



DATE GRADE 1997

Ref.: - UC/KD/103/23

Date: - 12-09-23

TO WHOM SO EVER IT MAY CONCERN

Sub: - work progress on plot S. No 04 H. No 21 & S. No 12 H. No 1/3
At Village - Nandivali Tarfe Ambarnath, Tal - Kalyan.
Dist - Thane.

Approval No: -KDMC/ IPD/BP/27 Village /2022-23. 21.
Date: - 07/12/2022

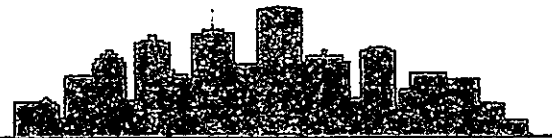
Respected sir,

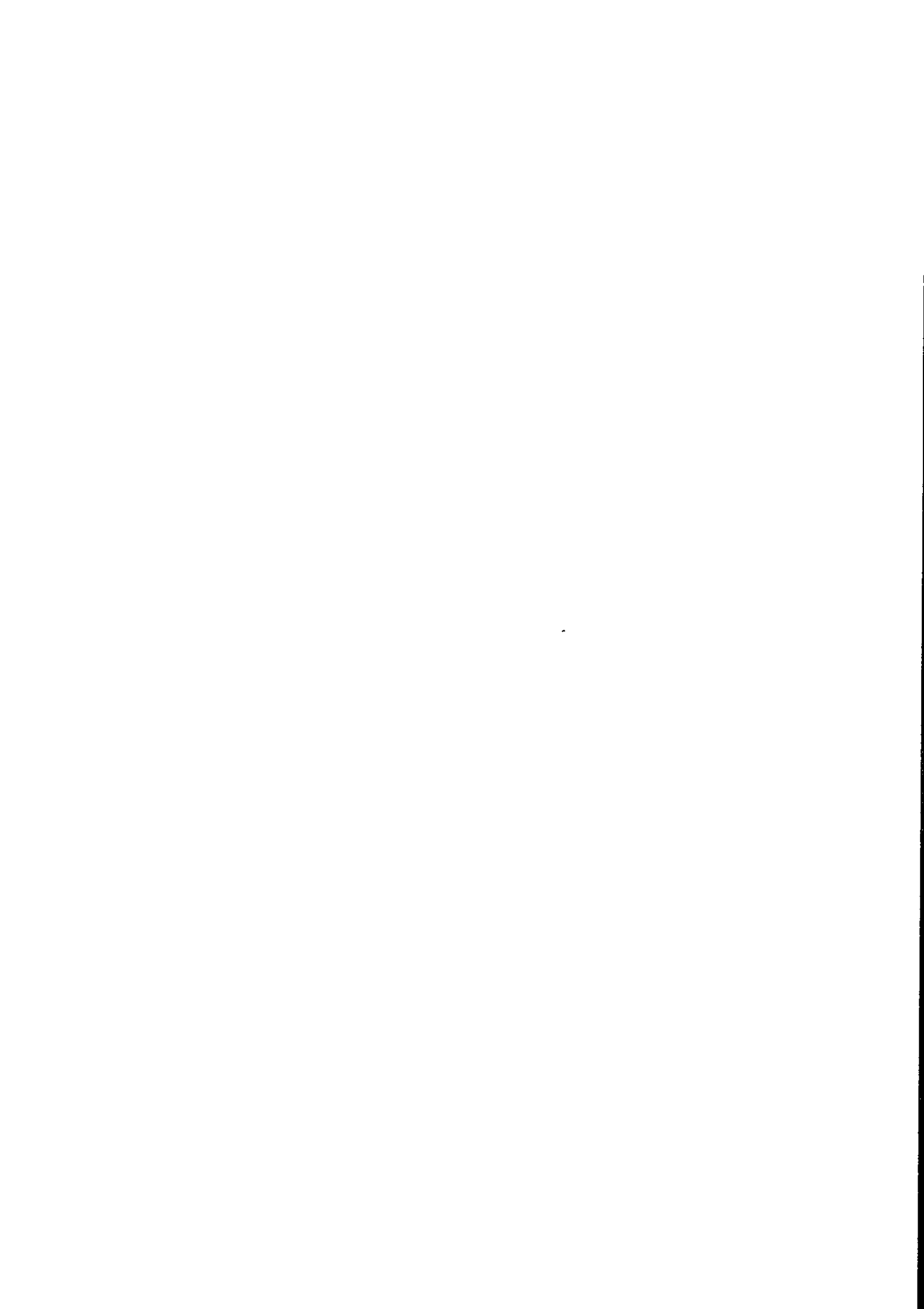
I, the undersigned Architect hereby certify that the 85% work
Is completed of the above mention site
Do the needful and oblige.



Thanking You.

Ar. Nikhil A. Borade.
Reg. No. CA/2018/97248







VEDANG
CONSTRUCTION

Office : Mamta Furnicher, Shop No.03, Ganraj Apt.,
Chinchpada Road, Vitthalwadi, Kolsewadi,
Kalyan (E) Thane - 421 306, Maharashtra
Site Office : Nandivali Koliwada, Shri Malang Road,
Near Nandivali Lake, Kalyan (E) 421 306

DATE :21/11/2023

To,
MR. RAJU SADASHIV WAGHMARE
MR. TEJAS RAJU WAGHMARE

SUB: DEMAND LETTER FOR PAYMENT

DEAR SIR,

BY THIS LETTER WE WANT TO INFORM YOU THAT YOU HAVE BOOKED A FLAT IN OUR PROJECT
"VEDANG LAKE CITY", NANDIVALI KOLIWADA NEAR NANDIVALI LAKE KALYAN EAST 421306 IN THE
BUILDING No. 1 FLAT NO. 204, ON 2nd FLOOR.

AS ON TODAY, THE WORK COMPLETED IS 85% & AS PER THE WORK CERTIFY YOU HAVE TO PAY
PROPORTIONATE AMOUNT. SO WE WOULD LIKE TO REQUEST YOU KIDNLY PAY THE FOLLOWING
AMOUNT ON OR BEFORE 30TH NOV 2023.

AGREEMENT VALUE	27,00,000 /-
85% WORK CERTIFY VALUE:	22,95,000 /-
LESS AMOUNT PAID:	2,70,000 /-
BALANCE AMT TO PAY:	20,25,000/-

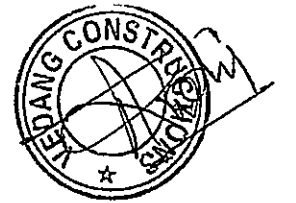
MAKE THIS PAYMENT ON TIME TO AVOID INTEREST 24% P.A.

Pay For Name: VEDANG CONST VEDANG LAKE CITY RERA

Acc No: 50200076815352

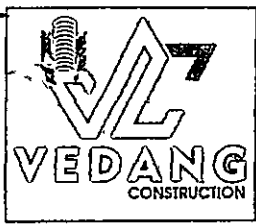
Bank Name-: HDFC BANK, RAMBAUG KALYAN WEST BRANCH

IFSC CODE:. HDFC0000194



THANKING YOU,





VEDANG CONSTRUCTION

Office : Mamta Furnicher, Shop No.03, Ganraj Apt.,
Chinchpada Road, Vitthalwadi, Koisewadi,
Kalyan (E) Thane - 421 306, Maharashtra

Site Office : Nandivali Koliwada, Shri Malang Road,
Near Nandivali Lake, Kalyan (E) 421 306

To:
The Assistant General Manager
State Bank of India
RACPC, Kalyan

Dear Sir,

I/We, VEDANG CONSTRUCTION and here by certify that:

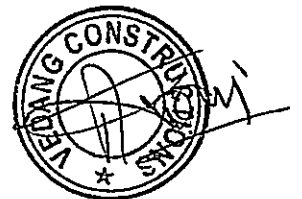
1. I/We have transferable rights to the property described below, which has been allotted by me/us to MR. RAJU SADASHIV WAGHMARE & MR. TEJAS RAJU WAGHMARE herein after referred to as "the purchasers" subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 18th NOV 2023 (herein after referred to as the "Sale document")

Description of the property	
Flat No./ House No.	204
Building No./Name	Building No. 1 – Vedang Lake City
Plot No	4/2/1, 12/1/3
Street No./Name	Malang Rd, Nandivali Terse Ambernath, Kalyan east
Locality Name	Nandivali Talav
Area Name	Kalyan east
City Name	Kalyan
Pin Code	421 306

2. That the total consideration for this transaction is Rs.27,00,000 /- (Rs. Twenty Seven Lacs Only) towards sale document

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.







**VEDANG
CONSTRUCTION**

Office : Mamta Furnicher, Shop No.03, Ganraj Apt.,
Chinchpada Road, Vitthalwadi, Kolsewadi,
Kalyan (E) Thane - 421 306, Maharashtra

Site Office : Nandivali Koliwada, Shri Malang Road,
Near Nandivali Lake, Kalyan (E) 421 306

5. **We not borrowed whose NOC for this transaction is enclosed herewith / We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.**

6. After receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

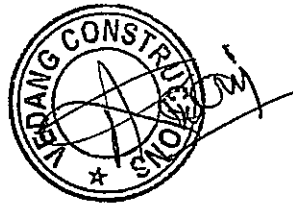
8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring **VEDANG CONST VEDANG LAKE CITY RERA** HDFC BANK RAMBAUG BRANCH Account No. **50200076815352** IFSC CODE **HDFC0000194**.

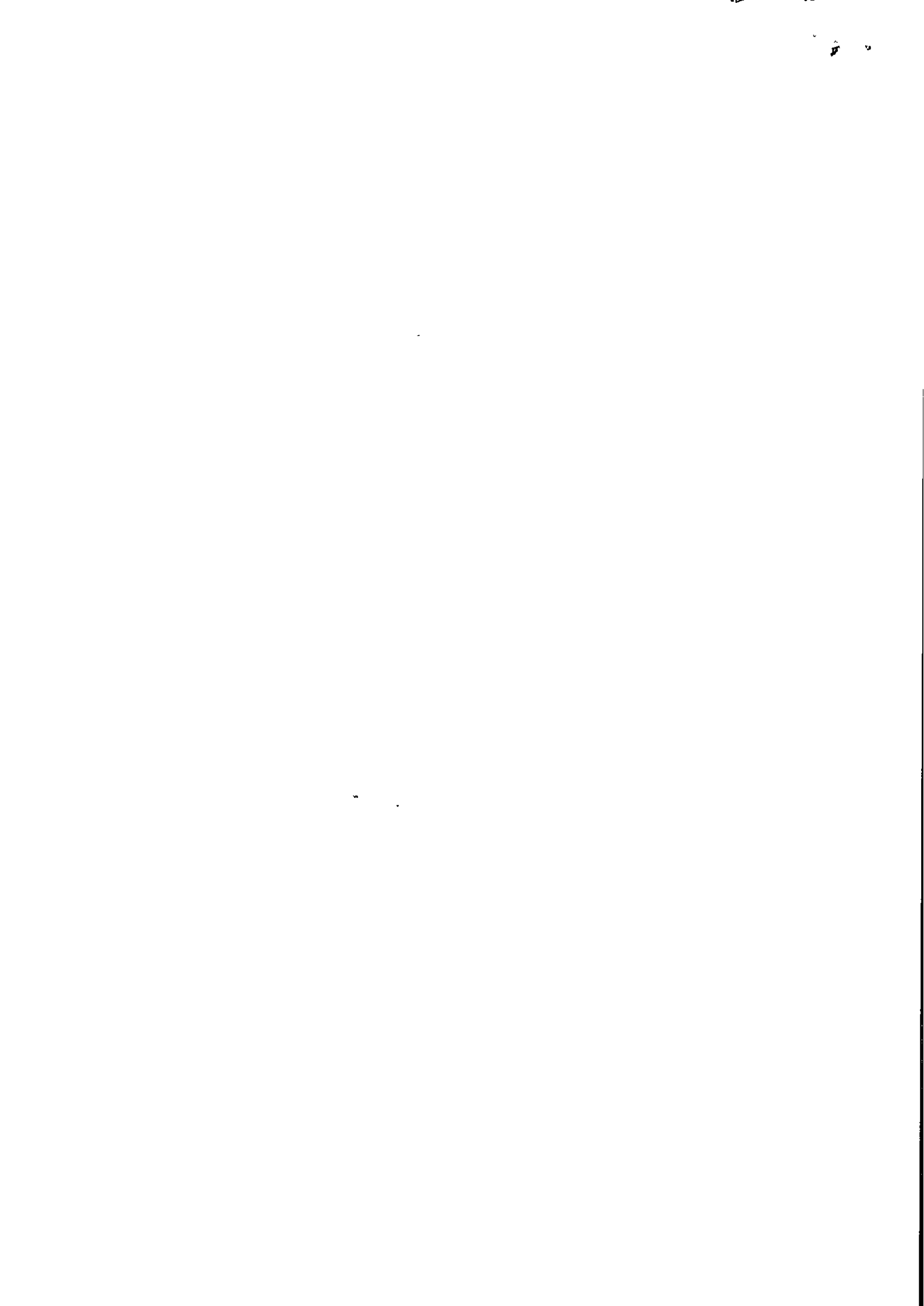
9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C "TEJAS RAJU WAGHMARE", and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide **PARTNERSHIP DEED DATED 25TH JAN 2021**.

