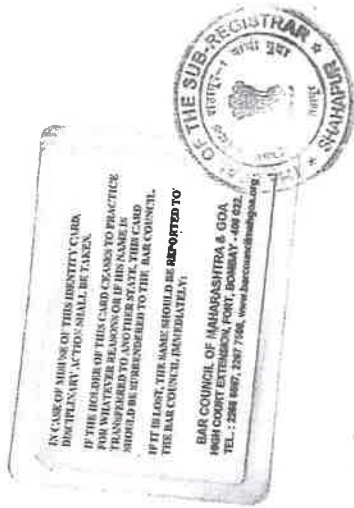

Power of Attorney Holder
MINESI GUNWANT JAIN



Minesh Gosar



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G. M. Jaiswal



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K. S. Jaiswal



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M.G. Jain

G.M. Jang

Sheshu can

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दिनांक: 12/20/2021

सब रजिस्ट्रार कार्यालय - 1

दिनांक: 01/

सब रजिस्ट्रार कार्यालय - 1

1) Fee Adjustment : Fee Adjustment (not made in/with) could not/for keeping track of adjusted fees

3. दि. नं. 5. दि. नं. नवीन दिनांक

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दि. नं. 5/1/2021

सब रजिस्ट्रार कार्यालय - 1
दिनांक: 12/20/2021



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आयकर विभाग
INCOME TAX DEPARTMENT
MINESH GUNWANT JAIN
GUNWANT MANSHALAL JAIN
02/09/1991
Permanent Account Number
AMVPU3284E
M G Jain
Signature
भारत सरकार
GOVT. OF INDIA
19122009

M. G. Jain

आयकर विभाग
INCOME TAX DEPARTMENT
DINESH SUNDERJI GOSAR
SUNDERJI PREMIJI GOSAR
02/07/1975
Permanent Account Number
AEEPS4962H
Fresh Gosar
Signature
भारत सरकार
GOVT. OF INDIA
01082005

Fresh Gosar

आयकर विभाग
INCOME TAX DEPARTMENT
GUNWANT MANSHALAL JAIN
MANSHALAL SHASHMAL JAIN
30/06/1965
Permanent Account Number
ADYPU3567E
G. M. Jain
Signature
भारत सरकार
GOVT. OF INDIA
07092010

G. M. Jain

आयकर विभाग
INCOME TAX DEPARTMENT
स्वातंत्र्य लेखा संस्था कार्ड
Permanent Account Number Card
ABLEFM4660Q
भारत सरकार
GOVT. OF INDIA
तला / Name
MAAYRA DEVELOPERS
Registration with Ministry
Date of Incorporation/Formation
07/05/2019



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६४	७२

भारत सरकार
GOVERNMENT OF INDIA

Gunwant Manshelal Jain
गुणवंत मंकाशाल जैन
जन्म तिथि/DOB:
30-06-1966
पुरुष / MALE



9361 6284 5916

भारत - सामान्य माणसाचा अधिकार

G.M Jain

भारत सरकार
GOVERNMENT OF INDIA

Dinesh Sunderji Gosar
दिनेश सुंदरजी गोसर
जन्म तारीख/ DOB: 02/07/1975
पुरुष / MALE



7458 9907 0286

आधार - सामान्य माणसाचा अधिकार

Dinesh Gosar

भारत सरकार
Government of India

Minesh Gunwant Jain
मिनेश गुणवंत जैन
जन्म तारीख / DOB : 02/09/1991
पुरुष / Male



7782 2201 9893

माझे आधार, माझी ओळख

M.G Jain

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANTOSH G WALVANTE
GHANSHYAM WALVANTE
17/10/1984

Permanent Account Number

ABDPW4010E



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UETSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यस कार्ड के खोने, पाते पर ब्याख्या सुविधा को त्वरित रूप
आयकर पत्र सेवा यूनिट, UETSI,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.



