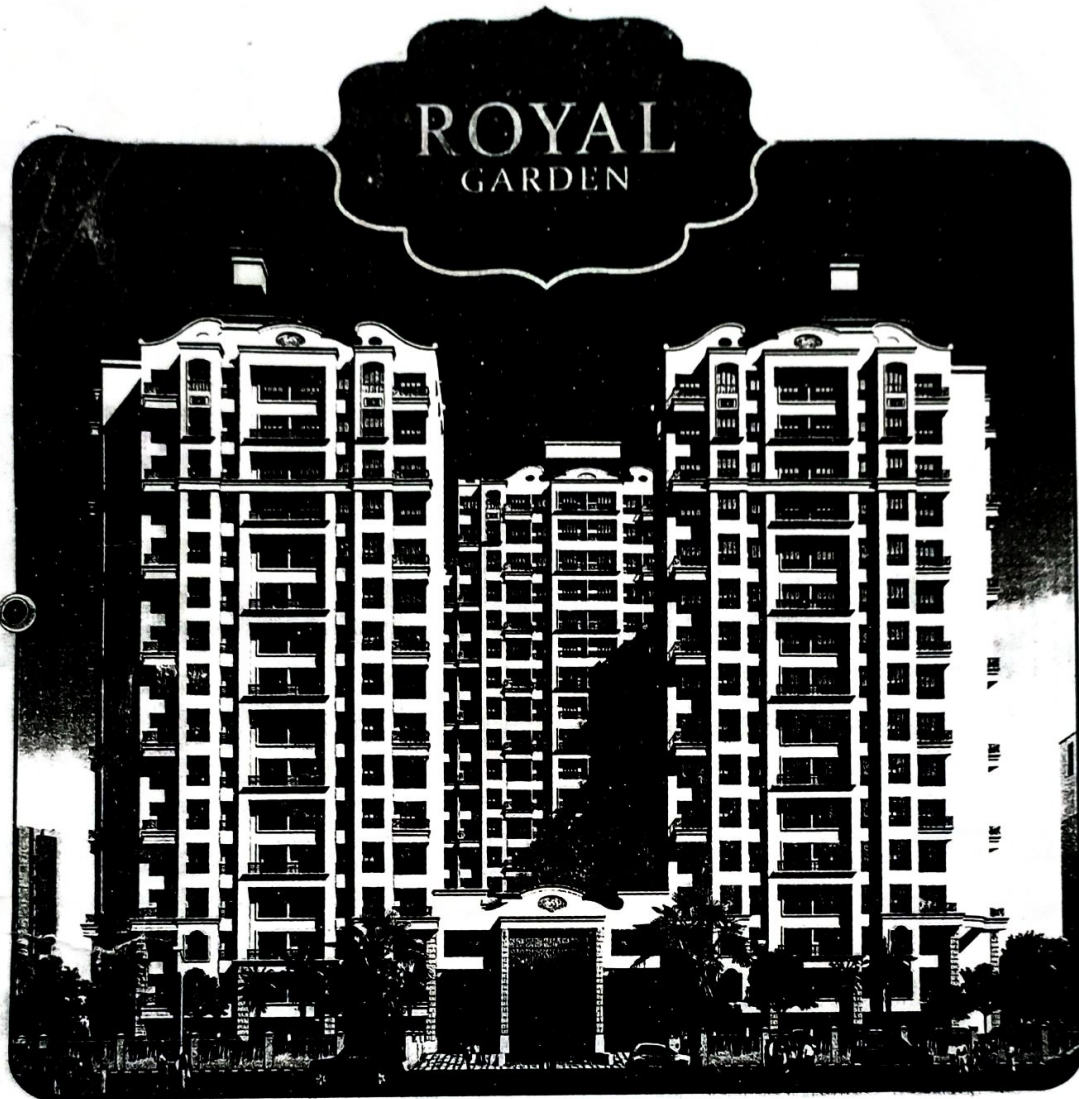


Vaishali Joshi



## AGREEMENT FOR SALE

DATED THIS 22<sup>nd</sup> DAY OF FEB. 2014

BETWEEN

**M/S ROYAL BUILDCON (DEVELOPER)**

AND

MR. / MRS. / MS. / M/S. VAISHALI SUNIL JOSHI  
SUNIL SHIVRAM JOSHI PURCHASERS

ADDRESS FLAT NO. 12, 3<sup>rd</sup> FLOOR, DWARKAKUNJ CHS. LTD.  
OPP B.S.N.L OFFICE POONA LINK ROAD KATEMANIVALI  
KALYAN (E) 421306.

TEL. MOB. NO. \_\_\_\_\_

FLAT / SHOP NO. 1204 ON 12<sup>th</sup> FLOOR

BUILDING NO. / NAME ERICA.

T

पावती Original/Duplicate  
Monday, February 24, 2014 नोंदणी क्र.: 39म  
11:53 AM Regn.: 39M

पावती क्र.: 976 दिनांक: 24/02/2014

गावाचे नाव: काटेमानिवली  
दस्तऐवजाचा अनुक्रमांक: कलन4-954-2014  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: वैशाली सुनिल जोशी

नोंदणी फी रु. 30000.00  
दस्तऐवजाची फी रु. 1300.00  
पृष्ठांची संख्या: 65  
एकूण: रु. 31300.00

आपणास मूळ दस्तऐवज घेऊन व्हावे व सीडी अंदाजे 12:01 PM हा वेळस मिळेल.  
Joint Sub Registrar Kalyan 4