Yours faithfully,

Authorized Signatory.
Name – ARVIND D TIWARI
Designation – PARTNER
Place - KALYAN
Date – 21-11-2023





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Receipt (pavti)

507/16185

पावती

Original/Duplicate

Saturday, November 18, 2023

नोंदणी क्र.: 39म

4.20 PM

Regn.: 39M

पावती क्र.: 16868 दिनांक: 18/11/2023

गावाचे नाव: नांदीवली तर्फे अंबरनाथ
दस्तऐवजाचा अनुक्रमांक: कलन5-16185-2023
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: राजू सदाशिव वाघमारे - -

नोंदणी फी रु. 27000.00
दस्त हाताळणी फी रु. 1680.00
पृथांची संख्या: 84

एकूण: रु. 28680.00

आपणास मूळ दस्त, थंवनेल प्रिंट, सूची-२ अंदाजे
4.40 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Kalyan 5

पु. रा. दु. यंत्रणे जिल्हाधिकारी कार्यालय क्र. ५

वाजार मूल्य: रु. 1427000/-

मोवदला रु. 2700000/-

भरलेले मुद्रांक शुल्क : रु. 189000/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1680/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 1123189200638 दिनांक: 18/11/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 27000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH011093837202324E दिनांक: 18/11/2023

वैकेचे नाव व पत्ता:

पु. रा. दु. यंत्रणे जिल्हाधिकारी कार्यालय क्र. ५

मूल्यांकन पत्रक (शहरी क्षेत्र - वांधीव)

18 November 2023 02:16:51 PM

Valuation ID 20231118557

कल-15

मूल्यांकनाचे वर्ष 2023
जिल्हा ठाणे
मूल्य विभाग तालुका कल्याण
उप मूल्य विभाग 53/169-मै.जे नांदिवली तर्फे अंबरनाथ गावामधून जाणाऱ्या हाजिमलंग-कल्याण रस्त्यालागतच्या जमिनी
क्षेत्राचे नाव Kalyan/Dombival Municipal Corporation सर्व्हे नंबर /न भू क्रमांक सर्व्हे नंबर#12

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजगापनाचे एकूण चौ मीटर
	2900	32600	37500	40800	37500	

वांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)	बांधकामाचे वर्गीकरण	उद्दवाहना सुविधा	मिळकतीचा वापर	मिळकतीचे वय	मजला	निवासी सदनिका	मिळकतीचे क्षेत्र	मिळकतीचा प्रकार	बांधकामाचा दर	कार्पेट क्षेत्र	
	43 769 चौ मीटर	1-आर सी सी	आहे	मिळकतीचा वापर	मिळकतीचे वय	मजला	निवासी सदनिका	0 TO 2वर्षे	1st To 4th Floor	मिळकतीचा प्रकार	बांधकामाचा दर	कार्पेट क्षेत्र

Sale type - First Sale

Sale/Resale of built up Property constructed after circular dt 02/01/2018

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs 32600/-

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)
= (((32600-2900) * (100 / 100)) + 2900)
= Rs 32600/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 32600 * 43 769
= Rs 1426869 4/-

क.ल.न.-७

दस्त क्र. १९९८५ २०२३

१ ७

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळधराचे मूल्य + मेडनार्डन मजला क्षेत्र मूल्य + लगनच्या गच्चीचे मूल्य (खुली वाळणी) + वरील मूल्य + बदिस्त-वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य - बदिस्त बांत्कने वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 1426869 4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs. 1426869 4/-
= ₹ चौदा लाख सव्वीस हजार आठ शे एकोणसत्तर 4/-

Home

Print



22
24
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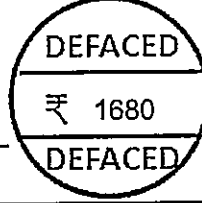


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1123189200638	Receipt Date	18/11/2023
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Received from Sub Registrar Office, Mobile number 0000000000, an amount of Rs.1680/-, towards Document Handling Charges for the Document to be registered on Document No. 16185 dated 18/11/2023 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.



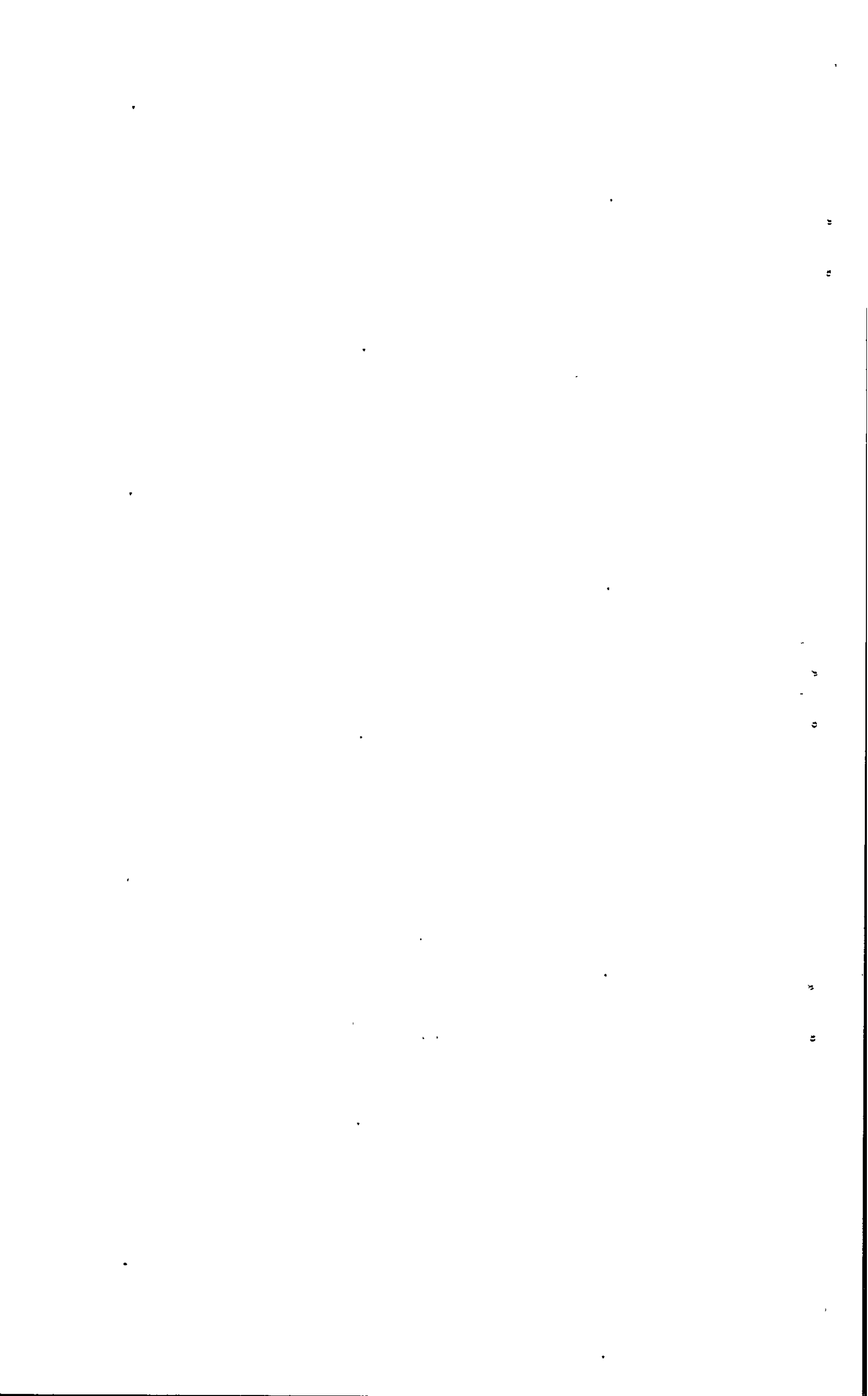
Payment Details

Bank Name	MAHB	Payment Date	18/11/2023
Bank CIN	10004152023111800609	REF No.	004707871
Deface No	1123189200638D	Deface Date	18/11/2023

This is computer generated receipt, hence no signature is required.

क.ल.न. - ५	
दस्तावेज क्र. ७८५	२०२३
३	८०







CHALLAN
MTR Form Number-6



GRN	MH011093837202324E	BARCODE	11 1093 8372 0232 4E		Date	18/11/2023-11:06:27	Form ID	25.2
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty Registration Fee			
Office Name					KLN5_KALYAN 5 JOINT SUB REGISTRAR			
Location					THANE			
Year					2023-2024 One Time			
Account Head Details					Amount In Rs.			
0030046401 Stamp Duty					189000.00			
0030063301 Registration Fee					27000.00			
Total					2,16,000.00			
Payer Details					TAX ID / TAN (If Any)			
					PAN No.(If Applicable) ABCPW7881J			
Full Name					RAJU S WAGHMARE			
Flat/Block No.					VEDANG LAKE CITY			
Premises/Building					NANDIVALI TARFE AMBERNATH			
Road/Street					KALYAN क.ल.न.-५			
Area/Locality					VEDANG			
Town/City/District					दस्तावेज क्र. 421/2023			
PIN					421006			
Remarks (If Any)					PAN2=AATFV8168R~SecondPartyName=MS VEDANG CONSTRUCTION-			
Amount In					Two Lakh Sixteen Thousand Rupees Only			
Words								
Payment Details					BANK OF MAHARASHTRA			
FOR USE IN RECEIVING BANK								
Cheque-DD Details					Bank CIN			
					Ref. No. 02300042023111801194 004629088			
Cheque/DD No.					Bank Date			
					RBI Date 18/11/2023-11:09:15 Not Verified with RBI			
Name of Bank					Bank-Branch			
					BANK OF MAHARASHTRA			
Name of Branch					Scroll No. , Date			
					Not Verified with Scroll			

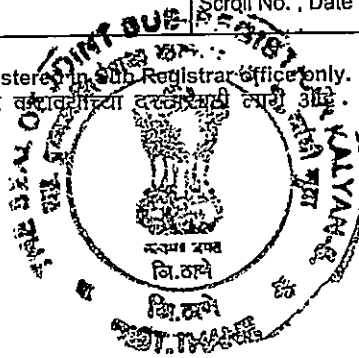
Department ID :

Mobile No 0000000000

NOTE:- This challan is valid for document to be registered in the Registrar office only. Not valid for unregistered document.

सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करायची आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

(Handwritten Signature)



(Handwritten Signature)

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1123189200638	Date 18/11/2023
Received from Sub Registrar Office, Mobile number 0000000000, an amount of Rs.1680/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.	
Payment Details	
Bank Name MAHB	Date 18/11/2023
Bank CIN 10004152023111800609	REF No. 004707871
This is computer generated receipt, hence no signature is required.	

क.ल.न.-५	
दस्तावेज क्र.	१९८५/२०२३
५	८०



क.ल.न.-५	
दस्तावेज क्र. २०२३	२०२३
६	८४

Village	Nandivali tarfe Ambernath
Flat/Shop No.	204
Area	29.74 Sq. Mt. Carpet + 10.05 Sq. Mt. Balcony
Market Value	Rs. 14,27,000
Actual Value	Rs. 27,00,000/-
Stamp Duty	Rs. 1,89,000



AGREEMENT FOR SALE

ARTICLE OF THIS AGREEMENT made at KALYAN on this
18th Day of NOVEMBER 2023

BETWEEN

M/S. VEDANG CONSTRUCTION, a registered partnership firm, having its Office at Shop No. 3, Ground Floor, Ganraj Apartment, Chinchpada Road, Kolsewadi, Kalyan (East), Tal. Kalyan, Dist. Thane 421 306 and assessed to Income Tax under Permanent Account Number (PAN: AATFV8168R) through its Partner **MR. ARVIND KUMAR DEVNARAYAN TIWARI**, age 39 year, hereinafter referred to as "**PROMOTER**"(which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors-in-interests and assigns) being the party of the **ONE PART**;

AND

1) **MR. RAJU SADASHIV WAGHMARE**, Age 49 years, Occ. Service/ Business, PAN No. : ABCPW7881J, AADHAR NO. : 3410 7184 0000,
2) **MR. TEJAS RAJU WAGHMARE**, Age 23 Years, Occ. Service/Business, PAN No. AGJPW7415N, AADHAR NO.: 6936 5663 3408, All R/at Room No-70/6, Municipal Chawl, Sewree Koliwada, Near Datta Mandir, Sewree, Mumbai-400015., hereinafter called and referred to as the **ALLOTTEE'S/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 OTHER PART**

Arvind

Raju

Tejas

WHEREAS Ramdas Dinkar Dhone and others are the owners and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Village Nandivali tarfe Ambernath, Taluka Kalyan, Dist. Thane, bearing Survey no. 12, H. No. 1/3 (Old 12/1/B), area admeasuring 2000 Sq. Meter, Out of Total area admeasuring 8140 Sq. Meter within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred as to the "Property No. 1" for the sake of brevity more particularly described in the "FIRST SCHEDULE" hereunder written.

AND WHEREAS Ramdas Dinkar Dhone and others are the owners and well and sufficiently entitled for all that piece and parcel of land laying, being situate at village Village Nandivali tarfe Ambernath, Taluka Kalyan, Dist. Thane, bearing Survey no. 4, Hissa No. 2/1 (Old 4/2), area admeasuring 1420 Sq. Meter within the limits of the Kalyan Dombivali Municipal Corporation hereinafter called and referred as to the "Property No. 2" for the sake of brevity more particularly described in the "FIRST SCHEDULE" hereunder written.

क.ल.नं. १
दस्ता क्र. १०३५/२०१३
Property no. 1

It appears from the revenue records in respect of the said land that the Hari Aba Dhone was the original owners of the said land after the death of Hari Aba Dhone names of his legal heirs i.e. Dunkur (Dinkar) Ragho Dhone and Waman Chango Dhone are mutated in revenue Records as per Mutation Entry No. 103.

After the death of the said Dinkar Ragho Dhone names of his legal heirs i.e. Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Ramdas Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle and Nirmala Datta Naik are mutated in revenue records vide mutation entry no. 286.

After the death of the said Waman Chango Dhone names of his legal heirs i.e. Baymabai Waman Dhone, Motiram Waman Dhone, Ganesh Waman Dhone, Tulshiram Waman Dhone, Dinesh Waman Dhone, Krishnabai Parshuram Patil, Savitribai Bharat Patil and Kalpana Sharad Mukadam are mutated in revenue records vide mutation entry no. 302.