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द. क्र. ५०९९	२०२३
पान EY	७२



भारत सरकार
Government of India



Issue Date: 12/06/2011



योगेश किशोर बावु
Yogesh Kishor Bauva
जन्म तारीख/DOB: 17/09/1980
पुरुष/ MALE



भारत सरकार
GOVERNMENT OF INDIA



संतोष घनश्याम वाळवंटे
Santosh Ghanshyam Walvante
जन्म तारीख / DOB: 17-10-1984
पुरुष / MALE
Mobile No.: 9823313530

3208 4975 3738

माझे आधार, माझी ओळख

7501 2531 8541

VID : 9138 5586 4543 6320

माझे आधार, माझी ओळख

सं. घ. वाळवंटे-



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
601, आशीश स्लिवर स्टोन, राम मरुती
रेस्टॉरंट बिल्डिंग, नाउपाडा, ठाणे,
महाराष्ट्र - 400602

Address:
601, ASHISH SILVER STONE, RAM MARUTI
ROAD, OPP SHIVSAGAR RESTAURANT,
NAUPADA, Thane,
Maharashtra - 400602



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
372, वॉर्ड नो.5, रायगड नगर, कसारा, ठाणे,
महाराष्ट्र - 421602

Address:
372 ward no 5 raigad nagar, Kasara
Thane Maharashtra - 421602



3208 4975 3738

7501 2531 8541

VID : 9138 5586 4543 6320

माझे आधार, माझी ओळख



www.aadhaar.gov.in

P.O. Box: 16, 1241
Bangalore - 560016



 [Redacted]

Download Date: 13/01/2020



तुकाराम नाना जाधव

Tukaram Nana Jadhav

जन्म तारीख / DOB: 18/05/1978

पुरुष / MALE

Mobile No.: 8390951112

Issue Date: 07/01/2020


7141 4003 9412
 VID : 9110 5602 1282 6959

माझे आधार, माझी ओळख



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६६	७२	

[Signature]




 [Redacted]


आधार प्राधिकरण
भारत सरकार
GOVERNMENT OF INDIA


पत्ता:
 फ्लॉट नं-०३, रीद्धी सीद्धी कॉम्प्लेक्स, शाशि कॉलनी, ता.
 शहापूर, वासिंद (ई), वाशिंद, तालुका,
 महाराष्ट्र - ४२१६०१


Address:
 C/O Flat No-03, Riddhi Siddhi Complex,
 Shashri Colony, Tal-Shahapur, Vasind(E),
 Vashind, Thane, Maharashtra - 421601

7141 4003 9412
 VID : 9110 5602 1282 6959


 1947
 1800 300 1947


help@uidai.gov.in


www.uidai.gov.in


 P.O. Box No. 1947
 Bengaluru-560 001

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पाने ६०	७२

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क्र. नं.	५०९९	२०२३
पान	६८	७२

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शासन निर्णय क्रमांक - प्रसुधा 1614/345/प्र.क. 71/18-अ,
दिनांक 09 मार्च 2015.

प्रपत्र - ब

स्वयं - साक्षात्कारासाठी स्वयं घोषणापत्र (self declaration)

लिहून घेणार :- श्री/श्रीमती:- सुतोष. धनराम वाळवरे
धंदा -शेती/व्यापार, पत्ता-श. 372 बॉर्ड वेड, रायगाड, महाराष्ट्र
दस्तारा नं.

लिहून देणार :- श्री/श्रीमती:-मिर्शा कुमारी शं. वा. वाळवरे
धंदा -शेती/व्यापार, पत्ता-प्राक्ती सदन, चिनाशठे ज्वेलादिच्या नाके
वा.वाळवरे, रा.श. नं.

मी स्वयं साक्षात्कारित (self declaration) केलेल्या प्रती या मुळ कागदपत्राच्या सत्य प्रती आहेत. त्या खोड्या असल्याचे आढळून आल्यास भारतीय दंड संहिता आणि महाराष्ट्र नोंदणी अधिनियम 1908 किंवा संबधित कायद्यानुसार माझ्यावर खटला भरला जाईल व त्यानुसार मी शिक्षेस पात्र राहीन याची मला पुर्ण जाणिव आहे.