बाजार मूल्य: रु. 2755000/-  
भरलेले मुद्रांक शुल्क : रु. 237360/-

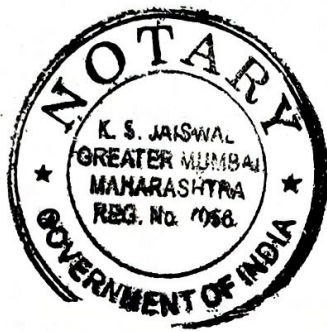
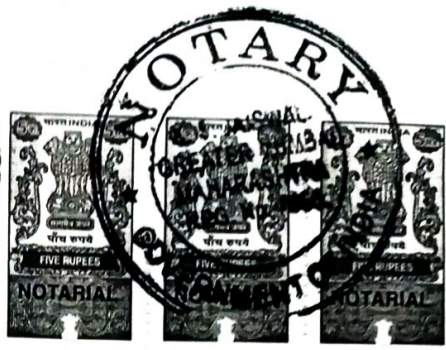
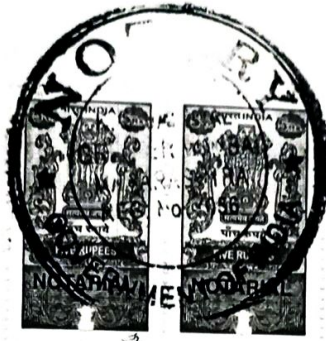
सह-दय्यम निबंधक कल्याण ४  
नोंदणी रु. 3956000/-

- 1) देयकाचा प्रकार: eSBTR/Simple Receipt रक्कम: रु. 30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001713278201314S दिनांक: 24/02/2014  
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 1300/-

Joshi



VERIFIED TRUE COPY



कलन-४
दस्त क्र: २५४ १२४
२१५

Stilt/Ground/ Plus : ..... 15 ..... Upper floors  
 Ward No : .....  
 Village : Katemanivli  
 Flat/Shop area : ..... Sq.mts. carpet  
 Actual Value : Rs. 39,56,000/-  
 Market Value : Rs. ....  
 Stamp Duty : Rs. 2,37,500/-  
 Pages : .....

**AGREEMENT FOR SALE**



THIS AGREEMENT MADE AT KALYAN  
ON THIS 22<sup>nd</sup> DAY OF FEBRUARY 2014

**BETWEEN**

*Doshi*

*Joshi*

*[Signature]*

कलने-४
दस्तावे. ए४ १४
३ ए४

M/S. ROYAL BUILDCON, a partnership firm, duly formed and registered under the provisions of the Partnership Act, having its office at 103, First floor, B Wing, Royal Residency, Opposite Vithalwadi Railway Station, Near S. T. Bus Depot, Poona Link Road, Katemanivli, Kalyan (East), District Thane, through its partner SHRI ASHOK JAIRAM PAWSHE aged about \_\_\_ yrs, hereinafter called and referred to as the **PROMOTERS** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners constituting the said firm for the time being, their respective heirs, executors and administrators) being the Party of the **FIRST PART**;

AND

SHRI/SMT. MRS. VAISHALI SUNIL JOSHI  
MR. SUNIL SHIVRAM JOSHI

Age about 33 & 38 years, occupation SERVICE residing at:FLAT NO. 12, 3<sup>rd</sup> FLOOR, DWARKAKUNJCHS. LTD., OPP. BSNL OFFICE KATEMANIVALI,  
POONA LINK ROAD, KALYAN-CE) 421306.

hereinafter called and referred to as the **PURCHASER** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her heirs, executors, administrators and assigns ) being the Party of the **SECOND PART**.

WHEREAS Shri Manohar alias Vinayak Govind Katdare is the owner of all those pieces and parcels of land lying, being and situated at village Katemanivli, Taluka Kalyan, within the limits of Kalyan Dombivli Municipal Corporation bearing

Survey No.	Hissa No.	Area (sq. mts)
63	Part	2300
68	Part	1349
68	Part	17141
73	1(part)	30
73	1(part)	70
128	Part	3000
	<b>Total</b>	<b>23890</b>

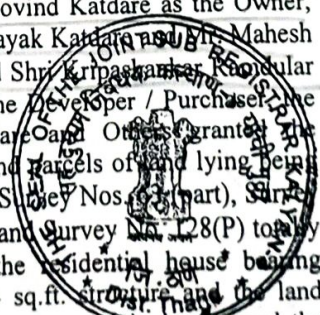
hereinafter called and referred to as the **entire property**.

AND WHEREAS by and under the agreement dated 17.02.1993 made and executed between Manohar alias Vinayak Govind Katdare as the Owner, Mrs. Sudha Vinayak Katdare, Mr. Sudhir Vinayak Katdare and Mr. Mahesh Vinayak Katdare as the Confirming Party and Shri Kripashankar Kapadkar, Shukla and Shri Krishnarao N. Yadgire as the Developer / Purchaser, the said Manohar alias Vinayak Govind Katdare and others granted the development rights in respect of the pieces and parcels of land lying being and situated at village Katemanivli, bearing Survey Nos. 63 (part), Survey No. 68(P), Survey No. 73 Hissa No. 1 (part) and Survey No. 128(P) totaling admeasuring 23890 sq. metres excluding the residential house bearing Municipal House No. 47 admeasuring 1584 sq. ft. structure and the land appurtenant thereto as required to be kept as per municipal rates and the said agreement dated 17.02.1993 was adjudicated under the provisions of

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कलने-४
दस्त क्र. ६५४/१०
११५५

Bombay Stamp Act and requisite stamp duty and penalty thereon was paid under the Order of The Collector of Stamps, Thane and necessary Declaration to that effect was filed at the Office of Sub-Registrar of Assurances at Kalyan -1 at serial No. 3756/2009.)

AND WHEREAS in pursuance to the said agreement dated 17.02.1993 the said Manohar alias Vinayak Govind Katdare executed a General Power of Attorney in favour of Shri Kripashankar Ramdular Shukla and Shri Krishnarao N. Yadgire on 20.02.1993.

AND WHEREAS in terms of the said agreement, the said Shri Kripashankar Shukla and Shri Krishnarao N. Yadgire are well and sufficiently seized and possessed of and / or well and sufficiently entitled to the above said property.)

