

70/97

पावती

Original/Duplicate

Friday, January 03, 2014

नोंदणी क्र.: 39म

5:12 PM

Regn.: 39M

पावती क्र.: 205 दिनांक: 03/01/2014

मावाचे नाव: गौरीपाडा  
इस्तऐवजाचा अनुक्रमांक: कलान-1-97-2014

इस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: नंदकिशोर गोपाळ पाटील

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 1640.00

पृष्ठांची संख्या: 82

एकूण: ₹. 31640.00

आपणास मूळ दस्त, पॅबनेल प्रिंट व सीडी अंदाजे 5:28 PM ह्या वेळेत मिळेल.

Sub Registrar, Kalyan-1

बाजार मूल्य: ₹. 2964000/-

माबदला: ₹. 3203375/-

मरलेले मुद्रांक शुल्क: ₹. 207500/-

1) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

टीडी/घनादेश/पे ऑर्डर क्रमांक: MH000891946201314E दिनांक: 03/01/2014

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹. 1640/-

*Apate*

मुळ दस्तावेज परत मिळाला

पत्रकारासही सही

*सही*

सह. दुय्यम निबंधक कल्याण-१



**CHALLAN**  
MTR Form Number-6

GRN	MH000891946201314E	BARCODE	[Barcode]		Date	12/12/2013	Form ID	25.2
Department	Inspector General of Registration		REMARK		Payer Details		GR124(KLN1)	
Type of Payment	Registration Fees	AMOUNT	30000.00	DATE	03/01/2014	TAX ID (If Any)		
Sr.No.	800029201314	Deface Number	800029201314	PAN No. (If Applicable)				
Office Name in words	Thirty Thousand Rupees Only		Full Name		NANDKISHOR GOPAL PATIL			
Location	THANE		Flat/Block No.		SURVEY NO 52 HISSA NO 7/1			
Year	2013-2014 One Time		Premises/Building					
Account Head Details		Amount In Rs.	Road/Street		50.91 Sq Mtr. CARPET			
0030063301	Amount of Tax		30000.00	Area/Locality	VILLAGE GAURIPADA TAL-KALYAN DIST-THA			
			Town/City/District					
			PIN		4	2	1	3 0 1
				Remarks (If Any)		PAN2--PN=AMRUT BUILDERS KALYAN THRO		
						UGH ITS PARTNER DEEPAK RAMESH MEHTA		
						-CA=		
		Amount In	Thirty Thousand Rupees Only					
Total	30000.00		Words					
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	REF No.	00003002013121224754		IK38847067		
Cheque/DD No		Date		12/12/2013-15:30:00				
Name of Bank		Bank-Branch		STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date		347 , 13/12/2013				



Digitally signed by PRAKASH NAIK SO CHAVAN Date: 2014.01.03 19:44:54+05:30 Reason: See http://www.it-easy.info Location: India

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सह. मुख्य निबंधक कल्याण-9

207500/-

# AMRUT Pearl

सद. दूयम निवेदन क्रम-१  
२०१३

The Kalyan Janata Sahakari Bank  
Ltd. Kala Talao Branch, Yashwantrao  
Chavan Road, Kalyan (West)-421301  
D-515171VVC R: 0280705013 10 16

Ward No.  
Village : Gauripada, Kalyan  
Flat / Shop / area 50.91 sq.mtrs.(carpet)  
Mkt. Value 3454000/-  
Actual Value 3383375/-

FOR THE KALYAN JANATA SAHAKARI BANK LTD  
(Scheduled Bank) KALA TALAO BRANCH

शिरा 45505  
183561  
DEC 12 2013  
R.02075001-P05256  
INDIA STAMP DUTY MAHARASHTRA

## AUTHORISED SIGNATOR AGREEMENT FOR SALE

This Agreement made at KALYAN on this Monday of 16/12/13

### BETWEEN

M/s. AMRUT BUILDERS, a Partnership firm, having its office at Bldg., 69, Tardeo Road, Mumbai-400 034 through its partner Shri. Deepak Ramesh Mehta, hereinafter called and referred to as the PROMOTERS (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm at the time being, the survivors of them, their heirs, legal representatives, executors and assigns being the Party of the First Part.



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SHRI/SMT. NANDKISHOR GOPAL PATIL / USHA  
NANDKISHOR PATIL aged about 42/35 years, occupation SERVICE  
residing at D-404, VEDANT APART. WAYLE NAGAR  
KHADARPADA, KALYAN - (W)

Notary

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

WHEREAS all those pieces and parcels of land lying, being and situate at village Gauripada, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivali Municipal Corporation are owned by the person's hereinbelow:

Survey No.	H.No.	Area (Sq.Mtrs)	Name of Owners
52 [Old 71]	7/1 [Old 7P]	8000 sq.mtrs. Out of total area 8900 sq.mtrs.	M/s. Amrut Builder, through its partner Mr. Ramesh Anrutlal Mehta Mr. Deepak Ramesh Mehta

AND WHEREAS as per the revenue records, it appears that property referred herein above was originally owned by Mr. Kanha Dharma Manerkar alias Bhoir. After his death, the names of his legal heirs, Mr. Prakash Pandurang Manerkar alias Bhoir & others were entered in the revenue records of the said property vide mutation entry no.8 dated 17.11.1980. that Mr. Prakash Pandurang Manerkar alias Bhoir died on 02.11.1997 and the names of his legal heirs were entered in the revenue records of the said property vide mutation entry no.447 dated 05.11.2000.