सं. वाळवरे

लिहून घेणार यांची सही

G. M. Jain Finesh Kusan

लिहून देणार यांची सही



स	ह	प
क्र. नं.	5069	२०२३
पान	६६	७२

घोषणापत्र / शपथपत्र

मी / आम्ही खालील सही करणार मा. नोंदणी महीनिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे यांचे दि. 30/11/2013 रोजी परिपत्रक वाचुन असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहुन देणार कुलमुखत्यारधारक हे खरे असुन याची आम्ही स्वतः खात्री करुन या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेउन आलो आहे.

सादर नोंदणी दस्तऐवज निशपादीन करताना नोंदणी प्रकीयेनुसार आमच्या जबाबदारीने मी/ आम्ही दस्तातील मिळकतीचे मालक/वास्तव हक्कदार/ कब्जेदार हितसंबंधित व्यक्ती यांची मालकी लिहुन देणार हे ह्यात आहेत व उक्त कुलमुखत्यारपत्र अदयापही अस्तित्वात आहे व ते आजपर्यंत पावती रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज बँक बोजे, विकसन बोजे, शासन बोजे, व कुलमुखत्यार धारकांनी केलेले व्यवहाराच्या आधीन राहुन आम्ही आमचा आर्थिक व्यवहार पूर्ण करुन दस्तऐवज साक्षीदार समक्ष निष्पादीत केलेला आहे.

या दस्तासोबत नोंदणी प्रकीयेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही मा. न्यायालयात/ शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 नुसार बाधीत होत नाही याची मी/ आम्ही खात्री देत आहोत.

नोंदणी नियम 1961 चे नियम 44 व वेलेवेली न्यायालयाचे/ उच्च न्यायालयाचे दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासा हे नोंदणी अधिकारी यांची जबाबदारी नाही, यांची आम्हांस पूर्ण जाणीव आहे. स्थावर मिळकतीविषयी सध्या होत असलेली फसवणुक/ बनावटीकरण/ संगनमत व त्या अनुप्रमाणे पोलिस स्टेशनामध्ये दाखला होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होउ नये म्हणुन नोंदणी अधिनियम 1908 चे कलम 82 नुसार मी/ आम्ही घोषणापत्र/ शपथपत्र लिहुन देत आहोत. भविष्यात मी/ आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदयानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/ बुडविली गेली असल्यास त्यास मी /आम्ही दस्तऐवजातील सर्व निषपादक व ओळख देणार जबाबदारी राहणार आहोत याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी/ आम्ही नोंदणी प्रकीयेमध्ये कोणत्याही प्रकारे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदयानुसार कोणतेही गुन्हा घडल्यास मी /आम्ही नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1860 मधील नमुद असलेल्या 7 वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला /आम्हांला पूर्णपणे जाणिव आहे. त्यामुळे हे घोषणापत्र /शपथपत्र दस्ताचा भाग म्हणुन जोडत आहोत.

लिहुन देणार

G. M. Jain
Fresh Looan

श. घ. वाळवंट

लिहुन घेणार



स ह प	
क्र. नं. 5099	2023
पाने 60	62

408/5091

शुक्रवार, 03 नोव्हेंबर 2023 5:50 म.नं.

दस्त गोषवारा भाग-1

सहप

09/02

दस्त क्रमांक: 5091/2023

दस्त क्रमांक: सहप /5091/2023

बाजार मूल्य: रु. 15,68,000/-

मोबदला: रु. 27,50,000/-

भरलेले मुद्रांक शुल्क: रु. 1,65,000/-

दु. नि. सह. दु. नि. सहप यांचे कार्यालयात

पावती:6637

पावती दिनांक: 03/11/2023

अ. क्रं. 5091 वर दि.03-11-2023

सादरकरणाराचे नाव: संतोष घनश्याम वाळवंटे

रोजी 5:49 म.नं. वा. हजर केला.