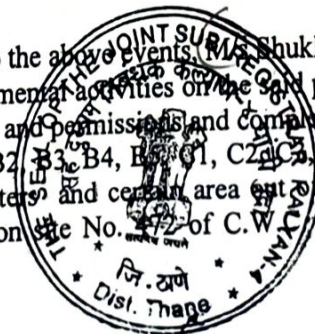
AND WHEREAS in pursuance to the said agreement and for carrying out the development activities thereon, the necessary permission and sanction was obtained and further the land bearing Suvey No. 63(part), 68(Part), 73/1(part) and 128 (part) stood converted to non-agricultural use under the order bearing No. Mahasul/K-1/T-7/NAP/SR-156/92 dated 23.03.1993 and the necessary permission under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 was also obtained under No.TD/VI/(TNC)/SR-1525 dated 19.03.1993.)

AND WHEREAS by and under the Development Agreement dated 10.08.1993, Shri Shri Vinayak Govind Katdare alias Manohar Govind Katdare, Shri Kripashankar R. Shukla and Shri Krishnarao Narayanrao Yadgire granted the development rights of building No. B-1, B-2, B-3, B-4, B-5, C-1, C-2, C-3 on the land forming a part of the entire property bearing Survey No. 68(part), 128 (part), 63 (part) and 73/1(part) in favour of M/s Shukla Housing Private Limited.)

AND WHEREAS further by and under Development Agreement dated 12.01.1996, the said Shri Vinayak Govind Katdare alias Manohar Govind Katdare through his constituted attorney Shri Kripashankar R. Shukla granted the development rights of building No. A2, A3, D and E-1 on the land forming a part of the entire property bearing Survey No. 68(part), 128 (part), 63 (part) and 73/1(part) in favour of M/s Shukla Housing Private Limited.)

AND WHEREAS by and under Deed of Relinquishment dated 29.07.2011 Shri Krishnarao Narayanrao Yadgire released, relinquished and surrendered the rights accrued to him under the agreement dated 17.02.1993 and all prior and further agreements, deeds, documents and incidental writings in respect of the said property therein mentioned in favour of Shri Kripashankar R. Shukla and M/s. Shukla Housing Private Limited.)

AND WHEREAS in pursuance to the above events, M/s Shukla Housing Pvt. Ltd. proceeded with development activities on the said property in pursuance to the sanctioned plans and permissions and completed certain buildings viz. Building No. B1, B2, B3, B4, B5, C1, C2, C3, A2 on the land admeasuring 7921.51 sq.meters and certain area out of the entire property is affected by reservation the No. 472 of C.W. as well as Road.)



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Shukla

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दस्त क्र. ८४/१४
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AND WHEREAS in terms of the above recited agreement and power of attorney/s the Promoters herein are well and sufficiently entitled to the development rights of the entire land totally admeasuring 23890 sq. meters ( by deducting the floor space index used, utilized and consumed in the already existing buildings) with the sole and absolute right to avail and utilize the maximum potentiality of unconsumed, unutilized and balance floor space index of the entire property as well as the transferable development rights, staircase floor space index as well as further permitted increases and enhancement in floor space index from time to time and all such portion of land, area of floor space as recited hereinabove arising out of the said entire property by procuring sanctions, approvals, revisions, modifications and other permissions from the Kalyan Dombivli Municipal Corporation as per the Development Control Rules from time to time.

AND WHEREAS in pursuance of above rights and authorities, the Promoters have followed the procedure in law and submitted the building proposal to the Kalyan Dombivli Municipal Corporation for sanction and approval on the land bearing Survey No. 63 (part), 68(part), 73 Hissa No. 1 (part) & 128 (part), totally admeasuring 23890 sq. metres and the Kalyan Dombivli Municipal Corporation has accorded the sanction and approval under the policy accommodation reservation and issued revised building commencement certificate bearing No. KDMP / NRV / BP / KV 2013 - 14 / 55 on 07.06.2013 and the said sanction and permission comprises of construction of :

Building No. 1 of basement, stilt and one upper floors,

Building No. 2 basement, stilt and two upper floors,

Building No. 3 and 4 basement, stilt and one upper floor,

Building No. 5 Stilt plus fifteen upper floors,

Building No. 6, basement, stilt and fifteen upper floors

Building No. 7 ground and stilt

and CWC Building and two structures of Kalyan Dombivli Municipal Corporation.)

AND WHEREAS during the course of sanction the area of road set back and reservation of CWC stood deducted from the land admeasuring 23890 sq.meters and the construction permitted on the land admeasuring 18623.50 sq.meters as per the sanctioned plans and permissions and further after deducting the floor space index of the existing buildings, the Kalyan Dombivli Municipal Corporation has permitted the sanction of the above buildings with a provision of availability of transferable development rights and other permitted increases therein from time to time and thus the Promoters herein in pursuance to the sanctioned plans and permissions and/or further sanctions and approvals are entitled to avail the maximum potentiality of

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कलन-४
दल नं. ९४४ १४
१०/१५

cooperative society of all those several persons (including the purchaser herein) purchasing / acquiring the respective flats/shops/units etc., in the said new building as the nominees of the Promoters.

AND WHEREAS as per the above representations of the Promoters and the express consent of the Purchaser, the Promoters and Purchaser have reached to an amicable understanding as regards the sale and purchase of the flat/shops/units in the said scheme of construction and are accordingly executing this agreement under the provisions of Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed thereunder including the model form of Agreement prescribed therein.

AND WHEREAS the Promoters have clearly brought to the knowledge and notice of the Purchaser, that there is no exclusive allotment of stilt and / or parking spaces to the Purchaser herein that it shall be the sole and absolute discretion of the Promoters to deal with the allotment of the stilt and parking spaces as they may deem fit and proper and the Purchaser herein has granted his/her free, express and irrevocable consent and confirmation thereto and in confirmation thereof has agreed to acquire the said flats/shops/units and will not raise any objection and/or obstruction to the allotment of stilt/ parking spaces made by the Promoters to any intending purchaser.