AND WHEREAS that said Mr. Prakash Pandurang Manerkar alias Bhoir & others had entered registered Agreement for Sale dated 09.05.1983 in favour of Mr. Gopal Govind Patil & others only in respect of 2 acre (80 gunthas) out of total land of 89 gunthas. However, said transaction could not be completed and hence the said Agreement for Sale was cancelled mutually and accordingly Cancellation Deed dated 30.07.2010 was executed between the parties which was registered at the Sub Registrar of Assurance Kalyan. Thus the encumbrance of an Agreement for Sale dated 09.05.1983 was removed

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AT D. W. H. P. T. A. that Smt. Ambibai Pandurang Manerkar alias Bhoir & others executed a Development Agreement dated 15.11.2006 in favour of M/s. Amrut Builders, a partnership firm, through its partner Mr. Deepak Ramesh Mehta and the same was registered in the office of the Sub Registrar of Assurance Kalyan-1 on 16.11.2006 vide serial no. 6817 and also executed Power of Attorney dated 16.11.2006 and same was registered in the office of the Sub Registrar of Assurance Kalyan-1 on 16.11.2006 vide serial no. 613/2006. And the above said documents were executed in respect of 8000 sq.mtrs. out of the total area of 8900 sq.mtrs. of the said land.

AND WHEREAS after the execution of the said Development Agreement dated 15.11.2006 and Power of Attorney dated 16.11.2006, Smt. Ambibai Pandurang Manerkar alias Bhoir & others executed a Deed of Conveyance dated 10.12.2010 in favour of M/s. Amrut Builders thereby sold and transferred the said land of 8000 sq.mtrs. to them and same was registered in the office of the Sub Registrar of Assurance Kalyan-1 on 27.12.2010 vide serial no. 11814/2010, vide the said Conveyance Deed dated 10.12.2010, the original owners transferred and sold all their rights, title and interest in the above said property to M/s. Amrut Builders. And thereafter the said Deed of Conveyance was registered in the 7/12 extract of the said property and the M/s. Amrut Builders are in possession of the said land.



AND WHEREAS the Kalyan Dombivli Municipal Corporation has granted the interim sanction under its IOD bearing No. KDMP/NRV/BP/KV/85 dated 17.01.2012 and further the said property is also converted to non-agricultural use under the order of the Collector, Thane bearing no. Mahsul/K-1/T-VII/NAP/Gauripada-Kalyan/SR-17/2012 dated 03.05.2012 and in pursuance to the compliances of the IOD, the Kalyan Dombivli Municipal Corporation has also granted the building Commencement Certificate under its certificate bearing No. KDMP/NRV/BP/KV/2012-13/104 dated 16.07.2012.

AND WHEREAS in pursuance to the sanctioned plans and permissions and subject to the

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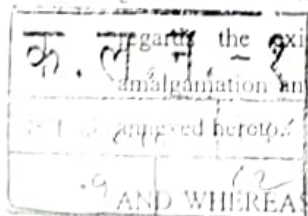
# PEARL AMPUT

terms, conditions, stipulations and compliances to be performed thereof, the Promoters are entitled to commence, carry out the construction work and presently the Promoters have decided to carry out the construction on the aforesaid property.

AND WHEREAS as per the sanctioned plans there are certain setbacks, reservations and other infrastructural facilities and amenities and the land comprising under the said reservations shall not form an integral part of the land to be conveyed to the cooperative housing societies in the said scheme of construction.

AND WHEREAS the Promoter has brought to the notice and knowledge of the Purchaser that they have proposed construction of additional buildings and / or additional floors thereof as permitted by the Kalyan Dombivli Municipal Corporation.

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered thereby amalgamating the said property with the other adjacent lands and having the consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible to be used and utilized on the said property as may be granted by the Kalyan Dombivli Municipal Corporation as well as the Promoters have intended to amalgamate the said property together with other abutting, adjoining and adjacent amalgamated properties thereby forming a single consolidated holding from time to time and further the Promoter have given the clear inspection of the plans and specifications to the Purchasers herein as



regarding the existing sanctioned buildings and the further proposed expansion, amalgamation and extension the said property and the same is also shown on the plan approved hereto.