That the owners of the said S. No. 12/1/B Land Ramdas Dinkar Dhone, Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle, Nirmala Datta Naik as party of first part and Baymabai Waman Dhone, Motiram Waman Dhone, Ganesh Waman Dhone, Tulshiram Waman Dhone, Dinesh Waman Dhone, Krishnabai Parshuram Patil, Savitribai Bharat Patil and Kalpana Sharad Mukadam as the party of the second part executed Exchange Deed (Partition Deed) on 17/05/2012, which is registered at the Office of Sub Registrar of assurances Kalyan 1, at Registration No. 1362/2012, on 18/05/2012. As per the said Exchange Deed (Partition Deed) area of 10640 Sq. meter out of 18640 Sq. meters allotted to the share of Ramdas Dinkar Dhone, Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle & Nirmala Datta Naik and area admeasuring 8000 Sq. meter out of 18640 Sq. meters allotted to the share of Baymabai Waman Dhone & others. That the effect of the said Exchange Deed (Partition Deed) is given in revenue record vide mutation entry no. 388.

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

Thereafter Ramesh Dinkar Dhone died and names of his legal heirs i.e. Adesh Ramesh Dhone, Roshana Mahesh Mahulkar, Kasturi Ramesh Dhone, Hrutika Ramesh Dhone, Riya Ramesh Dhone and Ranjana Ramesh Dhone are mutated in revenue records vide mutation entry no. 408.

After the death of Anubai Dinkar Dhone names of her legal heirs i.e. Ramdas Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle, Nirmala Datta Naik, Ranjana Ramesh Dhone, Roshana Mahesh Mahulkar, Kasturi Ramesh Dhone, Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone are mutated in revenue records vide mutation entry no. 447.

After the death of Janabai Dinesh Kawle names of her legal heirs i.e. Vikas Dinesh Kawle, Vaishali Mahesh Koli and Savita Dinesh Kawle are mutated in revenue records vide mutation entry no. 502.

That the owners of the said Survey No. 12/1/B 1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Janabai Dinesh Kawle, 5) Nirmala Datta Naik, 6) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh, Hrutika and Riya, 7) Roshna Mahesh Mahulkar, 7) Kasturi Ramesh Dhone executed a Conveyance Deed in favour of M/s. Saqlaini Builders through its partners 1) Wasim Ahmed Haji Sharif Ahmed Shaikh and 2) Mohammad Ilyas Mohammad Sddiq Qureshi, on 29/03/2016, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 2534/2016, on 29/03/2016, for the area admeasuring 0H-25R-00P (25 Guntha) out of total area 1H-06R-40P of Survey No. 12/1/B.

Thereafter area admeasuring 0H-25R-00P (25 Guntha) out of total area 1H-06R-40P are mutated in Revenue Record and on 7/12 extract in the name of M/s. Saqlaini Builders through its partners 1) Wasim Ahmed Haji Sharif Ahmed Shaikh and 2) Mohammad Ilyas Mohammad Sddiq Qureshi vide Mutation Entry No. 558.

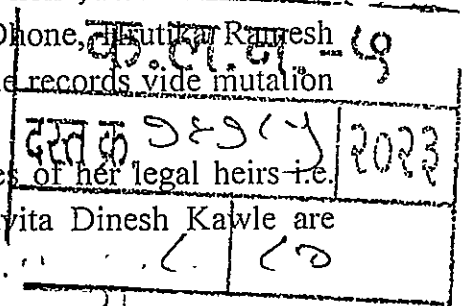
Thereafter pot hissa survey of Survey No. 12, Hissa No. 1 is done and the balance area i.e. 0H-81R-40P of Rohidas Dinkar Dhone and others are newly numbered as Survey No. 12, Hissa No. 1/3, area admeasuring 0H-81R-40P as per Mutation Entry No. 595.

That the owners of the said Land 1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Nirmala Datta Naik, 5) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone, 6) Roshna Mahesh Mahulkar, 7) Kasturi Ramesh Dhone, 8) Vikas Dinesh Kawle, 9) Vaishali Mahesh Koli and 10) Savita Dinesh Kawle executed a Development Agreement in favour of M/s. Vedang Construction, a partnership firm, through its Partner Arvind Kumar Devnarayan Tiwari, on 31/03/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5168/2022, on 07/04/2022, for the terms and conditions mentioned therein Wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari is the Developer/Builder/Promoter, for the area admeasuring 2000 Sq. Meter (0-20-00 H-R-P) out of 8140 Sq. Meter (0-81-40 H-R-P).

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That the owners of the said land 1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Nirmala Datta Naik, 5) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone, 6) Roshna Mahesh Mahulkar, 7) Kasturi Ramesh Dhone, 8) Vikas Dinesh Kawle, 9) Vaishali Mahesh Koli and 10) Savita Dinesh Kawle also executed a Power Of Attorney dated 07/04/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5169/2022, on 07/04/2022, Wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari is the Power of Attorney Holder, for the area admeasuring 2000 Sq. Meter (0-20-00 H-R-P) out of 8140 Sq. Meter (0-81-40 H-R-P)

क.ल.न.०	As stated above M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari, having
दस्तावेज नं. ५१६९/२०२२	Development rights in respect of the said 2000 Sq. Meter Land i.e. property no. 2 :-
€	Property no. 2 :-

It appears from the revenue records in respect of the said land that the Dagdu Gaikwad sold the said land of S. No. 4/2 to Hari Aba Dhone, as per mutation entry no. 50.

Thereafter said Hari Aba Dhone sold the said land of S. No. 4/2 to Dharma Kondu Babade, as per mutation entry no. 64.

Thereafter said Dharma Kondu Babade sold the said land of S. No. 4/2 to Hari Aba Dhone, as per mutation entry no. 67.

After the death of Hari Aba Dhone names of his legal heirs i.e. Dinkar Ragho Dhone and Waman Chango Dhone are mutated in revenue Records as per Mutation Entry No. 103.

After the death of the said Dinkar Ragho Dhone names of his legal heirs i.e. Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Ramdas Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle and Nirmala Datta Naik are mutated in revenue records vide mutation entry no. 286.

After the death of the said Waman Chango Dhone names of his legal heirs i.e. Baymabai Waman Dhone, Motiram Waman Dhone, Ganesh Waman Dhone, Tulshiram Waman Dhone, Dinesh Waman Dhone, Krishnabai Parshuram Patil, Savitribai Bharat Patil and Kalpana Sharad Mukadam are mutated in revenue records vide mutation entry no. 302.

Thereafter owners of the said land of S. No. 4/2 Ramdas Dinkar Dhone, Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle, Nirmala Datta Naik as party of first part and Baymabai Waman Dhone, Motiram Waman Dhone, Ganesh Waman Dhone, Tulshiram Waman Dhone, Dinesh Waman Dhone, Krishnabai Parshuram Patil, Savitribai Bharat Patil and Kalpana Sharad Mukadam as the party of the second part executed an Exchange

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Deed (Partition Deed) on 17/05/2012, which is registered at the office of Sub Registrar of assurances Kalyan 1, at Registration No. 4362/2012, on 18/05/2012. As per the said Exchange Deed (Partition Deed) area of 1430 Sq. meter out of 2630 Sq. meters allotted to the share of Ramdas Dinkar Dhone, Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle & Nirmala Datta Naik and area admeasuring 1200 Sq. meter out of 2630 Sq. meters allotted to the share of Baymabai Waman Dhone & others. That the effect of the said Exchange Deed (Partition Deed) is given in revenue record vide mutation entry no. 388.

After the death of Ramesh Dinkar Dhone names of his legal heirs i.e. Adesh Ramesh Dhone, Roshana Mahesh Mahulkar, Kasturi Ramesh Dhone, Hrutika Ramesh Dhone, Riya Ramesh Dhone and Ranjana Ramesh Dhone are mutated in revenue records vide mutation entry no. 408.

After the death of Anubai Dinkar Dhone names of his legal heirs i.e. Ramdas Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle, Nirmala Datta Naik, Ranjana Ramesh Dhone, Roshana Mahesh Mahulkar, Kasturi Ramesh Dhone, Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone are mutated in revenue records vide mutation entry no. 447.

Thereafter Janabai Dinesh Kawle names of her legal heirs i.e. Vikas Dinesh Kawle, Vaishali Mahesh Koli and Savita Dinesh Kawle are mutated in revenue records as per mutation entry no. 502.

Thereafter owners of the said Land area admeasuring 1480 Sq. meters 1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Nirmala Datta Naik, 5) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone, 6) Roshna Mahesh Mahulkar, 7) Kasturi Ramesh Dhone, 8) Vikas Dinesh Kawle, 9) Vaishali Mahesh Koli and 10) Savita Dinesh Kawle executed a Development Agreement in favour of M/s. Vedang Construction, a partnership firm, through its Partner Arvind Kumar Devnarayan Tiwari, on 31/03/2022, for terms and conditions mentioned therein which is registered at the office of Sub-Registrar Kalyan 5, at Registration No. 5168/2022, on 07/04/2022. Wherein Ramdas Dinkar Dhone and others are the Vendor/Owners and M/s. Vedang Construction, a partnership Firm, through its Partner Arvind Kumar Devnarayan Tiwari is the Developer/Builder in respect of survey no. survey no. 4/2 (new S. No. 4/2/1), area admeasuring 1480 H-R sq. meters.

That the owners of the said land 1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Nirmala Datta Naik, 5) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone, 6) Roshna Mahesh Mahulkar, 7) Kasturi Ramesh Dhone, 8) Vikas Dinesh Kawle, 9) Vaishali Mahesh Koli and 10) Savita Dinesh Kawle also executed a Power Of Attorney on 07/04/2022, which is registered at the

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office of Sub Registrar Kalyan 5, at Registration No. 5169/2022, on 07/04/2022, Wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari is the Power of Attorney Holder, in respect of survey no. 4/2 (new S. No. 4/2/1), area admeasuring 0-14-30 H-R-P.

As stated above M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari, having Development rights in respect of the said 1430 Sq. Meter Land i.e. property no. 2.

AND WHEREAS that the land of property no. 1 & 2 is collectively called and referred as "the project land"

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That, the Promoters have made a scheme for development of the said properties by constructing thereon residential units, shops, Offices etc. as per Plan Sanctioned from Kalyan Dombivali Municipal Corporation.

AND WHEREAS said Survey No. 12/1/3 area admeasuring about 8140 Sq. Meters is converted for Non-agricultural use as the letter issued by Tahsildar Kalyan under their outward no. Mahsul/T-2/Jaminbab-1/Rupantarankar/S.R. 207/22, dated 04/08/2022. That the entry of the said letter mutated in revenue records vide mutation entry no. 597.

AND WHEREAS said Survey No. 4/2/1 area admeasuring about 1430 Sq. Meters is converted for Non-agricultural use as the letter issued by Tahsildar Kalyan under their outward no. Mahsul/T-2/Jaminbab-1/Rupantarankar/S.R. 168/22, dated 04/07/2022. That the entry of the said letter mutated in revenue records vide mutation entry no. 598.

AND WHEREAS that the 7/12 extract of the said property is non-agricultural use.

AND WHEREAS the aforesaid Promoter by amalgamating said properties have obtained the building permission and commencement certificate from the Kalyan Dombivali Municipal Corporation for construction of building/s on the said Project Land under building commencement certificate bearing No. KDMC/TDP/BP/27VILLAGE/2022-23/21 dated 07/12/2022 for the said Project Land and such building permission provides for construction of

Building No. 1 – Stilt + First floor to Seven Floor (Residential)

Building No. 2 – Stilt (Part), Ground (Part) + First Floor to Third Floor (for MHADA)

AND WHEREAS in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work on the said property;

AND WHEREAS the Promoters declare that the above referred agreements, permissions and sanctions are valid, subsisting and completely in force;

AND WHEREAS the Promoter in terms of the above agreements, sanctions and approvals is entitled to develop the said project land and carry out the construction of the proposed buildings in the scheme of







construction in phase wise manner on the above said property by amalgamating the said property with adjacent pieces and parcels of land seeking, revisions, extensions, expansions, modification from time to time as per the provisions of law and to dispose of the residential flats/units constructed in the buildings 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 /Offices/units.

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AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase ESI and all other permissible to be used and utilized on the said property as may be granted by the Kalyan Dombivali Municipal Corporation as well as the Promoters have intended to amalgamate the 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 regards the existing sanctioned buildings and the further proposed expansion, amalgamation and extension the said property.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser herein for which the Purchaser has granted his/her express and irrevocable consent and confirmation for the same.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/her consent, the Allottee/Purchaser is offered a Flat/Unit/Shop/Office being No. 204 on 2nd floor, Building No. 1, having carpet area of 29.74 sq. meters along with Balcony admeasuring 10.05 sq. meters of the scheme of construction known as "VEDANG LAKE CITY"(herein after referred to as the "said premises") being constructed on the said property described in the First Schedule hereunder written

AND WHEREAS the Purchaser after going through the entire disclosures the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereon, the site infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and/or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has granted his/her express and irrevocable consent and confirmation for the same.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

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AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS the Promoters have registered his scheme of construction under the provisions of the real Estate (Regulation & Development Act, 2016 with the Real Estate Regulatory Authority and obtained the Registration bearing No. P51700049598 dated 15/02/2023 as per the present sanctioned plan and permission.

AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

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

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

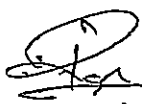
AND WHEREAS the authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate of Occupancy Certificate of the said Building and the said fact of such status of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the purchaser herein.

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 Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.







AND WHEREAS the Purchaser has applied to the Promoter for allotment of Flat/Unit/Shop/Office being No. 204 on 2nd floor, Building No. 1 in the building known as "VEDANG LAKE CITY" being constructed being constructed on the said property described in the Schedule hereunder written being the said premises.

AND WHEREAS the carpet area of the said premises is 29.74 square meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or veranda area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.