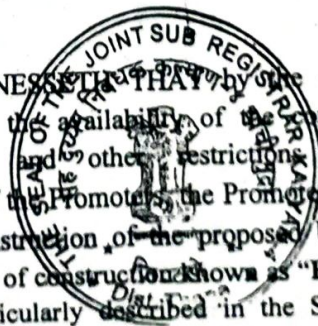
AND WHEREAS the Promoters accordingly shall sell and the Purchaser shall purchase acquire the said flats/shops/units, by becoming member / share holder / constituent of the proposed cooperative society and the Purchaser shall pay to the Promoters Rs. 39,56,000/- (Rupees THIRTY NINE LAKH FIFTY SIX THOUSAND only) in respect of the said flats/shops/units being flat/shop/unit No. 1204 on 12<sup>th</sup> floor, area admeasuring 53.97 sq. meters carpet ( — sq.ft. carpet) (which is inclusive of door jam, balconies and cupboards) plus open terrace of 4.64 sq. mtrs. ( — sq.ft. in building No. 5 known as ERICA in the scheme of construction known as "ROYAL GARDEN" allotted to the Purchaser and shown and marked accordingly on the floor plan annexed hereto.

AND WHEREAS relying upon above representations and declarations the Promoters have agreed to sell the said Flat/Shop/Units to the Purchaser at the price mentioned hereinabove on the terms and conditions as hereinafter appearing:

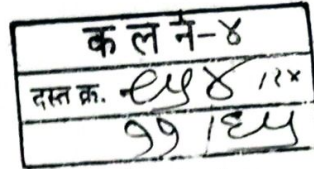
NOW THIS AGREEMENT WITNESSETH THAT by the end of DEC. 2015 but subject to the availability of the controlled building materials, government and other restrictions and/or circumstances beyond the control of the Promoters, the Promoters agree to complete in all respect the construction of the proposed building known as ERICA in the scheme of construction known as "ROYAL GARDEN" on the said land particularly described in the Schedule

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*[Handwritten signatures]*



*[Handwritten signatures]*



hereunder written in accordance with the plans recited above and as per the general specifications hereto but subject to such additions, alterations, modifications if any that may be required by the government local planning authorities from time to time till the completion of the proposed development of the said property and the Promoters agree to sell and cause to convey the said buildings when completed in all respect absolutely freehold and free from encumbrances in favour of the cooperative housing society to be formed of the several persons (including the Purchaser herein) acquiring the respective flats / units etc., therein at and for an aggregate price / consideration to be contributed and paid by them according to their respective agreements (similar to these presents) with the Promoters.

*Now, this presents witnesseth and it is hereby agreed by and between the parties hereto as follows:-*

1. THE Promoters shall construct the building on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser hereby gives consent.
2. The purchaser has prior to execution of this agreement satisfied himself/herself about the marketable title of the promoter of the said land and has accepted the same and shall not be entitled for any further investigation relating thereto.
3. THE Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser/s the flats/shops/units being flat/shop/unit No. 1204 on 12<sup>th</sup> floor, area admeasuring 53.97 sq. meters (— sq.ft.) Carpet (which is inclusive of door jam, balconies and cupboards) plus open terrace of 4.64 sq. meters (— sq.ft.) carpet in building No. 5 known as ERICA in the scheme of construction known as "ROYAL GARDEN" and as shown on the floor plan thereof hereto annexed and marked as Annexure "—" (hereinafter referred to as "the said Premises") for the price/consideration Rs 39,56,000/- (Rupees THIRTY NINE LAKH FIVE THOUSAND SIX THOUSAND only). The Purchaser agrees to pay the above consideration in the following manner:



*Doshi*

*Jadhav*

*[Signature]*

*[Signature]*  
*[Signature]*  
*[Signature]*



कलने-४
दस्त क्र. ९५४/१४
१२/९५

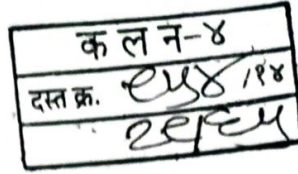
- 1) 20 % of the said consideration value to be paid at the time of booking or on execution of agreement.
- 2) 15 % of the said consideration to be paid on completion of plinth work.
- 3) 07% of the said consideration value to be paid on completion of 2<sup>nd</sup> slab
- 4) 07% of the said consideration value to be paid on completion of 5<sup>th</sup> & 6<sup>th</sup> slabs.
- 5) 07% of the said consideration value to be paid on completion of 7<sup>th</sup> & 8<sup>th</sup> slabs.
- 6) 07% of the said consideration value to be paid on completion of 9<sup>th</sup> & 10<sup>th</sup> slabs.
- 7) 07% of the said consideration value to be paid on completion of 11<sup>th</sup> & 12<sup>th</sup> slabs.
- 8) 07% of the said consideration value to be paid on completion of 13<sup>th</sup> & 14<sup>th</sup> slabs.
- 9) 06% of the said consideration value to be paid on completion of 15<sup>th</sup> or top slab.
- 10) 06% of the said consideration value to be paid on completion of brick work of the said flat/shop/units.
- 11) 05% of the said consideration value to be paid on completion of plaster work of the said flat/shop/units.
- 12) 03% of the said consideration value to be paid on completion of flooring work of the said flat/shop/units.
- 13) 03% balance of the said consideration value to be paid at the time of handing over the possession of

The Purchaser confirms that the installments payable by the Purchaser to the Promoters under these presents shall be paid on its due dates without any delay or default as TIME IN RESPECT OF THE SAID PAYMENTS OR INSTALLMENTS AND IN RESPECT OF ALL AMOUNTS PAYABLE UNDER THESE PRESENTS BY THE PURCHASER TO THE PROMOTERS IS THE ESSENCE OF THE CONTRACT. If the Purchaser makes any delay or default in making payment of any of the installments or amounts or commits any default in observing terms and conditions of this agreement, the Promoters shall be entitled at its option either to terminate this Agreement or to charge interest at the rate of 24% per annum on all such amounts and installments from the date of default till payment and/or receipt thereof by the Promoters, WITHOUT PREJUDICE to its other rights in law and under these presents; PROVIDED AND ALWAYS that the power of termination hereinbefore contained shall not be exercised by the Promoters unless and until the Promoters shall have given to the Purchaser 15 days prior notice in writing of its intention to terminate this Agreement and default shall have been made by the Purchaser in remedying such breach/breaches within 15 days of giving such notice. Such notice is to be sent under Certificate of Posting/Registered Post A.D./Courier Service at the address of the Purchaser/s mentioned above and this posting will be sufficient discharge to the Promoters. It is further agreed that upon termination of this agreement as stated hereinabove, the Promoters shall, after deducting an amount equal to 10% of the total consideration payable hereunder refund to the Purchaser the balance of the sale price which the Purchaser may have