AND WHEREAS the Promoter has clearly brought to the notice and knowledge of the Purchaser that there is a club house, etc., to be constructed on the said property and as the Promoter or his nominees has intended to acquire the adjacent properties and other abutting and appurtenant lands thereto and to carry on the scheme of construction by

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way of amalgamation and that on such amalgamation the facility of club house, recreational facilities and other common facilities of the present housing scheme will be used, utilized, availed and shared by the intending purchasers of the buildings to be constructed on the properties and the purchaser herein along with the other purchasers will not raise any objection, hindrance and/or obstruction for such use of the above facilities by the other intending purchasers and the purchaser herein has granted his/her express and irrevocable consent for the same and agree and assure that such above covenant shall always remain binding upon him;

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

AND WHEREAS in the scheme of construction known as "Amrut Pearl" as per the sanctioned plans and permissions there are certain setbacks, School and Road and other infrastructural facilities and amenities and the land comprising under the said reservations shall not form an integral part of the land to be conveyed to the cooperative housing societies in the said scheme of construction as shown on the plan annexed hereto and the same shall not form an integral part of the land to be conveyed to any cooperative housing society or any corporate body as the case may be and during the course of construction the Promoters shall have every right and authority to shift such reservations as permitted by the municipal authorities and to have additional construction of buildings permitted under the provisions of Development Control Rules and Regulations.



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

Date: 20/11/2012	
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# AMRUT Pearl

etc., therein at and for an aggregate price / consideration to be contributed and paid by them according to their respective agreements (similar to these presents) with the Promoters.

AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase acquire the said flats / shops / tenements / galas and garages etc., by becoming member / share holder / constituent of the proposed cooperative society and the Purchaser shall pay to the promoter Rs. 33,83,375/- (Rupees Thirty three lakhs eighty three thousand three hundred seventy five only) in respect of the said Flat / Shop No. 703 on 7<sup>th</sup> floor in Building known as 4 in — Wing, in the scheme known as "Amrut Pearl" area admeasuring 50.91 sq. metres carpet area (which is inclusive balconies, patio, flower bed, cupboard area) allotted to the Purchaser and shown and marked accordingly on the floor plan annexed hereto.

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



1. THE Promoter shall construct the buildings on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser

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has granted his express and irrevocable consent for the same. THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the flat / shop No. 703 on 7<sup>th</sup> floor in Building known as 4 in — Wing in the scheme known as "Amrut Pearl" area admeasuring 50.91 sq. metres carpet area (which is inclusive balconies, patio, flower bed cupboard area) and shown and marked accordingly on the floor plan annexed hereto hereinafter referred to as "the said premise.") for the consideration of Rs. 33,83,375/- (Rupees Thirty three lakhs eighty three thousand three hundred seventy five Only) and the Purchaser agrees to pay the above consideration in the following manner:

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The Purchaser agrees to pay the above consideration in the following manner.

Rs. 3,00,000/- As Earnest Money on execution of this Agreement.

Rs. 1,87,500/- on completion of R.C.C. work of Plinth work.

Rs. 1,87,500/- on completion of R.C.C. work of First Slab.

Rs. 1,87,500/- on completion of R.C.C. work of Second Slab.

Rs. 1,87,500/- on completion of R.C.C. work of Third Slab.

Rs. 1,87,500/- on completion of R.C.C. work of Fourth Slab.

Rs. 1,87,500/- on completion of R.C.C. work of Fifth Slab.

Rs. 1,87,500/- on completion of R.C.C. work of Sixth Slab.

Rs. 1,87,500/- on completion of R.C.C. work of Seventh

Rs. 1,87,500/- on completion of R.C.C. work of Eighth

Rs. 1,87,500/- on completion of R.C.C. work of Ninth Slab.



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Noted

Rs. 1,87,500/- on completion of R.C.C. work of Tenth Slab.

Rs. 1,87,500/- on completion of R.C.C. work of Eleventh Slab.

Rs. 1,87,500/- on completion of R.C.C. work of Twelveth Slab.

Rs. 1,87,500/- on completion of R.C.C. work of Thirteenth Slab.

1,87,500/-

on completion of R.C.C. work of Fourteenth Slab.



500/-

on completion of R.C.C. work of Fifteenth Slab.

50,000/-

on finishing items of the Buildings.

33,375/-

Balance on Possession.

RS. 33,375/-	
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The Promoters	
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conditions, stipulations and restrictions	

hereby agree to observe, perform and comply with all 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 Flat / Shop / Garage to the Purchaser, obtain from the concerned Local Authority, Occupation and/or Completion Certificate in respect of the Buildings.

Noted

*[Signature]*

Noted

The Flat / Shop / Garage Purchaser Shall on or before delivery of Possession of the Said premises keep deposited with the Promoters the following amounts:-

Rs.1,20,000/-

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- (i) For Legal charges for registration of the Society or Limited Company.
- (ii) For Share Money, Application Entrance Fees for the Society or Limited Company.
- (iii) For Formation and Registration of the Society or Limited Company.
- (iv) For Proportionate Share of M.S.E.B. work.
- (v) For Club house and other facility charges.
- (vi) For Proportionate Share of solar energy heating systems to be provided on Terrace.