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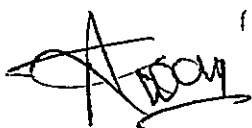
AND WHEREAS the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing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

AND WHEREAS prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand only), being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

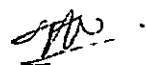
AND WHEREAS under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

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

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.
- 1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. 204 of the type 1 BHK of carpet area admeasuring 29.74 sq. metres on 2nd floor in the Building No. 1 (hereinafter referred to as "the Building No-1") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. 27,00,000/- including Rs. _____/- being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are







more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing No _____ situated at _____ Basement and/or stilt and /or _____ podium being constructed in the layout for the consideration of Rs. _____/-

क.ल.क. (क)	The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered
दस्तावेज (क)	parking spaces bearing No _____ situated at _____ Basement and/or stilt and /or _____ podium being constructed in the layout
34 1(b)	for the consideration of Rs. _____/- The total aggregate consideration amount for the Flat excluding garages/covered parking spaces is thus Rs. 27,00,000/-

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs _____ (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that PROMOTERS the balance amount of Rs. _____/- (Rupees _____ only) in the following manner:-

i. Amount of Rs. _____/- (Rupees _____ only) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement

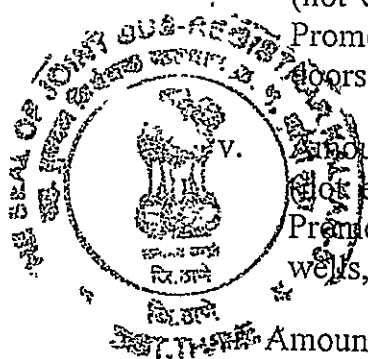
ii. Amount of Rs. _____/- (Rupees _____ (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.

iii. Amount of Rs. _____/- (Rupees _____ (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.

iv. Amount of Rs. _____/- (Rupees _____ (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings floors and windows of the said Apartment.

Amount of Rs. _____/- (Rupees _____ (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.

Amount of Rs. _____/- (Rupees _____ (not exceeding 85% of the total consideration) to be paid to the Promoter 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..



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vii. Amount of Rs. _____/- (Rupees _____)
(not exceeding 95% of the total consideration) to be paid to the Promoter 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 maybe prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

viii. Balance Amount of Rs. _____/- (Rupees _____)
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.

The Cheque / DD / Pay order to be drawn in favour of
M/S. VEDANG CONSTRUCTION,
A/C No: 50200076815352
IFSC CODE: HDFC0000194
Bank: HDFC Bank
Branch: Rambaug Kalyan West

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

1(e) 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 Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The PROMOTER may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ _____ % per annum for the period by which the respective instalment has been preponed. The provision of allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to a Purchaser by the PROMOTER.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation gap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then PROMOTER shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the PROMOTER shall demand

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additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(h) The Purchaser authorizes the PROMOTER to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the PROMOTER may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the PROMOTER to adjust his payments in any manner.

2.1. The Promoters 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 Flat to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2. Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment 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 in clause 1(c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 3430.00 square meters only and Promoter has planned to utilize Floor Space Index of 15786.35 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 Regulation 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 Promoter has disclosed the Floor Space Index of 3360.79 as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4. If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this

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Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

- 4.2. Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement: Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, 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 Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall give possession of the Apartment to the Allottee on or before **31st day of December 2025**. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid:

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, in the completion of building in which the Apartment is to be situated as 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.

- 7.1. **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3(three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The

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Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

- 7.2. The Allottee shall take possession of the Apartment within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartments are ready for use and occupancy:
- 7.3. Failure of Allottee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

- 7.4. If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building 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 Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of *residence/office/show-room/shop/godown for carrying on any industry or business>(*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other allottee(s) of Apartments in the building shall join informing and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide 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 or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and forward to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws, for the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case maybe, or any other Competent Authority.

- 9.1. The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

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- 9.2. The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the ~~Vendor/Lessor/Original~~ Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.
- 9.3. Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/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 building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. _____/- per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.
10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-
- (i) Rs. _____ for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
 - (ii) Rs. _____ for formation and registration of the Society or Limited Company/Federation/ Apex body.
 - (iii) Rs. _____ for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body.
 - (iv) Rs. _____ for deposit towards provisional monthly contribution towards outgoings of a Society or Limited Company/Federation/ Apex body.
 - (v) Rs. _____ For Deposit towards Water, Electric, and other utility and services connection charges & _____
 - (vi) Rs _____ for deposits of electrical receiving and Sub Station provided in Layout
11. The Allottee 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.

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12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' 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 Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' 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 favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:

The Promoter hereby represents and warrants to the allottee as follows:

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i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has 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;

ii. The Promoter has 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;

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

iv. 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;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/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 building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

vii. The Promoter has 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/Plot which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;

- ix. At the time of execution of the conveyance deed of the structure to the Association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
- x. The Promoter has duly paid and shall pay 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;
- xi. 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 Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-
- i. To maintain the Apartment at the Allottees own cost in good and tenantable 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 building 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 building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii. 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 building 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 building in which the Apartment is situated, including entrances of the building in which the Apartment is situated, and if case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. 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 Promoter to the Allottee and shall not do or suffer to be done anything in or to the building 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 Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. 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

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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 building in 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 building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

- v. 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 building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. 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 building in which the Apartment is situated.

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

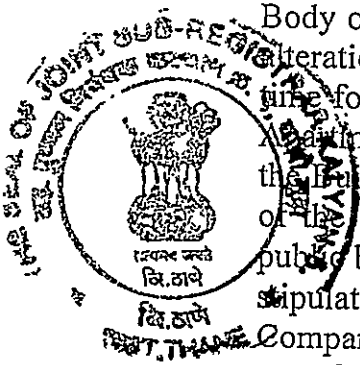
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose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

- ix. The Allottee 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 Allottee to the Promoter under this Agreement are fully paid up.

- x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited

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Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter 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.

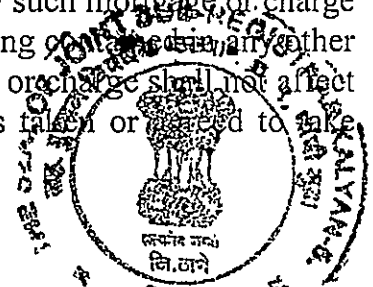
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15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. 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 or of the said Plot and Building or any part thereof. The Allottee 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 Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned..

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[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 Allottee who has taken or agreed to take such [Apartment/plot].



18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee 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 Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in

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connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, 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/building, as the case may be.

20. RIGHT TO AMEND

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

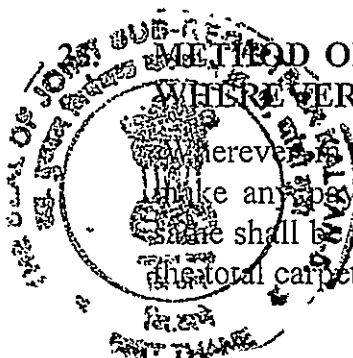
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PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES

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 Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder 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 thereunder 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.



METHOD OF CALCULATION OF PROPORTIONATE SHARE WHERE REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the share shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the [Apartments/Plots] in the Project.

24. FURTHER ASSURANCES

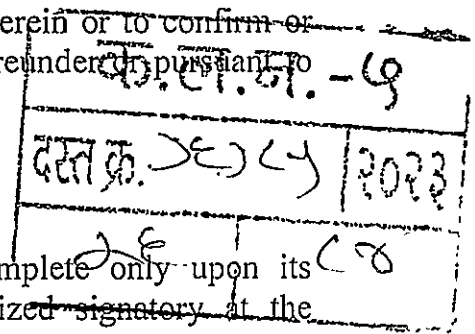
Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this

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Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder in pursuance of any such transaction.



25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter 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.

26. The Allottee and/or Promoter 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 Promoter will attend such office and admit execution thereof.
27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

- 1) MR. RAJU SADASHIV WAGHMARE
- 2) MR. TEJAS RAJU WAGHMARE

Room No-70/6, Municipal Chawl, Sewree Koliwada, New Market, Mandir, Sewree, Mumbai-400015.,

Notified Email ID: _____

M/S. VEDANG CONSTRUCTION

Address - Shop No. 3, Ground Floor, Ganraj Apartment, Chinchpada Road, Kolsewadi, Kalyan (East), Tal. Kalyan, Dist. Thane 421 306.

Notified Email ID: vedang.construction222@gmail.com

It shall be the duty of the Allottee and the promoter 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 promoter or the Allottee, as the case may be.

28. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee 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 Allottees.

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29. **Stamp Duty and Registration:-**The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

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

31. **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 ~~for~~ at the time being in force and the _____ courts will have the jurisdiction for this Agreement

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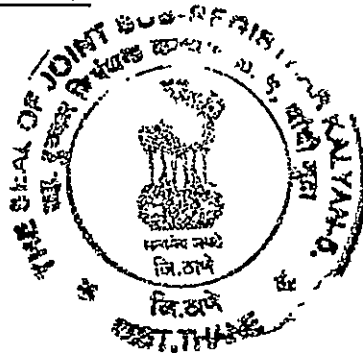
IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Kalyan in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE OF THE DEVELOPABLE LAND

All those pieces and parcels of land lying and situated at village Nandivaltarfe Ambernath, Taluka Kalyan, Dist. Thane, bearing Survey no. 12, H. No. 1/3 (Old 12/1/B), area admeasuring 2000 Sq. Meter, Out of Total area admeasuring 8140 Sq. Meter and Survey no. 4, Hissa No. 2/1 (Old 4/2), area admeasuring 1430 Sq. Meter within the limits of the Kalyan Dombivali Municipal Corporation. The said piece of land bounded as follows:

The said property is bounded as follows:

On Or Towards East	:	On
Or Towards West	:	On
Or Towards North	:	On
Or Towards South	:	On



SECOND SCHEDULE ABOVE REFERRED TO

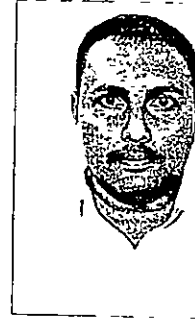
All these pieces and parcels of land within the Village Nandivaltarfe Ambernath, Taluka Kalyan, District Thane, within the limit of Kalyan Dombivali Municipal Corporation and Sub-Registrar Kalyan at Gandhare Building knows as "VEDANG LAKE CITY", Flat/Unit/Shop/Office being No. 204 on 2nd floor, having carpet area of 29.74 sq. meters along with Balcony admeasuring 10.05 sq. meters.

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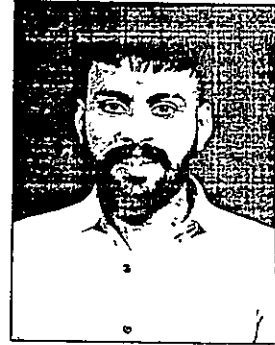
SIGNED & DELIVERED by the within named
ALLOTTEE'S

1) MR. RAJU SADASHIV WAGHMARE

Allottee/s

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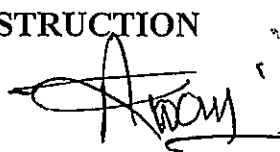
2) MR. TEJAS RAJU WAGHMARE

Allottee/s

SIGNED & DELIVERED by the within named
PROMOTER

M/S. VEDANG CONSTRUCTION

Through its Partner

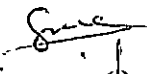




MR. ARVIND KUMAR DEVNARAYAN TIWARI



Promoter

IN PRESENCE OF WITNESS:

1. सुमित मागे 
2. विश्व जीधव 



RECEIPT

Received a sum of Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand only) from time to time prior to execution of this agreement in the following manner

Date	Cheque/RTGS No.	Amount	Bank Name
25/10/2023	000001	1,00,000/-	HDFC Bank
16/11/2023	NEFT	1,70,000/-	

from the purchaser herein as and by way of advance/ part consideration.

क.ल.न.-७	
दस्तावेज	25/10/2023
२९	०८

Rs. 2,70,000/-

We say received


M/S. VEDANG CONSTRUCTION

Through its Partner


MR. ARVIND KUMAR DEVNARAYAN TIWARI

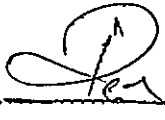


क.ल.न.-९	
दस्तक्र. ३६८७	२०२३
३०	८४

॥ हमीपत्र ॥

मी/आम्ही खालील स्वाक्षरी करणार लिहून देतो की, सदर प्रोजेक्ट मधील विक्री केलेल्या करारनाम्यामध्ये निवासी सदनिका क्र. २०४....., व्यापारी गाळा क्र. यांचेसाठी आच्छादित किंवा खुले वाहन तळ (Parking) देण्यात आलेले नाही.