Doshi

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Sharma



### THE FIRST SCHEDULE REFERRED TO ABOVE

All those buildings being Building No.1, 2, 3, 4, 5, 6 and 7 as sanctioned by the Kalyan Dombivli Municipal Corporation under its revised building permission bearing No. KDMP/NRV/BP/KV/ 2013-14/55 dated 07.06.2013 for use, utilization and consumption of the floor space index therein permitted together with further floor space index on account of use, utilization of transferable development rights and other permitted increases to be constructed on all those pieces and parcels of land lying, being and situate at village Katemanivli, Taluka Kalyan, District Thane bearing Survey No. 128 (part), 63 (part), 68(part), 73/1 (part) totally admeasuring 23890 sq.meters after deducting the floor space index used, utilized in construction of the already constructed building Nos. B1 to B5, C1 to C3 and A2 together with all easement rights and benefits thereto, within the registration Sub. District Kalyan, Registration District Thane within the local limits of Kalyan Dombivali Municipal Corporation and bounded as follows:

BY EAST	:	Central Railway Property.
BY WEST	:	Survey No. 128(p) and Survey No. 63(p) owned by Mr K. R. Shukla.
BY NORTH	:	Central Railway Property.
BY SOUTH	:	Survey No. 64 & 67/A owned by Mr. K. R. Shukla.

### THE SECOND SCHEDULE REFERRED TO ABOVE (Description of flat/shop/unit premises)

ALL the piece and parcel of the flat/shop/unit premises, being flat/shop/unit No. 1204 on 12<sup>th</sup> Floor, having area admeasuring 53.97 sq. meters (\_\_\_\_\_ sq. ft.) carpet plus open terrace of 4.64 sq. meters (\_\_\_\_\_ sq. ft.) carpet in building No. 5 known as ERICA in the scheme of construction known as ROYAL GARDEN lying and being at village Katemanivali, Taluka Kalyan on plot of land bearing Survey No. 63(p), 68(p), 73/1(p) and 128(p) situated at Shaktidham Complex Near Durga Mata Mandir, Kolsewadi, Katemanivali, Kalyan(E), Dist. Thane, (in Registration Sub. District Kalyan, District Registration Thane and within the local limit of Kalyan Dombivali Municipal Corporation.)

*Doshi*

*Joshi*



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दस्तावे. १५४ १२४
30/8/14

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



**SIGNED & DELIVERED**

by the within named

Promoters

M/S. ROYAL BUILDCON

through its Authorised Signatory

SHRI. ASHOK JAIRAM PAWSHE



*Signature of Ashok Jairam Pawshe*

In the presence of \_\_\_\_\_

*Signature of witness*



**SIGNED & DELIVERED**

by the within named

PURCHASER/S

SHRI/SMT. \_\_\_\_\_

MRS. VAISHALI SUNIL JOSHI

MR. SUNIL SHIVRAM JOSHI

In the presence of \_\_\_\_\_

*Signature of witness*



*Signature of witness*



**WITNESSES:**

1. Mohit Raghvani  
ULHAS RAOGAR



*Signature of witness*



2. Dattu A. Giram  
Dombivli



समावेशक आरक्षणाखाली  
सुधारीत बांधकाम परवानगी

कल्याण डोंबिवली महानगरपालिका, कल्याण



जा.क्र.कडोंमपा/नरवि/बांप/कवि/2023-28144

कल्याण डोंबिवली महानगरपालिका, कल्याण

दिनांक :- 01/12/2023

श्री./श्रीमती :- विनायक गोविंद काटदरे व इतर

कुलमुखत्यारपत्रक:-श्री.कृपाशंकर आर.शुक्ला

वास्तुशिल्पकार:- श्री.अशोक गोखले, कल्याण.

कल नं-४  
रस्त क्र. 258/198  
53/EU

विषय:- स.नं.१२८(पै.), ६३(पै.), स.नं.६८, ७३, हि.नं.१(पै.), मौजे-काटेमानिवली येथे बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ:- १) आपला दि.३०/०८/२०१२ रोजीचा श्री.अशोक गोखले, वास्तुशिल्पकार, कल्याण यांचे मार्फत सादर केलेला अर्ज क्र.२२०४१

२) मंजूरी आदेश पत्र क्र.कडोंमपा/नरवि/बांप/कवि/....., दि:.....

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं.१२८(पै.), ६३(पै.), स.नं.६८, ७३, हि.नं.१(पै.), मौजे-काटेमानिवली मध्ये २३८९०.०० चौ.मी. क्षेत्राच्या भूखंडावर २०४०६.६७ चौ.मी. चटई क्षेत्राच्या विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दि.३०/०८/२०१२ च्या अर्जास अनुसरून पुढील शर्तीस अधिन रहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे रहिवासी इमारतीच्या बांधकामाबाबत, सुधारीत बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहल या अटीवर हे संमतीपत्र देण्यात येत आहे.