नोंदणी फी

रु. 27500.00

दस्त हाताळणी फी

रु. 1440.00

पृष्ठांची संख्या: 72

सं. ध. वाळवंटे

दस्त हजर करणाऱ्याची सही:

एकुण: 28940.00

Sub Registrar Shahapur

Sub Registrar Shahapur

Sub Registrar Shahapur

Sub Registrar Shahapur

दस्ताचा प्रकार: विक्री करारनामा

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

शिक्का क्रं. 1 03 / 11 / 2023 05 : 49 : 12 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 03 / 11 / 2023 05 : 50 : 09 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 नावीसाठी दस्त निष्पादक व कर्तव्यीभागक हे संपुर्णपणे जबाबदार राहतील दस्तऐवजासोबत जोडलेले कागदपत्र कुळमुळ्यातराव व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपुर्ण जबाबदारी निष्पादकाक राहिल

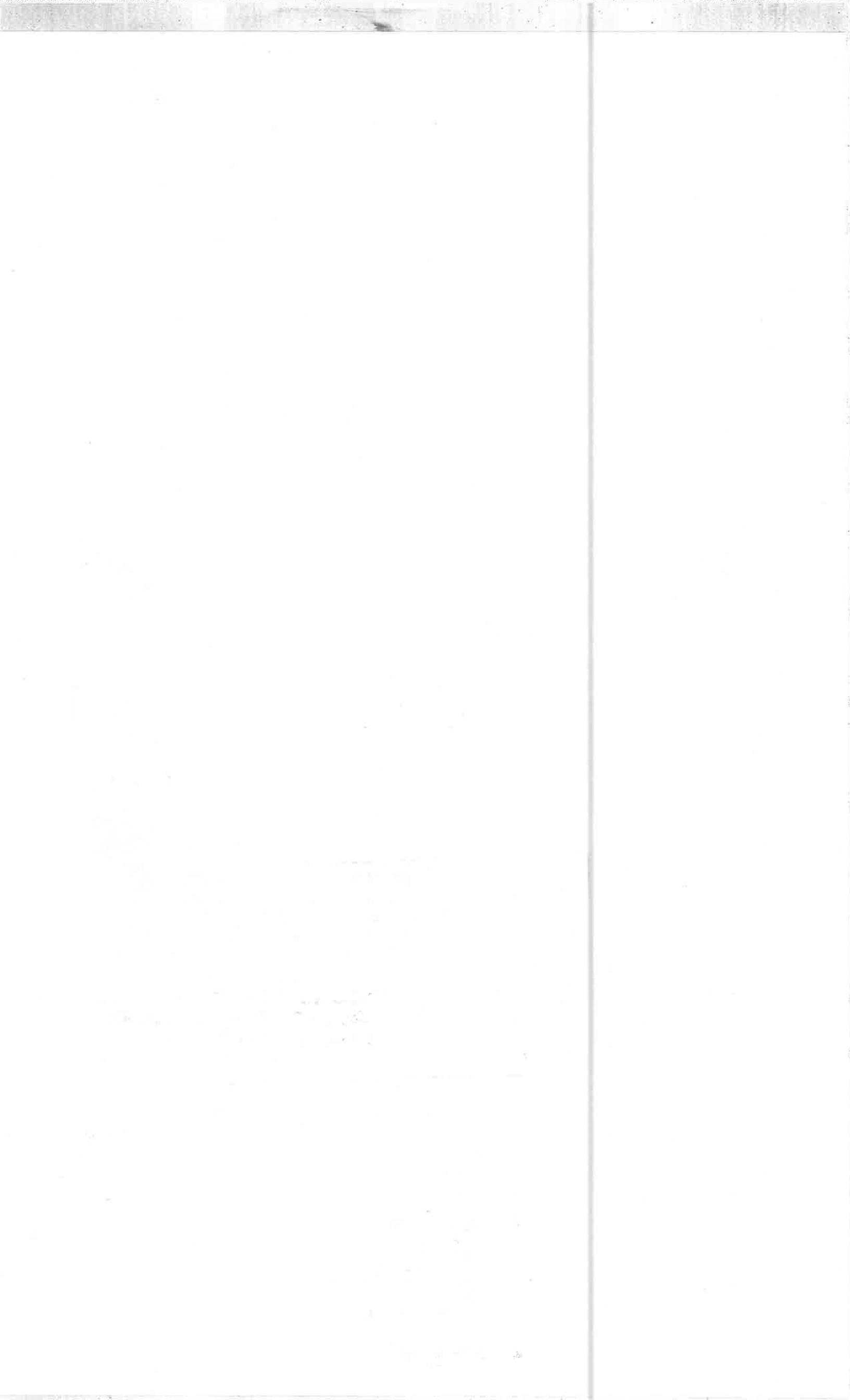
M.G. Dalm

लिहून देणारे:

सं. ध. वाळवंटे

लिहून घेणारे







03/11/2023 5 52:51 PM

दस्त गोषवारा भाग-2

सहप

७२/७२

दस्त क्रमांक:5091/2023

दस्त क्रमांक :सहप/5091/2023

दस्ताचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मायरा डेव्हलपर्स तर्फे दिनेश सुंदरजी गोसर तर्फे कबुली जबाब देणार मिनेश गुणवंत जैन पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पार्वती सदन, चिंतामणी ज्वेलर्सच्या मागे, जांभळी नाका, समर्थ मंदिर हॉल जवळ, ठाणे वेस्ट, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: AEEPS4962H	लिहून देणार वय :-46 स्वाक्षरी:- M.G. Jain		
2	नाव:मायरा डेव्हलपर्स तर्फे गुणवंत मंशालाल जैन तर्फे कबुली जबाब देणार मिनेश गुणवंत जैन पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पार्वती सदन, चिंतामणी ज्वेलर्सच्या मागे, जांभळी नाका, समर्थ मंदिर हॉल जवळ, ठाणे वेस्ट, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: ADYPJ3567E	लिहून देणार वय :-56 स्वाक्षरी:- M.G. Jain		
3	नाव:संतोष घनश्याम वाळवंटे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रा ३७२ वॉर्ड नं ५ रायगड नगर कसारा ठाणे महाराष्ट्र, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: ABDPW4010E	लिहून घेणार वय :-39 स्वाक्षरी:- सं.घ.वाळवंटे		

वरील दस्तऐवज करून देणार तथाकथित विक्री करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 03 / 11 / 2023 05 : 51 : 31 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार मायरा डेव्हलपर्स तर्फे दिनेश सुंदरजी गोसर तर्फे कबुली जबाब देणार मिनेश गुणवंत जैन	03/11/2023 05:52:30 PM	मिनेश गुणवंत जैन M 1169974879866933248
2	लिहून देणार मायरा डेव्हलपर्स तर्फे गुणवंत मंशालाल जैन तर्फे कबुली जबाब देणार मिनेश गुणवंत जैन	03/11/2023 05:52:39 PM	मिनेश गुणवंत जैन M 1169974879866933248
3	लिहून घेणार संतोष घनश्याम वाळवंटे	03/11/2023 05:52:03 PM	संतोष घनश्याम वाळवंटे M 1169974763072282624

प्रमाणित करण्यांत येते की, सदर दस्त क्र ५०.९१ मध्ये ७२ पाने आहेत पुस्तक क्र १. वर नोंदला दिनांक ०३/११/२०२३

शिक्षा क्र.4 ची वेळ: 03 / 11 / 2023 05 : 52 : 39 PM

शिक्षा क्र.5 ची वेळ: 03 / 11 / 2023 05 : 52 : 48 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar, Shahapur

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANTOSH GHANSHAYAM WALVANTE	eChallan	69103332023110219662	MH010503494202324E	165000.00	SD	0005521878202324	03/11/2023
2		DHC		1123028416329D	1440	RF	1123028416329D	03/11/2023
3	SANTOSH GHANSHAYAM WALVANTE	eChallan		MH010503494202324E	27500	RF	0005521878202324	03/11/2023

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

MIDAS ENCLAVE

VASIND, SHAHAPUR

MahaRera No. P51700028808

Project By:



Mayra Developers

Gr. Flr., Bldg. No. 02, Opp. JSW Gate No. 01,
Old Agra Road, Vashind (W),
Taluka - Shahapur, Thane - 421601

RCC Consultant:

AJAY MAHALE

203, Irani Building, Sant Dnyaneshwar Marg,
Opposite TMC Gate No. 4,
Panchpakhadi, Thane - 400602

Architect:

KALA VASTU

Defines Beyond Designs...

Legal Advisor:

NILESH KHOPKAR

Thane