The Purchaser at the time of execution of the agreement also agrees and assures to pay the requisite service tax, value added tax and other levies as may be levied by the state government and semi-government authorities and on payment of the above amounts the possession of the flat will be handed over.

It is hereby expressly agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be essence of contract. All the above respective payments shall be made within 7 days of the Promoters / Builders sending a notice to the Purchaser/s calling upon him / her to make payment of the same. Such notice is to be sent under certificate of posting at the address of the Purchaser/s mentioned above and this posting will be sufficient discharge to the Promoters / Builders.

2. The Promoter hereby agree to observe perform and comply with all the terms and conditions, stipulations if any which may have been imposed by the concerned authority at the time of sanction of the said plans or hereafter.



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67. THE Builders/Promoters shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,
68. PROVIDED and ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said building, and the Promoter in respect of the construction of these presents or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the Promoter. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.
69. This agreement shall, to the extent they are statutory, be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963, Maharashtra Act No. XV of 1997) and Rules made thereunder and any other provisions of Law Applicable hereto.



**SCHEDULE**

those pieces and parcels of land lying, being and situate at Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation bearing

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and bounded as follows :

- On or towards East : 30 mtr D.P. Road
- On or towards West : 52/10 .
- On or towards North : Sr. No :- 12 .
- On or towards South : 52/7 & 52/8
- together with all easement rights and benefits thereto



SIGNED, SEALED AND DELIVERED )

by the withinnamed Party of )  
the ONE PART, Partner of )  
M/s. AMRUT BUILDERS )  
in the presence of )

For, AMRUT BUILDERS

PARTNER



Mr. Deepak R. Mehta.

1.

2.

SIGNED, SEALED AND DELIVERED )

by the withinnamed Party of )  
the SECOND PART, )  
in the presence of )



(NANDKISHOR GOPAL PATIL)

1.

2.



(USHA NANDKISHOR PATIL)

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दस्ता क. ९९	२०१४
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03/01/2014

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दस्त क्रमांक : 97/2014

मोबशी :

Regn.03m

गायाचे नाव : 1) गीरीपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3383375
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2964000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	

1) पानिबेले नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मीचे गीरीपाडा स.नं. 52, हि.नं. 7 पैकी वरील अमृत पर्ल मधील बिल्डिंग नं. 4, सदतिका नं. 703, दातवा मजला, क्षेत्रफळ 50.91 चौ.मी. कार्पेट ( ( Survey Number : 52 ; HISSA NUMBER : 7 पैकी ; ) )

(5) क्षेत्रफळ 1) 50.91 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असंन देव्हा.

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

1): नाव:-मेमर्म जयश्री विन्डर्स तर्फे भागीदार दिपक रमेश मेहता यांचे कु.मु. म्हणुन मंदार कुलकर्णी - - वय:-25; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अरिहंत पूजा सोसा., ब्लॉक नं:-, रोड नं: गांधी नगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-

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

1): नाव:-नंदकिशोर गोपाळ पाटील वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वेदांत अपार्टमेंट, ब्लॉक नं: डी-404, रोड नं: वायले नगर, खडकपाडा, कल्याण प., महाराष्ट्र, ठाणे. पिन कोड:- 421301 पॅन नं:-ALFPP9156J

2): नाव:-उपा नंदकिशोर पाटील वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वेदांत अपार्टमेंट, ब्लॉक नं: डी-404, रोड नं: वायले नगर, खडकपाडा, कल्याण प., महाराष्ट्र, ठाणे. पिन कोड:- 421301 पॅन नं:-BPXPP5672K

(9) दस्तऐवज करून दिल्याचा दिनांक 02/01/2014

(10) दस्त नोंदणी केल्याचा दिनांक 03/01/2014

(11) अनुक्रमांक, खट व पृष्ठ 97/2014

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 207500

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर



सह. दुय्यम निबंधक कल्याण क्र. 9

मुण्यांकनासाठी विचारान घेतलेला नमूदीक:-

मुद्रांक शुल्क आकारणाना निवडलेल्या अनुक्रमांक :-



सह. दुय्यम निबंधक कल्याण क्र. 9  
Municipal Corporation or any Cantonment area

समावेशित आरक्षण धर्तीवर

सुधारित बांधकाम मंजूरी कल्याण



जा.क्र.कडोमपा/नरवि/बांघ/कवि/२०२२-२३/३०४/३८  
कल्याण डोंबिवली महानगरपालिका, कल्याण  
दिनांक - २१/५/२०२३

श्री./स्मिती:- **रमेश अमृत लाल मोडक**  
कुलमुहत्त्वारपत्रक :- श्री. —  
वास्तुशिल्पकार:- श्री. **आर. सी. मोडक डोंबिवली**