इमारत क्र.१	-	Below तळ (पार्किंग) + स्टिल्ट + ०१ मजला ( रहिवास )
इमारत क्र.३ व ४	-	Below तळ (पार्किंग) + स्टिल्ट + ०१ मजला ( रहिवास )
इमारत क्र.२	-	Below तळ (पार्किंग) + स्टिल्ट + ०२ मजले ( रहिवास )
इमारत क्र.५	-	स्टिल्ट + १५ मजले ( रहिवास )
इमारत क्र.६	-	Below तळ (पार्किंग) + स्टिल्ट + १५ मजले ( रहिवास )
इमारत क्र.७	-	तळ मजला, स्टिल्ट ( रहिवास )

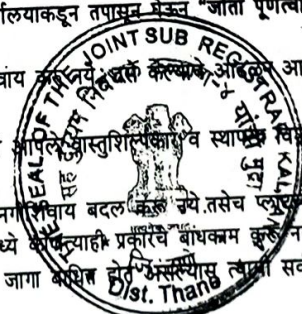
स्टिल्ट(पै), तळ(पै) + ०२ मजले (C.W.C.इमारत)  
नाईट शेल्टर-१ - तळ + ०४ मजले(पैकी)  
नाईट शेल्टर-२ - तळ + ०३ मजले

सहाय्यक संचालक

नगर रचना/कल्याण डोंबिवली महानगरपालिका

कल्याण डोंबिवली महानगरपालिकासाठी

- हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम/विकास करण्यास हक्क देत नाही
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभितचे व जोत्याचे बांधकाम केल्या- बाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोता पूर्णत्वाचा दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सादर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करण्यात येऊ नये. बांधकाम आल्यास सादरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची(स्ट्रक्चरल सेफ्टी)जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापक विभागात यांचेवर राहिल.
- नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगी शिवाय बदल करू नये तसेच लुप्त झाल्या हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बंधित होणे असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल.बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- जागेत जून भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.



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कल नं-४  
 हस्त क्र. १५४/१४  
 एक वर्षाचे अंतिम प्रमाणे

- १३) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय वृजवू नये.
- १३अ) महापालिकेस हस्तांतरीत करावयाचे C.W.C. व नाईट शेल्टरचे बांधकाम एकाच वेळी युक्त करून बांधकाम पूर्ण करून महापालिकेस हस्तांतरीत करणे बंधनकारक राहिल.
- १३ब) जोता पूर्णतेचा दाखला घेणेपूर्वी हायटेन्शन लाईन बाबत संबंधित विभागाचा 'ना-हरकत दाखला' सादर करणे बंधनकारक राहिल.
- १३क) महापालिकेस द्यावयाचे बांधकामाचे डी.पी.आर. मागवून त्यास मा.शहर अधियंता यांची तांत्रिक मंजूर घेवून त्याप्रमाणे बांधकाम करणे आपणांवर बंधनकारक राहिल.
- १४) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.)च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- १५) सदर प्रकरणी चुकीची व अपूर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.
- १६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरिता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भगवी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्याठीकाणी स्वखर्चाने वाहून टाकणे बंधनकारक राहिल.
- १७) प्रस्तुत भूखंडास पिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क.डों.म.पा. च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिल.
- १८) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.
- १९) गटाराचे व पावसांच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत तसेच बांधकामासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतःबांधकामासाठीच्या पाण्याची व्यवस्था करावी.
- २०) नकाशात रस्तारुंदीकरणाखाली दर्शविलेली जमीन तसेच अंतर्गत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल. तसेच भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती क.डों.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.
- २१) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी तानि.भू.अ.याचे मार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- २२) भूखंडातील विकास योजना रस्ते क.डों.म.पा.च्या सार्व.बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटार विकसित करून क.डों.म.पालिकेस विनामूल्य हस्तांतरित करावे.
- २३) भूखंडातील आरक्षित भाग भरणे करून व वाडेभिंतीचे बांधकाम करून रितसर करारनामा व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.
- २४) जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशामन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचे कडील ना-हरकत दाखला बांधकाम नकाशासह सादर करावा.
- २५) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- २६) वरीलप्रमाणे सर्व ना-हरकत दाखल्यांनुसार इमारतीचे नकाशात फेरबदल करणे आपणांवर बंधनकारक राहिल.
- २७) नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त रहणेसाठी/वणिज्य/शैक्षणिक/औद्योगिक उपयोग करावा.
- २८) भूखंडाचा पोहोच रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही.
- २९) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी, वास्तुशिल्पकार व स्थापत्यविशारद यांच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.
- ३०) ओल्या व सुक्या कच-यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करावी.
- ३१) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे.
- ३२) रेन वॉटर हार्वेस्टिंगबाबत मा.कार्यकारी अधियंता पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- ३३) प्रत्यक्ष जागेवर इमारतीचे बांधकाम चालू करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- ३४) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३५) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी 'उद्यान' विभागाकडील नाहरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- ३६) आपण सादर केलेल्या हमीपत्रानुसार अस्तित्वातील इमारत A-2, B-3 चे बांधकामास, बांधकाम पूर्णतेचा दाखला घेणे आपणांवर बंधनकारक राहिल.
- ३७) इमारतीचे बांधकाम सुरू करणेपूर्वी १२.००मी. रुंदीच्या रस्त्याबाबत आपण महापालिकेस मांडाविलेले बांधकाम जागेतून १२.००मी. रुंद रस्ता पक्क्या स्वरूपात तयार करणे बंधनकारक राहिल.