दस्त लिहून देणार यांची स्वाक्षरी 

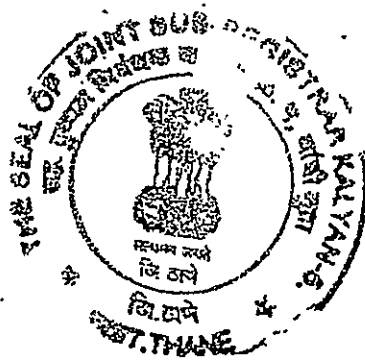
दस्त लिहून घेणार यांची स्वाक्षरी 





क.ल.न.-५	
दस्तावेज क्र. १९९५	२०२३
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क.ल.न.-५

दस्तावेज क्र. २९०८७ २०२३

३२

८४



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ चौकी नियम ३, ५, ६ आणि ७]

दस्तावेज क्र. ५५२९८९)

तालुका - कल्याण

जिल्हा - ठाणे

21862955433

४/२/१

भोग घटवत व-१

जोनचे स्थानीक नाव

क्र. क्रमांक	आकारणी	आत क्र.	भूगवटादाराचे नाव	क्षेत्र	आकार	पा.ख	फेरफार क्र	कुळ, खड व इतर अधिकार
१	०१४३०	१६५	रामदास दिनकर ढोणे				(५८६)	कुळाचे नाव व खड
२	०१४३०		सोहेदास दिनकर ढोणे				(५८६)	
३	०१४३०		राजेश दिनकर ढोणे				(५८६)	इतर अधिकार
४	०१४३०		रजनीकांत दिनेश कावळे				(५८६)	अकृषिक वापर - रहिवास (गावठाणावाहेरील)
५	०१४३०		विकास दिनेश कावळे				(५८६)	०.४३० हे. आर.चौ.मी. हे पुर्ण क्षेत्र अकृषिक
६	०१४३०		निर्मला दत्ता नाईक				(५८६)	प्रयोजनाकरिता (५९८)
७	०१४३०		वैशाली महेश कोळी				(५८६)	
८	०१४३०		आदेश रमेश ढोणे अ.पा.क. आई रजना रमेश ढोणे				(५८६)	प्रलंबित फेरफार : नाही.
९	०१४३०		सविता दिनेश कावळे				(५८६)	ग्रेवटचा फेरफार क्रमांक ५९८ व दिनांक १९/०९/२०२२
१०	०१४३०		रेशना महेश माहुलकर				(५८६)	
११	०१४३०		कस्तुरी रमेश ढोणे				(५८६)	
१२	०१४३०		ऋतीका रमेश ढोणे अ.पा.क. आई रजना रमेश ढोणे				(५८६)	
१३	०१४३०		रिया रमेश ढोणे अ.पा.क. आई रजना रमेश ढोणे				(५८६)	
१४	०१४३०		रजना रमेश ढोणे				(५८६)	
१५	३२९		समाईक क्षेत्र					



क्र. क्र. (५०) (६४) (६७) (९८६) (९९९) (२०२) (२०३) (२४९) (२८६) (३०२) (३८८) (३८९) (३९२) (३९३) (४०८) (४४७) (४४७) (४०२) (५१३) (५१४) (५८६)

सीमा आणि भुमापन दिशे



गाव नमुना क्रमांक ८ दिनांक ३१/०९/२०२२:०५ २६:४९ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या डेटा व-१ प्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर
कागदाची सही आवश्यकता नाही
०८/०९/२०२२ १२:५१:०१ PM वेळता पडताळणीसाठी <https://dgtalsa.bara.manabhar.gov.in/dsr/> या पत्रक स्थळाला जाऊन 2112100601144826711 नमूद
वापरण्या

पृष्ठ क्र. १/३



क.ल.न.-७



महाराष्ट्र शासन

गाव नमुना बात (अधिकार अभिलेख पत्रक)

गाव नमुना बात (अधिकार अभिलेख पत्रक) (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

नांदेड जिल्हा कार्यालय (५५२९६३)

तालुका कल्याण

जिल्हा - ठाणे



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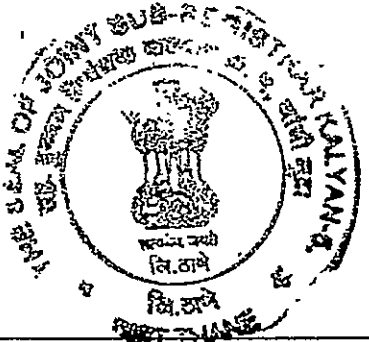
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नामांकित व उच्चिष्ठ १२/१/२३

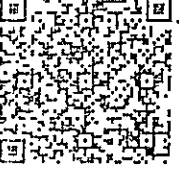
भोगवटादार वर्ग - १

ज्ञाताचे स्थानीक नाव

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१	२८५	रामदास दिनकर ढोणे				(५९५)	कुळाचे नाव व खंड
२		रोहिदास दिनकर ढोणे				(५९५)	
३		राजेश दिनकर ढोणे				(५९५)	इतर अधिकार
४		विकास दिनेश कायळे				(५९५)	अकृषि व वापर - रहिवास (गावठाणावाहेरील)
५		निर्मला दत्ता नाईक				(५९५)	०.८९४० हे आर.चौ.मी. हे पूर्ण क्षेत्र अकृषि
६		वैजाली महेश कोळी				(५९५)	प्रयोजनाकरिता (५९७)
७		सविता दिनेश कायळे				(५९५)	
८		आदेश रमेश ढोणे अ.पा.क. आई रजना रमेश ढोणे				(५९५)	प्रलपित फेरफार : नाही.
९		श्रुतिका रमेश ढोणे अ.पा.क. आई रजना रमेश ढोणे				(५९५)	नेवटचा फेरफार क्रमांक ५९७ व दिनांक १२/०९/२०२२
१०		रिया रमेश ढोणे अ.पा.क. आई रजना रमेश ढोणे				(५९५)	
११		रोगना महेश माहुलकर				(५९५)	
१२		करतुरी रमेश ढोणे				(५९५)	
१३		रजना रमेश ढोणे				(५९५)	
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मीना आणि भुनाव दिन्हे



हा भाव नमुना कमाल ७ दिनांक ११/०९/२०२२ ०५:०७:३२ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या डेटा स्वयंप्रमाणित असल्यामुळे ७/१० अनिलेखावर वर कायद्याची नवी शिस्त्याची आवश्यकता नाही. १४/०२ इलनालाड दि ०८/०६/२०२३ १२ ३६.२४ PM यधला पडताळणीसाठी <https://dgtalsatbra.mahaburn.gov.in/dsr> दा सर्केन स्वतावर जाऊन 311210001144822 हा क्रमांक जापराया

पृष्ठ क्र. १/२



APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

To,
Mr. Ramdas Dinkar Dhone & Others
P.O.A. - M/s. Vedang Construction through
Mr. Arvindkumar Devnarayan Tiwari.
Architect – Mr. Nikhil Borade, Kalyan
Structural Engineer – Mr. J. N. Chaudhari, Dombivali

क.ल.न.-५	
दस्तावे. १९५५	२०२३
१६	१६

With reference to your application dated 21/06/2022 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S.No. 4, H.No. 2/1, & S.No. 12, H.No. 1/3, Village-Nandivali tarfe Ambarnath, Situated at Kalyan (E), the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Office No. KDMC/TPD/BP/27Village/2022-23/21.

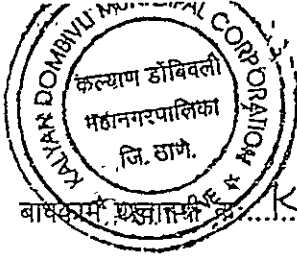
Office Stamp

Date : 07/12/2022.

Yours faithfully,

[Signature]
for Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.





कल्याण डोंबिवली महानगरपालिका, कल्याण
नगररचना विभाग

KDMC/TPD/BP/27Village/2022-23/21.

07/07/12/2022

म्हानष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. ४, हि.नं. २/१ व स.नं. १२, हि.नं. १/३, मौजे नांदीवली तर्फे अंबरनाथ मध्ये ७/१२ उतान्यानुसार ९५७०.०० चौ.मी. क्षेत्रापैकी नोंदणीकृत कुळमुखत्यारपत्रानुसार

३४३०.०० चौ.मी. क्षेत्र प्राप्त होत असून त्यापैकी किमान हद्दीनुसार प्राप्त होणाऱ्या ३३३४.७७ चौ.मी.

क्षेत्राच्या भुखंडावर शासनाने दि. ०२/१२/२०२० रोजी मंजूर केलेल्या एकत्रिकृत विकास नियंत्रण व

प्रोत्साहन नियमावली (UDCPR) नुसार Basic FSI विचारात घेऊन एकूण ३३६०.७९ चौ.मी. बांधकाम

क्षेत्राच्या भुखंडाचा विकास करावयास केलेल्या दिनांक २१/०६/२०२२ च्या अर्जास अनुसरून खालील

अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या

बांधकामासह, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत क्र. १ — स्टिल्ट + पहिला मजला ते सातवा मजला (रहिवास)

इमारत क्र. २ — स्टिल्ट (पै), तळ (पै) + पहिला ते तिसरा मजला (म्हाडाकरीता)

अटी व शर्ती :-

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजुरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
 - २) UDCPR मधील विनियम क.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
 - ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
 - ४) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
 - ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेडर पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
 - ६) UDCPR मधील विनियम क. १२.१ ते १२.३ नुसार, इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- सदर जागेत पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग,(क.डों.म.पा.) यांचे स्विकारणीय वळवू अथवा बंद करू नये.



प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्याने सदर रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.

१०) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठिकाणी म्बखचाने वाहून टाकणे आपणावर बंधनकारक राहिल.

११) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.

१२) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल. याबाबत आपण रुपये ५०००० या मुद्दामे पत्रावर हमीपत्र सादर केले आहे.

१३) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.

१४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरउर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.

१५) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी UDCPR मधील विनियम क्र. १३.३ नुसार भुखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.

१६) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.

१७) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.

१८) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटींप्रमाणे करणे आपणावर बंधनकारक राहिल.

१९) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

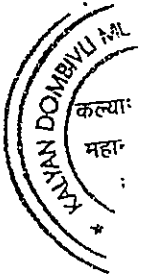
२०) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.

२१) प्रकरणी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करून घनकचरा व्यवस्थापन विभागाकडील ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.

२२) प्रकरणी भूखंडाच्या पोहच रस्त्याबाबत भविष्यात कोणताही वाद निर्माण झाल्यास त्याचे निराकरण करणेची संपूर्ण जबाबदारी आपली राहिल.

२३) प्रकरणी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी बांधकाम नकाशाप्रमाणे दरीविलेले 'कंडा' कसेताचे बांधकाम हस्तांतरीत करून त्याबाबत संबंधित विभागाकडील ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.

क.ल.न.-५	
३६	८४



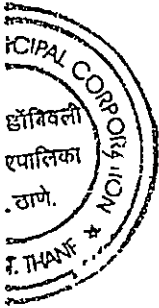
५

२४) प्रकरणी भविष्यात कुळमुखत्यारपत्रातील क्षेत्रानुसार हद्दीचा वाद झाल्यास कुळमुखत्यारपत्रानुसार क्षेत्र अनुषंगाने पोर्टहिसा मोजणी करणे तसेच कोणतीही तक्रार आल्यास त्याचे निराकरण करणेची संपूर्ण जबाबदारी आपली राहिल.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

क.ल.न. ३१०/१०
 इशारा नमूद बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार दुरुवलेली गुजरात पात्र राहिल.
 बांधकाम प्रस्तावानीअंतर्गत भरण्यात आलेल्या रकमेचा तपशिल:-

अ.क्र.	लेखसिद्ध	रक्कम	पावती क्र.	दिनांक	यापूर्वीचा एकूण भरणा तपशिल	शेरा
१	ARI 020101	3,33,703/-	AC27511	30/11/2022		
२	ARI 020102					
३	ARI 020103	16,805/-	AC27511	30/11/2022		
४	ARI 020104					
५	ARI 020105					
६	ARI 020106					
७	ARI 020107					
८	ARI 020108					
९	ARI 020109					
१०	ARI 020110					
११	ASI 010304	10,08,300/-	AC27512	30/11/2022		
१२	ASI 010513	8,94,698/-	AC27511	30/11/2022		
१३	ASI 010518	3,33,703/-	AC27514	30/11/2022		
१४	ASI 020519					
	Total	25,87,209/-				



सहाय्यक संचालक नगररचना, (कलिया)
 कल्याण, डॉ. वि. पा. कल्याण, कल्याण.

प्रत :-

- १) करनिर्धारक व संकलक क.डो.म.पा.कल्याण.
- २) प्रभाग क्षेत्र अधिकारी 'आय' प्रभाग क्षेत्र.

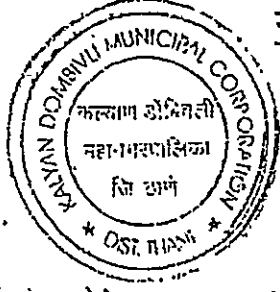


कल्याण डोंबिवली महानगरपालिका, कल्याण.

नगररचना विभाग

जा.क्र.कडोंमपा/नरवि/373E

दिनांक- 05/11/2023



प्रति,
श्री.अरविंद तिवारी.

क.ल.न.-५

दस्तावेज क्र. २०२३

२८ ८७

विषय- मौजे नांदीवली तर्फे अंबरनाथ येथील स.नं.१२ या भूखंडावावत विकास योजना अभिप्राय मिळणेबाबत.

संदर्भ- आपला दि.७/९/२०२१ रोजीचा अर्ज क्र.११२१०९०७०००३३.

महोदय,

उपरोक्त संदर्भात अर्जाचे अनुषंगाने मौजे नांदीवली तर्फे अंबरनाथ येथील स.नं.१२ या भूखंडावावत विकास योजनेचा अभिप्राय अपेक्षिलेला असून सोबत उपअधिक्षक भूमिअभिलेख, कल्याण यांचेकडील गटबुक नकाशाची छायांकीत प्रत सादर केलेली आहे.

त्यानुसार आपणास कळविण्यात येते की, सदर गाव शासन निर्णय क्र. कडोंम-१०१५/प्र.क्र.१५/नवि-२८, दि.१४/५/२०१५ नुसार कल्याण डोंबिवली महानगरपालिकेच्या हद्दीत समाविष्ट करण्यात आलेले आहे. मुंबई महानगर प्रदेश विकास प्राधिकरणाने सदर २७ गावांच्या क्षेत्रासाठी विकास योजना तयार करून शासनास मंजुरीसाठी सादर केली होती. सदर विकास योजना शासनाने Notification No. TPS-1212/1697/CR No.101/C 13/VO-12, Dated 11th March 2015 नुसार काही भाग वगळून (E.P.) मंजूर केलेली आहे तसेच दि.९/५/२०१७ रोजी (E.P.) ला शासनाने मंजुरी दिलेली आहे.

त्यानुसार आवेदकाने सादर केलेल्या गटबुक नकाशानुसार कल्याण डोंबिवली महानगरपालिकेच्या मौजे नांदीवली तर्फे अंबरनाथ येथील स.नं.१२ हा भूखंड विकास योजनेतील रहिवास विभागात समाविष्ट होत आहे.