विषय:- सि.स.नं. — स.नं. ५२ हि.नं. ७१७ फ्लॉट नं. —  
नोजे- **जोशीपाडा** येथे बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ:- १) आपला दि. ३०/७/२२ रोजीचा श्री. आर. सी. मोडक यास.  
याचे मार्फत सादर केलेला अर्ज क्र. १९५२८  
२) अंतर्गत मंजूरी आदेशावर प्र. कडोमपा/नरवि/बांघ/कवि/ ८५  
दि. १०.१.२०१२

महाराष्ट्र प्रादेशिक व नगरवना अधिनियम १९६६ चे कलम ४४ तसेच न.जा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार सि.स.नं. — स.नं. ५२ हि.नं. ७१७ फ्लॉट नं. —  
नोजे- **जोशीपाडा** मध्ये ८०००.०० चौ.मी. क्षेत्राच्या भूखंडावर, ७१५९.६० चौ.मी.वर क्षेत्राच्या भूखंडाचा विकास करवयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक ३०.७.२०२२ मधील अर्जास अनुसरून पुढील शर्तीस अधिन उद्घृत पुढील शर्तीच्या जागेत हिच्या रंगाने दुकली दाखविल्याप्रमाणे **कळस, लोखंड, नळमजला, पाहिल्या मजला, दुसरा मजला, तिसरा मजला, चौथा मजला, पाचवा मजला, षष्ठ्या मजला, सातवा मजला, आठवा मजला, नववा मजला, दहावा मजला, अकरावा मजला, बारावा मजला, तेरावा मजला, चौदावा मजला, पंधरावा मजला, सहास्र, सौमिक, वाडे-पिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल. या अर्जावर हे समतीपत्र देण्यात येत आहे. कुडोमपास हस्तांतरित झाल्याचे बांधकाम क्षेत्र ३००.१३ चौ.मी. (तब्ब मजला ११)**

- इमारत क्र १ निग १ - स्क्वेअर + ६ मजला
- इमारत क्र २ निग २ - स्क्वेअर + ६ मजला
- इमारत क्र ३ निग ३ - स्क्वेअर + ७ मजला
- इमारत क्र ४ निग ४ - स्क्वेअर + ७ मजला (पाई)
- इमारत क्र ५ निग ५ - स्क्वेअर + ७ मजला
- इमारत क्र ६ निग ६ - स्क्वेअर + ५ मजला (पाई)

सहाय्यक संचालक  
नगर वना, कल्याण डोंबिवली महानगरपालिका

- १) हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तातडीसाठी एक वरिष्ठतरेचे वेध असेल, नंतर पुढील शर्तीसाठी मंजूरीपत्राचे नूतनीकरण नुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अंतिमत्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- २) नकारात हिच्या रंगाने केलेल्या दुकल्या आपल्यावर बंधनकारक राहतील.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- ५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाराप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- ६) वाडेपिंते व जोश्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाराप्रमाणे वाडेपिंतीचे व जोश्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोता पूर्णत्वाचा दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ७) सादर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सादरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- ८) इमारतीच्या बांधकामाच्या सुविधितेची (स्क्वेअर सेपाटी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्वागत्य विभागात यांचेवर राहिल.
- ९) नकारात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनमध्ये पूर्वपरवानगीशिवाय बदल करू नये, तसेच फ्लॉटच्या हद्दीत इमारती भोवती नोकळ्या सोडावण्याच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- १०) नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या रोजी प्रमाणे व प्राधान्याप्रमाणे झाले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाण्याच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १२) जागेत पुढे भाडेकरू असल्यास त्यांच्याबाबत योग्य हो स्वकृत्या कायद्याची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निपटकारण मालकाने करणे आवश्यक राहिल.
- १३) सादर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय मुजबू नये.

**Vishal.V. Shirke**

B.Com., LL.B.  
ADVOCATE

Correspondence: 50/6, Avadhut Co-operative Housing Society, Shivai Nagar, Thane (W).  
Mob.: 9869911010, Email: [vishalshirke78@yahoo.co.in](mailto:vishalshirke78@yahoo.co.in)

### Title Certificate

Ref :- All those pieces and parcels of land bearing survey no. 52 Hissa no. 7/1 (Old survey no. 71/7P), admeasuring 8000 sq. mtrs (OH-80R-0P) out of total area of 8900 sq. mtrs (OH-89R-0P) lying, being and situated at village Gauripada, Taluka Kalyan, District Thane.