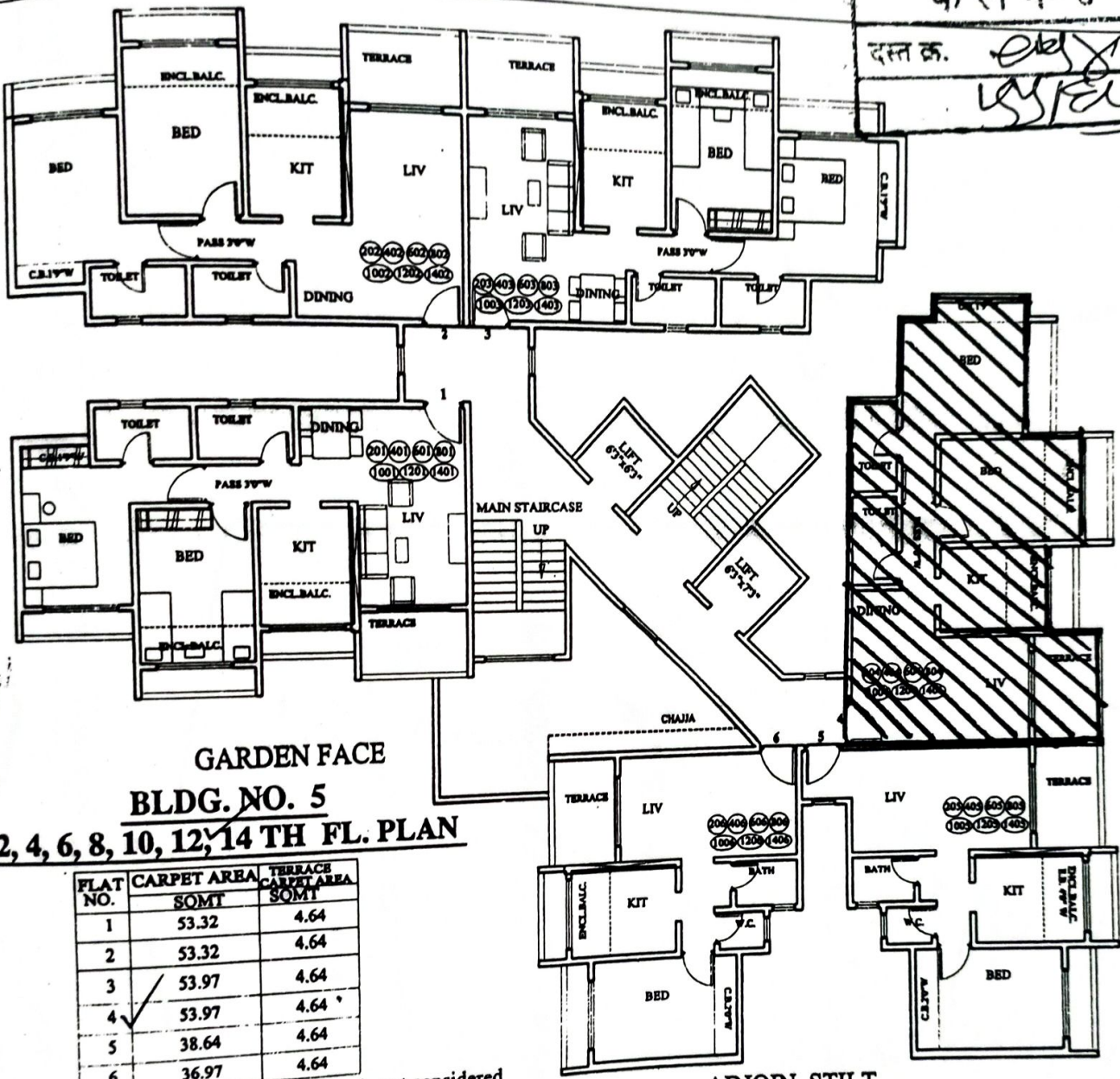
इशासः- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत प्रकल्पबाबत आपण महापालिकेस मांडाविलेले बांधकाम जागेतून १२.००मी. रुंद रस्ता अधिनियम १९६६ च्या तरतूदी नुसार दखलपत्र गुन्त्यास अर्ज रहावा.



- १) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डों.म.पा.कल्याण.
- २) करनिर्धारक व संकलक, क.डों.म.पा.कल्याण.
- ३) विद्युत विभाग, क.डों.म.पा.कल्याण.
- ४) पाणीपुरवठा विभाग, क.डों.म.पा.कल्याण.
- ५) प्रभाग क्षेत्र अधिकारी ' ड ' प्रभाग क्षेत्र, क.डों.म.पा., कल्याण.

Handwritten signatures and initials: 'K.P.R.', 'Johny', and 'S.P.' with a date '20'.

कलने-४  
 दस्तक. *[Signature]*  
*[Signature]*



**GARDEN FACE**  
**BLDG. NO. 5**  
**2, 4, 6, 8, 10, 12, 14 TH FL. PLAN**

FLAT NO.	CARPET AREA	TERRACE CARPET AREA
	SOMT	SOMT
1	53.32	4.64
2	53.32	4.64
3	53.97	4.64
4 ✓	53.97	4.64
5	38.64	4.64
6	36.97	4.64

Note: Column projection in the room is not considered in the carpet area.

ADJOIN STILT

**ROYAL GARDEN**  
**BLDG.NO. 5**

**PROPOSED BUILDING ON PLOT BEARING S.NO. 128(pt),63(pt),**  
**68, 73/1(pt), AT -KATEMANIVALI ,TAL-KALYAN(E),DIST-THANE.**