कनिष्ठ अभियंता

कल्याण डोंबिवली महानगरपालिका,
कल्याण

(टिप- वधकाम परवनगी प्रदान करतेवेळी अधिकृत मोजणी नकाशाच्या अनुषंगाने व प्रत्यक्ष जागेवरील सर्व्हेक्षणानुसार झोन अभिप्राय कायम राहतील.)



कल्याण डोंबिवली महानगरपालिका, कल्याण.



नगररचना विभाग

जा.क्र.कडोमपा/नरवि/३५३८

दिनांक- ०८/१२/२०२१

प्रति,

श्री अरविंद तिवारी.

विषय- मौजे नांदीवली तर्फे अंबरनाथ येथील स.नं.४ हि.नं.२ या भूखंडाबाबत विकास योजना अभिप्राय मिळणेबाबत.

क.ल.नं.-५९

दि.०७/१/२०२१ रोजीचा अर्ज क्र.११२१०१०७०००३७.

महोदय	अर्जदाराचे
दस्तावेज	संख्या
१६९८२	२०२३

अनुषंगाने मौजे नांदीवली तर्फे अंबरनाथ येथील स.नं.४ हि.नं.२ या भूखंडाबाबत विकास योजनेचा अभिप्राय अपेक्षिलेला असून सोबत उपअधिक्षक भूमिअभिलेख, कल्याण यांचेकडील गटबूक नकाशाची रंगीत छायांकीत प्रत सादर केलेली आहे.

त्यानुसार आपणास कळविण्यात येते की, सदर गाव शासन निर्णय क्र. कडोम-१०१५/प्र.क्र.१५/नवि-२८, दि.१४/५/२०१५ नुसार कल्याण डोंबिवली महानगरपालिकेच्या हद्दीत समाविष्ट करण्यात आलेले आहे. मुंबई महानगर प्रदेश विकास प्राधिकरणने सदर २७ गावांच्या क्षेत्रासाठी विकास योजना तयार करून शासनास मंजुरीसाठी सादर केली होती. सदर विकास योजना शासनाने Notification No. TPS-1212/1697/CR No 101/C, 13/VO-12, Dated 11th March 2015 नुसार काही भाग वगळून (E.P.) मजूर केलेली आहे तसेच दि.१/५/२०१७ रोजी (E.P.) ला शासनाने मंजुरी दिलेली आहे.

त्यानुसार आवेदकाने सादर केलेल्या गटबूक नकाशानुसार कल्याण डोंबिवली महानगरपालिकेच्या मौजे नांदीवली तर्फे अंबरनाथ येथील स.नं.४ हि.नं.२ हा भूखंड विकास योजनेतील रद्देवास विभागात समाविष्ट होत आहे.

कनिष्ठ अभियंता

कल्याण डोंबिवली महानगरपालिका,
कल्याण

(टिप- वांधकाम परवानगी प्रदान करतेवेळी अधिकृत मोजणी नकाशाच्या अनुषंगाने व प्रत्यक्ष जागेवरील सर्वेक्षणानुसार झोन अभिप्राय कायम राहतील.)





महाराष्ट्र शासन

तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, कल्याण

पत्ता-दिवाणी न्यायालया समोर, स्टेशन जवळ, कल्याण(प.)

दुरध्वनी क्र.०२५१-२३१५१२४ फॅक्स क्र ०२५१-२३१५१२४

Email Id - tahkalyan@gmail.com

क्र./महसूल/टे-२/जमीनबाब-१/रुपांतरणकर/एसआर-१६८/२२

प्रति,

श्री रामदास दिनकर ढोणे व इतर यांचे कु.मु.धारक
श्री अरविंदकुमार देवनारायण तिवारी

क.ल.न. - ५		दिनांक: 04 JUL 2022
दस्त क्र १६३८५	२०२३	
२०	२४	

लिपिग्र :- महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ ब नुसार अकृषिक
अकारणी /रुपांतरण कर भरुन घेणेबाबत

मौजे , नांदिवली तर्फे अक्षरनांदे ता. कल्याण जि.ठाणे

स.नं.	स.नं. प्रमाणक्षेत्र	रुपांतरीत कर भरणा करण्याचे क्षेत्र
४/२/१	१४३०.००	१४३०.००
एकुण	१४३०.००	१४३०.००

- संदर्भ :- १. महसूल व वन विभाग, मंत्रालय, मादामकामा मार्ग, हुतात्मा चौक, मुंबई
४०० ०३२, यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१७
२. मा. जिल्हाधिकारीठाणे यांचेकडील पत्र क्र.महसूल/क-१/टे१/२/रु कर/
अ.आकारणी/परिपत्रक-०१/१७, दिनांक:- १६/०३/२०१७
३. आपण या कार्यालयात रुपांतरीत कर भरणेकामी केलेला अर्ज.

महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश - २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ ब (१) नुसार कलम ४२, ४२अ, ४४ मधील ४४ अ या मध्ये काहीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर पोट कलम (२) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असले तेथे, नजराणा किंवा अधिमूल्य, किंवा इतर शासकीय देणी यांचा भरणा केला असेल तर, अशा क्षेत्रात सनाविष्ट असलेल्या कोणत्याही जमिनीचा वापर हा अशा विकास योजनेतील वाटप, आरक्षण किंवा निर्देशन या स्वरूपात दर्शविलेल्या वापरात रुपांतरित करण्यांत आले असल्याचे मानण्यात येईल असे नमुद आहे व त्याअनुषंगाने अशा क्षेत्रात रुपांतरण कर आणि त्या विकास योजनेत दर्शविलेल्या वापराच्या आधारे अशा जमिनीची अकृषिक आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आलेले आहे व त्यानुसार व मा. जिल्हाधिकारी ठाणे यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकावये अर्जाप्रमाणे आपण विनंती केलेल्या विषयांकीत जमोन मिळकतीची खालीलप्रमाणे अकृषिक कर रुपांतरित करिता अकारणी निश्चित करणेत आलेली आहे.



अ.क्र.	गावाचे नांव	स.नं.	एकुण क्षेत्र (चौ.मी.)	रुपांतरीत कर व अकृषिक आकारणीची रक्कम
१	नांदिवली तर्फे अंबरनाथ	४/२/१	१४३०.००	
एकुण				७७२.२

सदर रुपांतरीत कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदीना अधीन राहून उपलब्ध कागदपत्र, कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील झोनवावतचे पत्र, त्यामध्ये नमुद असलेली टिप व आपले प्रतिज्ञापत्र यांस अधिन राहून भरून घेण्यात आली आहे. सदर जागेचा वापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी महसूल खात्याची नसेल. तसेच सदरचा रुपांतरीत कर आपण विनंती केलेल्या संपुर्ण क्षेत्रासाठी रहिवास दराने भरून घेण्यात आली आहे. त्यामुळे महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ ब नुसार भविष्यात नियोजन प्राधिकारी यांचेकडून विषयांकीत मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मंजूर नकाशानुसार अतिरीक्त रुपांतरीत कर परीगणीत झाल्यास त्याचा भरणा करणे आपणावर बंधनकारक असेल तसेच विषयांकीत मिळकतीवर नियोजन प्राधिकारी यांचेकडील मंजूर नकाशानुसारच बांधकाम करणे आपणावर बंधनकारक असेल. भविष्यांत उक्त जमीन मिळकतीचे मालकीसुद्धात तसेच इतर हक्कातील नोदीसंदर्भात कोणताही वाद किंवा कोणतीही न्यायालयीन बाब उद्भवल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल तसेच रुपांतरण कराची रक्कम शासनजमा केलेल्या मिळकतीबाबत नियोजन प्राधिकारी यांचेकडून वांधकामाबाबत

परवानगी (GOD/CC) प्राप्त केल्यानंतर १) जमिनीचे अद्यावत गाव नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राच्या प्रतीसह सनद मिळणेकामी अर्ज करावा.

क	दस्तावेज क्र. ३६९ (५)	२०२३
प्रत :- उपर तहसिलदार अकृषिक, कल्याण.		

(जयराज देशमुख)
तहसिलदार कल्याण

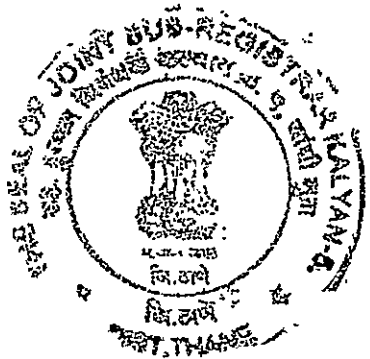
२/- विषयांकीत जमीन मिळकतीबाबत शासन अधिसूचनेनुसार रुपांतरीत कराची रक्कम भरून घेण्यात येत आहे. तरी तलाठी स्थळपाहणी अहवालानुसार अनधिकृत बांधकाम आढळल्यास महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४५ अन्वये दंडनिय कारवाई करण्यात यावी.

प्रत :- नगररचनाकार, कल्याण डोंबिवली महानगरपालिका, कल्याण.

२/- प्रस्तुत रुपांतरीत कर भरून घेतलेल्या मिळकतीवर बांधकाम परवानगी प्रदान केल्यानंतर त्याची एक प्रत या कार्यालयास सादर करण्यात यावी.

✓ प्रत:- तलाठी सजा नेतिवली

२/- प्रकरणी अर्जदार यांनी चलन क्रमांक GRN MH०० ४३४११७९ दिनांक ३०/०६/२०२३ अन्वये उपरोक्त रक्कम शासनजमा केलेल आहे. तरी विषयांकीत जमीन मिळकतीच्या अधिकार अभिलेखात अकृषिक प्रयोजनाकरिता अशी नोंद तात्काळ घेण्यात यावी. तसेच सदर जागेची स्थळपाहणी करावी व परवानगी पूर्वी बांधकाम झाल्याचे आढळल्यास महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४५ नुसार दंडनिय कारवाई करणेकामी अहवाल अपर तहसिलदार (अकृषिक), कल्याण यांचे कार्यालयाकडे तात्काळ प्रस्तावित करावा व त्याबाबत अपर तहसिलदार (अकृषिक) यांचेकडील दंडनिय कारवाई पूर्ण झाल्याशिवाय वरीलप्रमाणे नोंद घेण्यात येऊ नये. तसेच वरील प्रमाणे नोंद घेण्यापूर्वी सदर जागेबाबत सर्व कायदेशीर बाबींची तपासणी करावी.



(जयराज देशमुख)
तहसिलदार कल्याण



तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण
ता. कल्याण यांचे कार्यालय

क्र./महसूल/टे-२/जमीनबाब-१/रुपांतरणकर/एसआर-२६६/२२

क.ल.न. - १९ दिनांक: 04 AUG 2022

प्रति,

श्री रामदास दिनेकर डोग्रे व इतर

दस्त क्र. १६७५ २०२३
०२ १४

विषय :- महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ ब नुसार अकृषिक
अकारणी/रुपांतरणकर भरून घेणेबाबत

मौजे, नांदिवली तर्फे अंबरनाथ ता. कल्याण जि. ठाणे

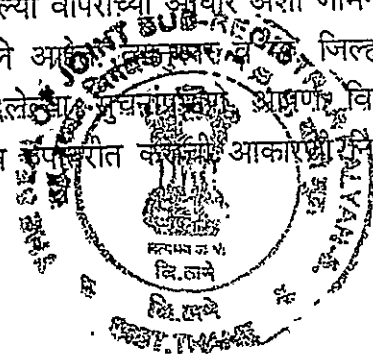
स.नं.	स.नं. प्रमाणक्षेत्र	रुपांतरीत कर भरणा करण्याचे क्षेत्र
१२/१३	८९४०.००	८९४०.००
एकुण	८९४०.००	८९४०.००

संदर्भ :- १. महसूल व वन विभाग, मंत्रालय, मादामकरमा मार्ग, हुतात्मा चौक, मुंबई
४०० ०३२, यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१७.

२. मा. जिल्हाधिकारी ठाणे यांचेकडील पत्र क्र. महसूल/क-१/टे१/२/र.कर
अ.आकारणी/परिपत्रक-०१/१७, दिनांक- १६/०३/२०१७

३. आपण या कार्यालयात रुपांतरीत कर भरणेकामी केलेला अर्ज.

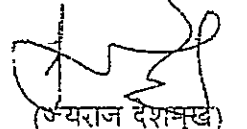
महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश- २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ ब (१) नुसार कलम ४२, ४२अ, ४४ मधील ४४ अ या मध्ये काहीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर पोट कलम (२) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असले तेथे, नजराणा किंवा अधिमुल्य, किंवा इतर शासकीय देणी यांचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या कोणत्याही जमिनीचा वापर हा अशा विकास योजनेतील वाटप, आरक्षण किंवा निर्देशन या स्वरुपात दर्शविलेल्या वापरात रुपांतरित करण्यात आले असल्याचे मानण्यात येईल असे नमुद आहे व त्याअनुषंगाने अशा क्षेत्रात रुपांतरण कर आणि त्या विकास योजनेत दर्शविलेल्या वापराच्या अधारे अशा जमिनीची अकृषिक आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आलेले आहे. जिल्हाधिकारी ठाणे यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकाच्या दिलेल्या मुद्द्याप्रमाणे आपण विनंती केलेल्या विषयांकीत जमीन मिळकतीची खालीलप्रमाणे अकृषिक कर व रुपांतरीत कर आकारणी निश्चित करणेत आलेली आहे.