Owner :- M/s Amrut Builders, a partnership firm, through its partners,

1. Mr. Ramesh Amrutlal Mehta
2. Mr. Deepak Ramesh Mehta

READ :-

- 1) 7/12 extracts of land bearing survey no. 52 Hissa no. 7/1 (Old survey no. 71/7P).
- 2) Search report dated 20.06.2011 in respect of land bearing survey no. 52 Hissa no. 7/1 (Old survey no. 71/7P) for the period of 35 years i.e. from 1977 to 2011.
- 3) Original copy of Development Agreement dated 15.11.2006 which is registered at the office of Sub Registrar Kalyan on 16.11.2006 at serial no. 6847/2006.
- 4) Original copy of power of attorney dated 16.11.2006 which is registered at the office of Sub Registrar of Assurances Kalyan at serial no. 613/2006.
- 5) Original copy of Conveyance Deed dated 10.12.2010 executed by M/s Amrut Builders with Smt. Ambibai Pandurang Manerkar & others which is registered at the office of the Sub Registrar of Assurances Kalyan at serial no. 11814/2010.
- 6) Original copy of Interim Development Permission (I.O.D.) dated 17.01.2012.
- 7) Original copy of NA order dated 03.05.2012 bearing no. Mahsul/K-1/T-



7/NAP/Gauripada-Kalyan/SR-17/2012, granted by the Collector, Thane.

8) Original copy of Commencement Certificate dated 16.07.2012 bearing no. KDMC/NRV/BP/KV/2012-13/104.

A) On perusal of the revenue records, it appears that property referred herein above was originally owned by Mr. Kanha Dharma Manerkar alias Bhoir. After his death, the names of his legal heirs, Mr. Prakash Pandurang Manerkar alias Bhoir & others were entered in the revenue records of the said property vide mutation entry no. 8 dated 17.11.1980. That Mr. Parakash Pandurang Manerkar alias Bhoir died on 02.11.1997 and the names of his legal heirs were entered in the revenue records of the said property vide mutation entry no. 239 dated 06.11.2000.

B) That said Mr. Prakash Pandurang Manerkar alias Bhoir & others were executed registered Agreement for Sale dated 09.05.1983 in favour of Mr. Gopal Govind Patil & others only in respect of 2 acre (80 gunthas) out of total land of 89 gunthas. However, the said transaction could not be completed and hence the said Agreement for Sale was cancelled mutually and accordingly Cancellation Deed dated 30.07.2010 was executed between the parties which was registered at the Sub Registrar of Assurances Kalyan. Thus the encumbrance of an Agreement for Sale dated 09.05.1983 was removed from the 7/12 extracts of the said property vide mutation entry no. 447.

C) That Smt. Ambibai Pandurang Manerkar alias Bhoir & others executed a Development Agreement dated 15.11.2006 in favour of M/s Amrut Builders, a partnership firm, through its partner, Mr. Deepak Mehta. The said Development Agreement dated 15.11.2006 was registered at the Sub Registrar of Assurances Kalyan - 1 on 16.11.2006 at serial no. 6847. The said Development Agreement was executed in respect of 8000 sq. mtrs. out of the total area of 8900 sq. mtrs of the said land. The said Smt. Ambibai Pandurang Manerkar alias Bhoir & others have also

**Vishal.V. Shirke**

B.Com., LL.B.  
ADVOCATE

Correspondence: 50/6, Avadhut Co-operative Housing Society, Shivai Nagar, Thane (W).  
Mob.: 9869911010, Email : [vishalshirke78@yahoo.co.in](mailto:vishalshirke78@yahoo.co.in)

executed power of attorney dated 16.11.2006 in favour of M/s Amrut Builders, a partnership firm, through its partner, Mr. Deepak Mehta. The said power of attorney was registered at the Sub Registrar of Assurances Kalyan - 1 on 16.11.2006 at serial no. 613/2006 to enable the developer to develop the said land of 8000 sq. mtrs out of total area of 8900 sq. mtrs.

D) After the execution of the said Development Agreement dated 15.11.2006, Smt. Ambibai Pandurang Manerkar alias Bhoir & others executed a Deed of Conveyance dated 10.12.2010 in favour of M/s Amrut Builders, thereby sold and transferred the said land of 8000 sq. mtrs to them. The said Conveyance Deed dated 10.12.2010 is registered on 27.12.2010 at the office of Sub Registrar of Assurances Kalyan - 2 at serial no. 11814. Vide said Conveyance Deed dated 10.12.2010, the original owners transferred and sold all their rights, title and interest in the above referred said property to and in favour of M/s Amrut Builders. Thereafter, the name of M/s Amrut Builders was entered in the 7/12 extracts of the said property. Thus M/s Amrut Builders becomes the absolute owner of above referred land bearing survey no. 52 Hissa no. 7/1 (Old survey no. 71/7P), admeasuring 8000 sq. mtrs (0H-80R-0P) lying, being and situated at village Gauripada, Taluka Kalyan, District Thane.