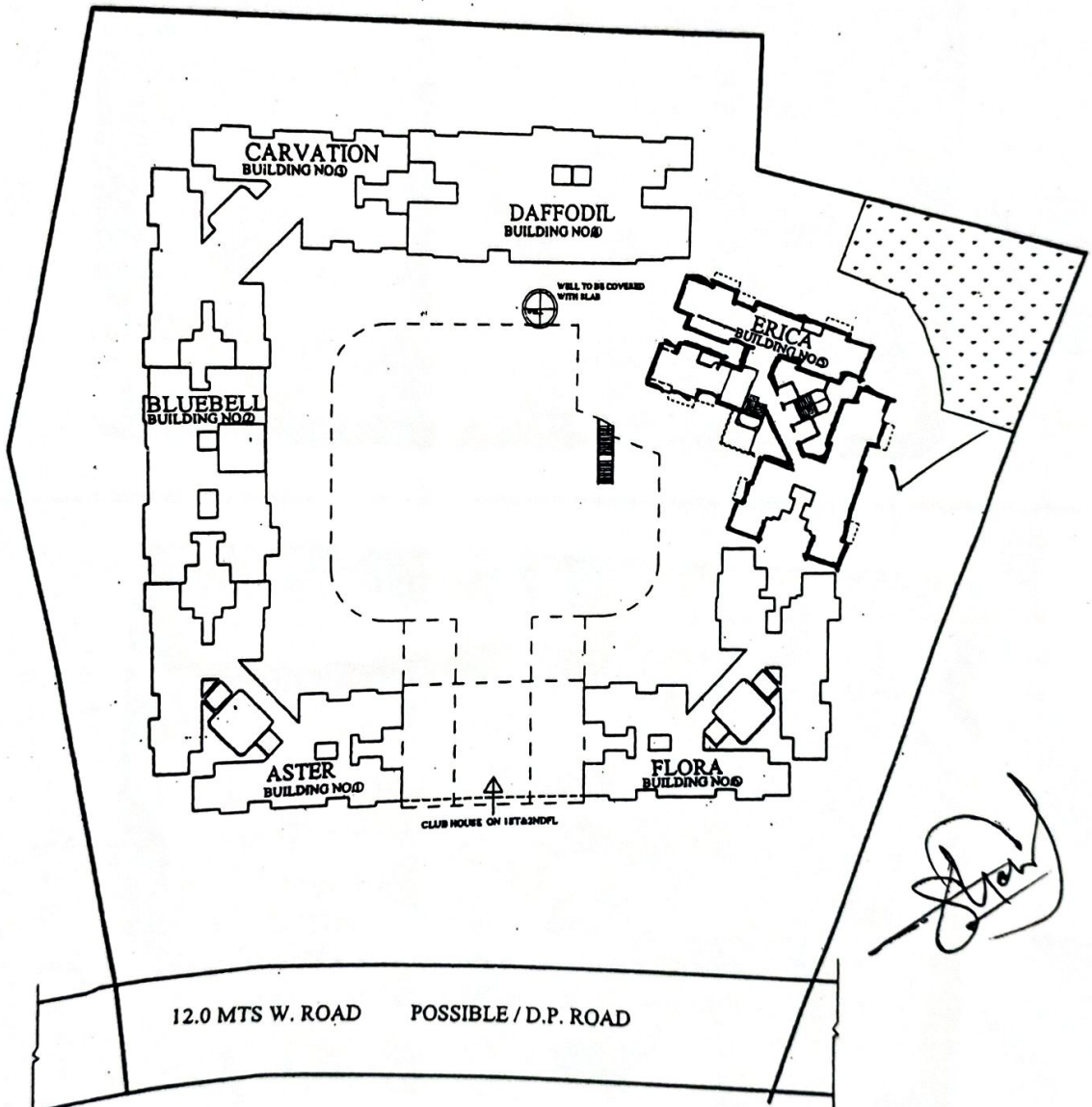
Revision no.2  
 03/08/2013

BUILDERS & DEVELOPERS  
**ROYAL BUILDCON**  
**KALYAN**

*[Handwritten signatures]*



कलने-४  
 दस्तावे. एच ४००  
 ५९९५



*[Handwritten signature]*

**LAYOUT PLAN**



*[Handwritten signature]*

*[Handwritten signature]*





28/02/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 954/2014

नोंदणी :

Regn:63m

## गावाचे नाव : 1) काटेमानिवली

- (1) विलेखाचा प्रकार करारनामा  
 (2) मोबदला 3956000  
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2755000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक असल्यास

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मौजे काटेमानिवली ता.कल्याण, जि ठाणे यथील स.नं. 63 पै., 68 पै. 73/1 पै. 128 पै. या मिळकती वरील रॉयल गार्डन या गृहसंकुलातील इमारत नं. 5, (इरिका) या इमारतीतील सदनिका नं. 1204, बारावा मजला, क्षेत्रफळ 53.97 चौ.मी. + 4.64 चौ.मी. कार्पेट क्षेत्रफळाच्या ओपन टेरेससह सदनिका हा था कराराचा विषय आहे. (( Survey Number : 63 पै., 68 पै., 73/1 पै., 128 पै. ))

1) 58.61 चौ.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:- मे. रॉयल बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार अशोक जयराम पावशे -- वय:- 52; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रॉयल रिसिडेन्सी, ब्लॉक नं: 103/ बी, रोड नं: विठ्ठलवाडी रेल्वे स्टेशन समोर, एस.टी. बस डेपो जवळ, काटेमानिवली, कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 421306 पॅन नं:- AANFR2485D

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

1): नाव:- वैशाली सुनिल जोशी वय:- 33; पत्ता:- प्लॉट नं. -, माळा नं: तिसरा मजला, इमारतीचे नाव: द्वारका को.ऑप. ही.सोसा, ब्लॉक नं: सदनिका नं: 12, रोड नं: बी.एस.एन.एल ऑफिस समोर, पुना लिंक रोड, काटेमानिवली, कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 421306 पॅन नं:- AMEPJ1046M  
 2): नाव:- सुनिल शिवराम जोशी वय:- 38; पत्ता:- प्लॉट नं. -, माळा नं: तिसरा मजला, इमारतीचे नाव: द्वारका को.ऑप. ही.सोसा, ब्लॉक नं: सदनिका नं: 12, रोड नं: बी.एस.एन.एल ऑफिस समोर, पुना लिंक रोड, काटेमानिवली, कल्याण पूर्व, महाराष्ट्र, ठाणे. पिन कोड:- 421306 पॅन नं:- AHL PJ1301K

(9) दस्तऐवज करून दिल्याचा दिनांक

22/02/2014

(10) दस्त नोंदणी केल्याचा दिनांक

28/02/2014

(11) अनुक्रमांक, खंड व पृष्ठ

954/2014

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

237360

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

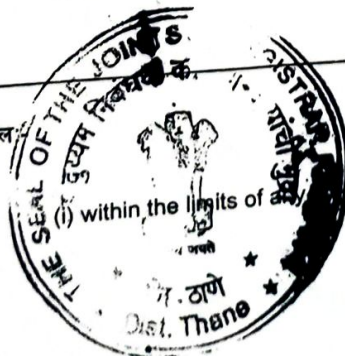
30000

(14) शेर



मुल्यांकनासाठी विचारात घेतलेला तपशील

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



Municipal Corporation or any Cantonment area annexed to it.



2/28/2014