कार्यालय पत्ता :- दिवाणी न्यायालयासमोर, रेल्वे स्टेशन जवळ, ता. कल्याण, जि. ठाणे. पिन कोड - ४२१ ३०१.
संपर्क क्र. ०२५१ - २३१५१२४ * ई-मेल : tahkalvan@gmail.com

१.	नांदिवली तर्फे अंबरनाथ	१२/१/३	(चौ.मी.) ८१४०.००	अकृषिक आकारागीची रक्कम
एकुण				४३९५.६

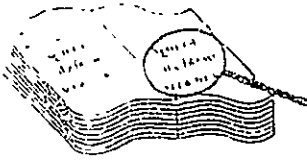
सदर रुपांतरित कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदीना अधीन राहून उपलब्ध कागदपत्र, कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील झोनवाबतचे पत्र, त्यामध्ये नमुद असलेली टिप व आपले प्रतिज्ञापत्र यांस अधिन राहून भरून घेण्यात आली आहे. सदर जगेचा वापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी महसूल खात्याची नसते. तसेच सदरचा रुपांतरित कर आपण विनंती केलेल्या संपूर्ण क्षेत्रासाठी गहिराव दगने भरून घेण्यात आली आहे. त्यामुळे महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ ब नुसार भविष्यात नियोजन प्राधिकारी यांचेकडून विषयांकीत मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मंजूर नकाशानुसार अतिरीक्त रुपांतरित कर परीगणीत झाल्यास त्याचा भरणा करणे आपणावर बंधनकारक असेल. तसेच विषयांकीत मिळकतीवर नियोजन प्राधिकारी यांचेकडील मंजूर नकाशानुसारच बांधकाम करणे आपणावर बंधनकारक असेल. भविष्यात उक्त जमीन मिळकतीचे मालकीसंदर्भात तसेच इतर हक्कातील नोंदीसंदर्भात कोणताही वाद किंवा कोणतीही न्यायालयीन बाब उद्भवल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल. तसेच रुपांतरण कराची रक्कम शासनजमा केलेल्या मिळकतीबाबत नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (IOB/CC) प्राप्त केल्यानंतर १) जमिनीचे अद्यावत गाव नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राच्या प्रतीसह सनद मिळणेकानी अर्ज करावा.


(ज्यराज देशमुख)
तहसिलदार कल्याण



क.ल.न.-५	
दस्ता क्र. ३६५	२०२३
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**G. H. JAGTAP**

B.Com.

SEARCHEROffice 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Bank of Maharashtra / Anand Sports,
Station Road, Kalyan (W)Resi. : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Sonali Bldg.,
Opp. Kala Talav, Thankar pada, Kalyan (W)-421301

Date :- 10/08/2021

SEARCH REPORTRe:- Property bearing S.No. 4, H.No. 2, Area 0 H - 26 R - 30 P, Owner -
Motiram Waman Dhone & Others, situated at Mouje NANDIVALI
Tarfe AMBERNATH, Taluka Kalyan, District ThaneI 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 KALYAN
No. 1 To 5 for the period of 30 years i.e. 1992 To 2021.I could not take the search for the year 1993 the Index-II register is in Torn Condition and
for the year 2001 the Index-II register is in Some Pages Torn Condition and for the year
January 2013 To June 2013, 2016 To 2021 the Index-II register are still not ready in the
office of Sub-Registrar Kalyan 1 and for the year 2018 To 2021 the Index-II register are still
not ready in the office of Sub-Registrar Kalyan 2 and for the year July 2015 To 2021 the
Index-II register are still not ready in the office of Sub-Registrar Kalyan 3 and for the year
2013 To 2021 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 4
and for the year July 2016 To 2021 the Index-II register are still not ready in the office of
Sub-Registrar Kalyan 5,

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1992	NIL	2007	NIL
1993	Torn Condition	2008	NIL
1994	NIL	2009	NIL
1995	NIL	2010	NIL
1996	NIL	2011	NIL
1997	NIL	2012	Transaction
1998	NIL	2013	NIL
1999	NIL	2014	NIL
2000	NIL	2015	NIL
2001	Some Pages Torn	2016	NIL
2002	NIL	2017	Transaction
2003	NIL	2018	Record Not Ready
2004	NIL	2019	Record Not Ready
2005	NIL	2020	Transaction
2006	NIL	2021	Record Not Ready

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

TRANSACTION FOR THE YEAR 2012 :-

(Entry found in SRO KLN - 2 Index II register)

1) Exchange Deed (Partition Deed);

Name & Share of First Party :-

Ramdas Dinkar Dhone, Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Rohidas Dinkar
Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kavle & 'Nirmala Datta' Naik,

S No. 4/2, Area 0 H - 14 R - 3 P,

S.No. 12/1 B, Area 1 H - 06 R - 4 P,

Name & Share of Second Party :-

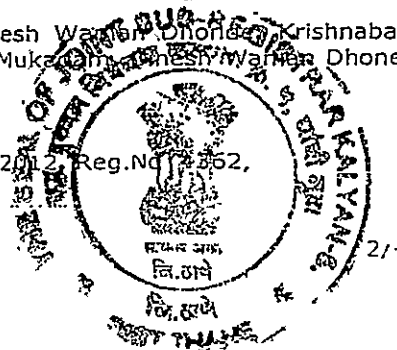
Bayjabai Waman Dhone, Motiram Waman Dhonde, Ganesh Waman Dhonde, Krishnabai
Parshuram Patil, Savitribai Bharat Patil, Kalpana Sharad Mukesh Waman Dhone
& Tulshiram Waman Dhone,

S.No. 4/2, Area 0 H - 12 R - 0 P,

S.No. 12/1 B, Area 0 H - 80 R - 0 P,

Date of Execution 17/05/2012 Date of Registration 18/05/2012, Reg.No. 252,

Stamp Duty Rs. 0/- Registration Fee Rs 30,000/-



क.ल.न. - ७	
दस्तावेज क्र.	२०२३
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(Entry found in SRO KLN - 2 Index II register)

2) Release Deed;

S.No. 4/2, Area 0 H - 26 R - 3 P,

S.No. 12/1 B, Area 1 H - 35 R - 5 P - Pot Kharaba 0 H - 50 R - 9 P,

Releasor :- 1) Krishnabai Parshuram Patil (Krishnabai Waman Dhone), 2) Savitribai Bharat Patil (Sav.tribai Waman Dhone), 3) Kapana Sharad Mukadam (Kalpana Waman Dhone),

Releasee :- Dinesh Waman Dhone,

Date of Execution & Registration 17/05/2012, Reg.No. 4363,

Stamp Duty Rs. 200/- Registration Fee Rs. 750/-

(Entry found in SRO KLN - 1 Index II register)

3) Release Deed;

S.No. 4/2, Area 0 H - 12 R - 0 P,

S.No. 12/1 B, Area 0 H - 80 R - 0 P,

Releasor :- Baymabai Waman Dhone,

Releasee :- 1) Dinesh Waman Dhone, 2) Motiram Waman Dhone, 3) Tulshiram Waman Dhone, 4) Ganesh Waman Dhone,

Date of Execution & Registration 27/07/2012, Reg No 5572,

Stamp Duty Rs. 200/- Registration Fee Rs 750/-

(Entry found in SRO KLN - 1 Index II register)

4) Partition Deed Rs. 0/- Market Value Rs 6,83,000/-,

Share of Motiram Waman Dhone :-

S.No. 4/2, Area 0 H - 04 R - 5 P,

S.No. 12/1 B, Area 0 H - 18 R - 0 P,

Share of Dinesh Waman Dhone :-

S.No. 4/2, Area 0 H - 02 R - 5 P,

S.No. 12/1 B, Area 0 H - 26 R - 0 P,

Share of Tulshiram Waman Dhone :-

S.No. 4/2, Area 0 H - 02 R - 0 P,

S.No. 12/1 B, Area 0 H - 18 R - 0 P,

Share of Ganesh Waman Dhone :-

S.No. 4/2, Area 0 H - 02 R - 5 P,

S.No. 12/1 B, Area 0 H - 18 R - 0 P,

Date of Execution & Registration 27/07/2012 Reg.No. 5573,

Stamp Duty Rs. 100/- Registration Fee Rs. 6,830/-

TRANSACTION FOR THE YEAR 2017 :-

(Entry found in SRO KLN - 5 or in Index II register search)

Developer - Joint Agreement Rs. 80,84,000/- Market Value Rs. 32,79,000/-;

S.No. 4/2, Area 0 H - 02 R - 5 P,

S.No. 12/1 B, Area 1448.1 Sq.Meters out of 0 H - 26 R - 0 P,

(Consideration :- 77% Construction Area to Developers and 23% Construction Area to Land Owner)

Vendor :- Dinesh Waman Dhone,

Purchaser/Developer :- M/s. Sai Shradha Developers Through its Partners - 1) Vivek Arun Keni, 2) Vinod Ahanta Bhoir,

Date of Execution & Registration 22/05/2017, Reg.No. 5536,

Stamp Duty Rs. 4,04,200/- Registration Fee Rs. 30,000/-

TRANSACTION FOR THE YEAR 2020 :-

(Entry found in SRO KLN - 5 online Index II register search)

Gift Deed Rs. 0/- Market Value Rs. 10,35,000/-;

S.No. 4/2, Area 0 H - 04 R - 50 P out of 0 H - 26 R - 30 P,

Donor :- Motiram W. Dhone,

Donee :- Ravi Motiram Dhone,

Date of Execution & Registration 03/02/2020, Reg.No. 2499,

Stamp Duty Rs. 10,350/- Registration Fee Rs. 10,350/-





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)

Resi. Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Sonali Bldg.,
Opp. Kala Talav, Thankar pada, Kalyan (W)-421301

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NOTE - No. 4/2 & 12/1 B, Constructed Building known as Janhavi Apartment by
Shraddha Developers, various Agreement for Sale, Mortgage Deed of
Document Executed & registered.

According to available Manual Index-II register from the year
1992 To Feb.2002 in S.R.O. KALYAN - 1 & 2.

NOTE - According to available Computerized Index-II register from the year
2002 To 2017 in S.R.O. KALYAN - 2.
Nov 2005 To 2012, July 2013 To 2015 in S.R.O. KALYAN - 1.
Nov 2005 To June 2015 in S.R.O. KALYAN - 3.
Nov 2005 To 2012 in S.R.O. KALYAN - 4.
Oct 2011 To June 2016 in S.R.O. KALYAN - 5.


NOTE - I have taken Online Index II register search since 2002 to till date,

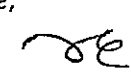

Attached Govt Fees paid vide Receipt No. 10662,

Search Applicat on No. 1918/2021, dated 06/08/2021

HENCE THIS SEARCH REPORT;

PLACE KALYAN,
DATE 10/08/2021


G.H. JAGTAP
SEARCHER (B.Com)
1/4, Datta Kripa Niwas, Chawl Soci. Opp.
Talav, Near Sonali Bldg., Thankar
Kalyan (W) - 421301. Mob. 9820-

क.ल.न.-७	
दस्तावेज क्र. १९८५/२०२३	
	



क.ल.न.-५	
दस्तक्र.	१९८५/२०२३
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G. H. JAGTAP

B.Com.

SEARCHER

Office 112, 1st Floor, 'A' Wing, Madhav-Baug Apt., Opp. Zunzarrao Market, Anand Sports, Stat on Road, Kalyan (W)

Resi. : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Sonali Bldg., Opp. Kala Talav, Thankarpada, Kalyan (W)-421301

Date : 12/04/2022

SEARCH REPORT

Re:- Property bearing S.No. 12, H.No. 1 B, Area 1 H - 35 R - 50 P + 80 P Kharaba 0 H - 50 R - 40 P, Owner - Ramdas Dinkar Dhone & Others, situated at Mouje NANDIVALI Tarfe AMBERNATH Taluka KALYAN, District Thane

क.न.न.-५
 १२/०५/२०२२
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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 Kalyan No. 1 To 5 for the period of 30 years i.e. 1993 To 2022.

I could not take the search for the year 1993 the Index-II register is in Torn Condition and for the year 1996 & 2001 the Index-II register is in Some Pages Torn Condition and for the year January 2013 To June 2013, 2016 To 2022 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1 and for the year 2018 To 2022 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 2 and for the year July 2015 To 2022 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 3 and for the year 2013 To 2022 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 4 and for the year July 2015 To 2022 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 5,

I have taken the online Index II register eSearch in respect of the above mentioned property available on www.urmaharashtra.gov.in

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1993	Torn Conclition	2008	NIL
1994	NIL	2009	NIL
1995	NIL	2010	NIL
1996	Some Pages Torn	2011	NIL
1997	NIL	2012	Transaction
1998	NIL	2013	Transaction
1999	NIL	2014	Transaction
2000	NIL	2015	Transaction
2001	Some Pages Torn	2016	Transaction
2002	NIL	2017	Transaction
2003	NIL	2018	NIL
2004	NIL	2019	NIL
2005	NIL	2020	NIL
2006	NIL	2021	NIL
2007	NIL	2022	Transaction

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

TRANSACTION FOR THE YEAR 2012 :-

(Entry found in SRO KIN - 1 Index II register)

1) Exchange Deed (Partition Deed);

Name & Share of First Party :-

Ramdas Dinkar Dhone, Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kavle & Nirmaia Datta Naik,

S No. 4/2, Area 0 H - 14 R - 3 P,

S No. 12/1 B, Area 1 H - 06 R - 4 P,

Name & Share of Second Party :-

Ganesh Waman Dhonde, Motiram Waman Dhonde, Ganesh Waman Dhonde, Prishna

Parshuram Patil, Savitribai Bharat Patil, Kalpana Sharad Mukadam, Dinesh Waman Dhonde

& Tushiram Waman Dhone,

S No. 4/2, Area 0 H - 12 R - 0 P,

S No. 12/1 B, Area 0 H - 80 R - 3 P,

Date of Execution 17/05/2012 Date of Registration 18/05/2012, Reg.No. 4362,

Stamp Duty Rs. 0/- Registration Fee Rs. 30,000/-



क.ल.न.-७

दस्तावेज क्र. ५४७३ २०२३

(Entry found in SRO KLN - 2 Index II register)

2) Release Deed,

S.No. 4/2

Area 0 H - 36 R - 2 P

S.No. 12/1 B, Area 1 H - 35 R - 5 P + Pot Kharaba 0 H - 50 R - 9 P,

Releasor :- 1) Krishnabai Pa-shuram Patil (Krishnabai Waman Dhone), 2) Savitribai Bharat Patil (Savitribai Waman Dhone), 3) Kalpana Sharad Mukadam (Kalpana Waman Dhone),