E) M/s Amrut Builders submitted an application dated 26.08.2011 through their architect to the Kalyan Dombivali Municipal Corporation for permission to carry out construction on the above referred land bearing survey no. 52 Hissa no. 7/1 (Old survey no. 71/7P), admeasuring 8000 sq. mtrs lying, being and situated at village Gauripada, Taluka Kalyan, District Thane. The Assistant Director, Town and Planning Department of Kalyan Dombivali Municipal Corporation by his order dated 17.01.2012 bearing outward no. KDMC/NRV/BP/KV/85 granted



॥ Shree ॥

☎ Mobile : 9820429462

(Resl) : 0251-2311731

# G. H. JAGTAP

B.Com.

## Searcher

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Bank of Maharashtra / Anand Sports, Station Road, Kalyan (W) - 421 301.

Resl. : Datta Kripa Niwas Hsg. Society, Chawl No. 1/4, Behind Sonali Bldg., Opp. Kala Talao, Thankar Pada, Kalyan (W) - 421 301.

Date :- 20/06/2011

### SEARCH REPORT

Re:- Property bearing New S.No. 52, H.No. 7 Pt, Old S.No. 71/7 Pt, Area 0 H - 81 R - 0 P + Pot Kharaba 0 H - 08 R - 0 P, Owner - Arun Pandurang Manerkar & Others, situated at Mouje GAURIPADA (Barave), Taluka Kalyan, District Thane.

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar of KALYAN-1 & 2 for the period of 35 years i.e. 1977 To 2011.

I could not take the search for the year 1977, 1978, 1984 & 1985 the Index-II Register is in torn condition, and for the year 2011 the Index II registers still not ready in the Office of Sub-Registrar KALYAN- 1 & 2.

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1977	Torn Condition	1995	NIL
1978	-- do --	1996	NIL
1979	NIL	1997	NIL
1980	NIL	1998	NIL
1981	NIL	1999	NIL
1982	NIL	2000	NIL
1983	Transaction	2001	NIL
1984	Torn Condition	2002	NIL
1985	-- do --	2003	NIL
1986	NIL	2004	NIL
1987	NIL	2005	NIL
1988	NIL	2006	Transaction
1989	NIL	2007	NIL
1990	NIL	2008	NIL
1991	NIL	2009	NIL
1992	NIL	2010	Transaction
1993	NIL	2011	Transaction
1994	NIL		

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

#### TRANSACTION FOR THE YEAR 1983 :-

Agreement for Sale Rs. 14,000/-;

S.No. 71/7 Pt, Area 2 Acre - 08 Gunthe Paiki Area 2 Acre - 00 Gunthe,

Vendor :- Prakash Pandurang Bhoir for Self, H.U.F. Karta Pudhari & Power of Attorney Holder for - 1) Arun Pandurang Manerkar, 2) Ambibal Nandurang Manerkar for Self & Natural Guardian for Minor - Sushila & Leela, 3) Droupadibal Mahadu Gavli,

Purchaser :- 1) Gopal Govind Patil, 2) Atmaram Govind Patil, 3) Bhiva Govind Patil, 4) Dattatray Ramchandra Patil, 5) Ankush Ramchandra Patil,

Date of Execution 09/05/1983 Date of Registration 13/05/1983; Regn.No. 1134 B;

#### TRANSACTION FOR THE YEAR 2006 :-

(Seen from SRO KLN - 1 Index II register)

Development Agreement Rs. 68,82,480/- Market Value Rs. 1,20,00,000/-;

S.No. 52/7 Pt, Area 8900 Sq.Meters Paiki Area 8000 Sq.Meters,

Vendor :- 1) Ambibal Nandurang Manerkar alias Bhoir, 2) Arun Pandurang Manerkar alias Bhoir, 3) Suman Arun Manerkar alias Bhoir, 4) Jijabal Prakash Manerkar alias Bhoir, 5) Pintu Prakash Manerkar alias Bhoir, 6) Shilpa Prakash Manerkar alias Bhoir, 7) Sachin Prakash Manerkar alias Bhoir, 8) Sushila Mangal Bajke, 9) Leelabal Ramchandra Patil, 10) Droupadi Mahadu Ghadge, 11) Surekha Girish Godkar,

Purchaser/Developers :- M/s.Amrut Builders Partnership Firm Through - Deepak Ramesh Mehta,

Date of Execution 15/11/2006 Date of Registration 16/11/2006; Regn.No. 6847; Stamp Duty Rs. 1,20,000/- Registration Fee Rs. 30,000/-



AMRUT PEARL BUILDING NO.4 CO-OPERATIVE HOUSING SOCIETY LIMITED	
[REGN.NO:TNA/KLN/HSG/(TC)/29532/2017-2018 DT 15.04.2017]	
PLOT NO.SURVEY NO 52,BUILDING NO.4, NEAR YOGIDHAM ROAD, GURU ATMAN CHOWK, GAURIPADA KALYAN:421301	
[EMAIL : AMRUTPEARL04@GMAIL.COM]	
Bill Month: Feb-23	Bill No.: 547
Name: Mr. Nandkishor Patil	Bill Date: 01-02-2023
	Due Date: 10-02-2023
Flat No.: 703	Area: 765.00 Sq/Ft
Bill Details/Particulars	Amount (in ₹)
Service & Utility Charges	769.00
Common Electricity Charges	346.00
Water Charges(KDMC)	192.00
Lift charges	216.00
Educational fund	10.00
Auditing Charges	18.00
Sinking fund	14.00
Building Maintenance Fund	43.00
Other Charges	687.00
Principal Amount: ₹182.00	Total: ₹2,295.00
Accumulated Interest: ₹235.00	Arrears: ₹417.00
	Interest on Arrears: ₹3.00
Rs. Two Thousand Seven Hundred and Fifteen	Grand Total: ₹2,715.00

1. Please note all cheque payments for maintenance are to be drawn in favour of "AMRUT PEARL B. NO.4 CHSL." On the reverse, top left-hand side of cheque mention Flat & Phone No. Drop your Cheque in Society's Cheque box by 10th of every month.
2. Interest will be charged @21% p.a. after the due date for the entire month.
3. For any discrepancy contact office-bearers/Taxofin Consultants. Member can also write a mail to [taxofinsociety@gmail.com](mailto:taxofinsociety@gmail.com) with cc to [amrutpearl04@gmail.com](mailto:amrutpearl04@gmail.com).
4. Member can also make the payment directly by **Mobikwik Payment App**.

FOR AMRUT PEARL BUILDING NO.4 CO-OPERATIVE HOUSING SOCIETY LIMITED



Hon. Secretary/Treasurer/Chairman/Authorized Signatory  
Account By: M/s. Taxofin Consultants | 9372 160 320 | [taxofinsociety@gmail.com](mailto:taxofinsociety@gmail.com) | Office Timing- Mon-Sat 11 am to 5 pm |  
"Sewa Paramo Dharna"  
Receipt No: 1310000

**PAYMENT RECEIPT**

Date: 09-01-2023

Received a sum of **₹2,300.00/-** (Rupees Two Thousand Three Hundred Only) from **Mr. Nandkishor Patil, Flat No.: 703** via NEFT on account.

Thanks for your payment.





# कल्याण डोंबिवली महानगरपालिका, कल्याण.



करांचे बिल वर्ष - 2023-2024

वर्ल्डर क्र. B

05

दिनांक 01/04/2023

ते दिनांक 31/03/2024

(महाराष्ट्र महानगरपालिका अधिनियम अनुसूचीतील प्रकरण ८ नियम ३९ अन्वये)

मालमत्ताचा अमृत महोगव

बिल क्र. : 46427

प्रभाग क्र. : B

मालमत्ता क्र. : B05016653900

खोली क्र. : 703

मिळकत धारकाचे नाव : NANDKISHOR GOPAL PATIL & USHA NANDKISHOR PATIL

दिनांक : 02-May-2023

विभाग क्र. : 05

एकूण क्षेत्रफळ (Sq. M) : 45.95

वापराचा प्रकार : Residential

मालमत्तेचा प्रकार : Building

पत्ता : BUILDING NO. 4, AMRUT PEARL, NEXT TO YOGIDHAM, OPP. TOWN PARK, GAURIPADA, KALYAN (W)

वार्षिक निवासी : 7940

करयोग्य बिगर निवासी : 0

मूल्य रु एकूण : 7940

अ.क्र.	करांचे तपशील	कर दर %	मागील बाकी रु	५		एकूण रक्कम रु
				01.04.2023 ते 30.09.2023	01.10.2023 ते 31.03.2024	
1	General Tax	27.5	0.00	1092.00	1092.00	2184.00
2	Road Tax	9.0	0.00	357.50	357.50	715.00
3	Conservancy tax	2.0	0.00	79.50	79.50	159.00
4	Water Supply Benefit Tax	12.5	0.00	496.50	496.50	993.00
5	Conservancy Benefit Tax	10.5	0.00	417.00	417.00	834.00
6	Kalyan MC Edn Tax	3.0	0.00	119.50	119.50	239.00
7	Tree Tax	1.0	0.00	40.00	40.00	80.00
8	Education Cess(Residential)	6.0	0.00	238.50	238.50	477.00
9	SWM Charges	0.0	0.00	300.00	300.00	600.00
	एकूण रुपये		0.00	3140.50	3140.50	6281.00
	एकूण तमा रुपये					0
	एकूण देय रक्कम					6281.00
	अंतिम देय दिनांक			दि. 31.08.2023	दि. 31.12.2023	

दरमहा १ टक्के व्याज आकारले जाणार असल्याने प्रत्यक्ष भरणा करते वेळी रक्कमेत वाढ होण्याची शक्यता आहे

अक्षरी रुपये :

sd/-

उप- आयुक्त (कर)

कल्याण-डोंबिवली महानगरपालिका, कल्याण.

सुचना मागील पानावर नमुद केलेल्या आहेत ) चुकभूल टावी घ्यावी

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