Releasee :- Dinesh Waman Dhone,

Date of Execution & Registration 17/05/2012, Reg.No. 4363,

Stamp Duty Rs. 200/- Registration Fee Rs. 750/-

(Entry found in SRO KLN - 1 Index II register)

3) Release Deed;

S.No. 4/2, Area C H - 12 R - 0 P,

S.No. 12/1 B, Area C H - 80 R - 0 P,

Releasor :- Baymabai Waman Dhone,

Releasee :- 1) Dinesh Waman Dhone, 2) Motiram Waman Dhone, 3) Tulshiram Waman Dhone, 4) Ganesh Waman Dhone,

Date of Execution & Registration 27/07/2012, Reg.No. 5573,

Stamp Duty Rs. 200/- Registration Fee Rs. 750/-

(Entry found in SRO KLN - 1 Index II register)

4) Partition Deed Rs. 0/- Market Value Rs. 6,83,000/-,

Share of Motiram Waman Dhone :-

S.No. 4/2, Area 0 H - 04 R - 5 P,

S.No. 12/1 B, Area 0 H - 18 R - 0 P,

Share of Dinesh Waman Dhone :-

S.No. 4/2, Area 0 H - 02 R - 5 P,

S.No. 12/1 B, Area 0 H - 26 R - 0 P,

Share of Tulshiram Waman Dhone :-

S.No. 4/2, Area 0 H - 02 R - 0 P,

S.No. 12/1 B, Area 0 H - 18 R - 0 P,

Share of Ganesh Waman Dhone :-

S.No. 4/2, Area C H - 02 R - 5 P,

S.No. 12/1 B, Area 0 H - 18 R - 0 P,

Date of Execution & Registration 27/07/2012, Reg.No. 5573,

Stamp Duty Rs. 100/- Registration Fee Rs. 6,830/-

(Entry found in SRO KLN - 2 Index II register)

5) Development Agreement Rs. 12,50,000/- Market Value Rs. 12,96,000/-;

S.No. 12/1 B, Area 0 H - 09 R - 0 P out of 0 H - 26 R - 0 P,

Vendor :- Dinesh Waman Dhone,

Purchaser/Developer :- 1) Sunil Vasant Gaikwad, 2) Kishor Barku Gaikwad,

3) Macchindra Vishnu Patil,

Date of Execution & Registration 04/10/2012, Reg.No. 8537,

Stamp Duty Rs. 51,840/- Registration Fee Rs. 12,950/-

(Entry found in SRO KLN - 2 Index II register)

6) Development Agreement Rs. 10,00,000/- Market Value Rs. 4,32,000/-;

S.No. 12/1 B, Area 0 H - 03 R - 0 P out of 0 H - 26 R - 0 P,

Vendor :- Dinesh Waman Dhone,

Purchaser/Developer :- 1) Uday Shripat Pawar, 2) Vaibhav Dinkar Patil,

Date of Execution & Registration 03/10/2012 Date of Registration 04/10/2012, Reg.No. 8550,

Stamp Duty Rs. 40,000/- Registration Fee Rs. 10,000/-

(Entry found in SRO KLN - 2 Index II register)

7) Agreement for Sale Rs. 0/- Market Value Rs. 60,48,000/-;

S.No. 12/1 B, Area 0 H - 09 R - 0 P out of 0 H - 26 R - 0 P,

(Supplementary Agreement for Document No. 8537/2012)

(Consideration :- Security Deposit Rs. 12,50,000/- & 42% Residential Structure)

Vendor :- Dinesh Waman Dhone,

Purchaser/Developer :- 1) Sunil Vasant Gaikwad, 2) Kishor Barku Gaikwad,

3) Macchindra Vishnu Patil,

Date of Execution & Registration 10/10/2012, Reg.No. 8694,

Stamp Duty Rs. 11,920/- Registration Fee Rs. 30,000/-



...3/-



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SEARCHER

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Zunzarrao Market, Anand Sports,
Station Road, Kalyan (W)

Resi. : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Sonali Bldg.,
Opp. Kala Talav, Thankar pada, Kalyan (W)-421301.

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TRANSACTION FOR THE YEAR 2013 :-

(Entry found in SRO KLN - 2 Index II register)

1) Gift Deed Rs 0/- Market Value Rs. 6,40,000/-;
S.No. 12/1 B, Area 0 H - 07 R - 0 P out of 1 H - 86 R - 4 P,
Donor : - Tulshiram Waman Dhone
Donee - Dinesh Waman Dhone,
Date of Execution & Registration 02/03/2013, Reg.No. 1669,
Stamp Duty Rs. 19,200/- Registration Fee Rs. 6,400/-

(Entry found in SRO KLN - 2 Index II register)

2) Conveyance Deed Rs. 5,55,000/- Market Value Rs. 5,55,000/-;
S.No. 12/1 B, Area 0 H - 06 R - 0 P out of 0 H - 18 R - 0 P,
Vendor : - Tulshiram Waman Dhone,
Purchaser : - 1) Ajit Shripat Mhatre, 2) Pradeep Narayan Patil,
Date of Execution & Registration 29/04/2013, Reg.No. 3425,
Stamp Duty Rs. 27,800/- Registration Fee Rs. 5,550/-

(Entry found in SRO KLN - 2 Index II register)

3) Cancellation Deed Rs. 5,55,000/- Market Value Rs. 5,55,000/-;
S.No. 12/1 B, Area 0 H - 06 R - 0 P out of 0 H - 18 R - 0 P,
(Cancellation Deed for Document No 3425/2013)
Vendor : - 1) Ajit Shripat Mhatre, 2) Pradeep Narayan Patil,
Purchaser : - Tulshiram Waman Dhone,
Date of Execution & Registration 17/10/2013, Reg.No. 7543,
Stamp Duty Rs. 27,800/- Registration Fee Rs. 6,300/-

(Entry found in SRO KLN - 2 Index II register)

4) Development Agreement Rs 0/- Market Value Rs. 18,60,000/-;
S.No. 12/1 B, Area 0 H - 12 R - 0 P out of 0 H - 18 R - 0 P,
(Consideration : - 45% Construction to Land Owner)
Vendor : - Tulshiram Waman Dhone,
Purchaser/Developer : - M/s. Om Sai Construction Through its Partners -
1) Gurunath Parshuram Gaikwad, 2) Krishna Motiram Gaikwad, 3) Abhimanyu
Balkrishna Gaikwad, 4) Kundan Raghunath Kumbhar.
Date of Execution & Registration 25/10/2013, Reg.No. 7791,
Stamp Duty Rs. 1,94,400/- Registration Fee Rs. 30,000/-

TRANSACTION FOR THE YEAR 2014 :-

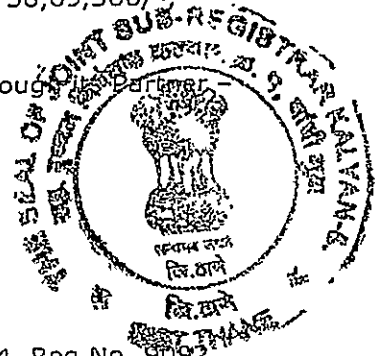
(Entry found in SRO KLN - 2 Index II register)

1) Development Agreement Rs. 56,69,500/- Market Value Rs. 56,69,500/-;
S.No. 12/1 B, Area 0 H - 14 R - 5 P,
Vendor : - Motiram Waman Dhone,
Purchaser/Developer : - M/s. Bhairavnath Construction Through its Partner -
Satish Rajaram Chandankar,
Date of Execution & Registration 28/05/2014, Reg.No. 3768,
Stamp Duty Rs. 2,78,000/- Registration Fee Rs. 30,000/-

(Entry found in SRO KLN - 1 Index II register)

2) Release Deed;
S.No. 12/1 B, Area 0 H - 18 R - 0 P Faiki 0 H - 03 R - 5 P,
Releasor : - Motiram Waman Dhone,
Releasee : - Naresh Motiram Dhone.
Date of Execution 08/12/2014 Date of Registration 11/12/2014, Reg.No. 9092,
Stamp Duty Rs. 200/- Registration Fee Rs. 1,000/-

क.ल.न.-५	
दस्तावेज क्र. ३७८५/२०२३	
५०	८४



क.ल.न.-५	
दस्तावेज	२०२३

4 //

TRANSACTION FOR THE YEAR 2025 :-

(Entry found in SRO KLN - 1 Index II register)
 Development Agreement Rs. 14,49,000/- Market Value Rs. 14,49,000/-,
 S.No. 12/1 B, Area 350 Sq.Meters,
 Vendor :- Narash Motiram Dhone,

Purchaser/Developer :- M/s. Shree Yog Builders & Developers Through its Partners - 1) Naresh Shripat Kot, 2) Prashant Ramesh Shandare, 3) Ramesh Laxman Kshirsagar, 4) Tulshiram Waman Dhone,
 Date of Execution 25/12/2014 Date of Registration 05/01/2015, Reg.No. 140,
 Stamp Duty Rs. 70,000/- Registration Fee Rs. 18,500/-

TRANSACTION FOR THE YEAR 2016 :-

(Entry found in SRO KLN - 2 Index II register)
 Conveyance Deed Rs. 50,00,000/- Market Value Rs. 54,75,000/-
 S.No 12/1 B, Area 25 Gunthe out of 1 H - 06 R - 4 P,
 Vendor :- 1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone,
 4) Janabai Dinesh Kavle, 5) Nirmala Datta Naik, 6) Ranjana Ramesh Dhone for Self & Natural Guardian for Minor - Adesh, Rutika & Riya, 7) Roshana Mahesh Mahulkar, 8) Kasturi Ramesh Dhone,
 Purchase :- M/s. Saqlaini Builders Through its Partners - 1) Wasim Ahmed Haji Shafiq Ahmed Shaikh, 2) Mohammed Ilyas Mohammed Siddiq Qureshi,
 Date of Execution & Registration 29/03/2016 Reg.No. 2531,
 Stamp Duty Rs. 3,60,000/- Registration Fee Rs. 30,000/-

TRANSACTION FOR THE YEAR 2017 :-

(Entry found in SRO KLN - 5 online Index II register search)
 1) Development Agreement Rs. 80,84,900/- Market Value Rs. 32,79,000/ ,
 S.No. 4/2, Area 0 H - 02 R - 5 P,
 S.No. 12/1 B, Area 1448.1 Sq.Meters out of 0 H - 26 R - 0 P,
 (Consideration :- 77% Constructor Area to Developers and 23% Construction Area to Land Owner)
 Vendor :- Dinesh Waman Dhone,
 Purchaser/Developer :- M/s. Sai Shradha Developers Through its Partners - 1) Vivek Arun Keni, 2) Vinod Ananta Bhoir,
 Date of Execution & Registration 22/05/2017, Reg.No. 5536,
 Stamp Duty Rs. 4,04,200/- Registration Fee Rs. 30,000/-

(Entry found in SRO KLN - 5 online Index II register search)
 2) Development Agreement Rs. 80,83,000/- Market Value Rs. 9,35,000/-,
 S.No. 12/1 B, Area 6.5 Gunthe out of 18 Gunthe,
 Vendor :- Ganesh Waman Dhone,
 Purchaser/Developer :- M/s. Shree Krupa Developers Through its Proprietor - Datta Raosaheb Karande,
 Date of Execution & Registration 23/11/2017, Reg.No. 13388,
 Stamp Duty Rs. 4,04,300/- Registration Fee Rs. 30,000/-

TRANSACTION FOR THE YEAR 2022 :-

(Entry found in SRO KLN - 5 online Index II register search)
 Development Agreement Rs. 7,61,83,000/- Market Value Rs. 79,14,500/-;
 S.No. 4/2, Area 1430 Sq.Meters out of 0 H - 26 R - 30 P,
 S.No. 12/1 B, Area 2000 Sq.Meters out of 8140 Sq.Meters,
 Total Area 3430 Sq.Meters,
 Vendor :- Ramdas Dinkar Dhone for Self & Power of Attorney Holder for Sr.No. 1 To 10,
 1) Rohidas Dinkar Dhone, 2) Rajesh Dinkar Dhone, 3) Nirmala Datta Naik, 4) Adesh Ramesh Dhone, Rutika Ramesh Dhone & Riya Ramesh Dhone Through their Natural Guardian Ranjana Ramesh Dhone, 5) Ranjana Ramesh Dhone, 6) Roshana Mahesh Mahulkar, 7) Kasturi Ramesh Dhone, 8) vikas Dinesh Kavle, 9) Vaisnali Mahesh Koli, 10) Savita Dinesh Kavle,
 Purchaser/Developer :- M/s. Vedang Construction Through its Partner - Arvind Kumar Devnarayan Tiwari,
 Date of Execution 07/03/2022 Date of Registration 07/04/2022, Reg.No. 5168,
 Stamp Duty Rs. 3,00,200/- Registration Fee Rs. 30,000/-

5/-





G. H. JAGTAP

B.Com.

SEARCHER

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Zunzarrao Market, Anand Sports, Station Road, Kalyan (W)

Res: Datta Kripa Niwas Hsg. Soc., Chawl No 1/4, Behind Sonali Bldg., Opp. Kala Talav, Thankar pada, Kalyan (W)-421301

// 5 //

NOTE :- S.No. 12/1 B, Constructed Building known as Vaishnavi Park by M/s. Tisai Krupa Construction, various Agreement for Sale, Mortgage Deed of Flats/Shops Document Executed & registered.

NOTE :- S.No. 12/1 B, Constructed Building known as Shree Yog Plaza by M/s. Shree Yog Builders and Developers, various Agreement for Sale, Mortgage Deed of Flats Document Executed & registered.

NOTE :- S.No. 12/1 B, Constructed Building known as Shree Sai Leela by M/s. Om Sai Construction, various Agreement for Sale, Mortgage Deed of Flats Document Executed & registered.

NOTE :- S.No. 12/1 B, Constructed Building known as Tisai Darshan by M/s. Bhairavnath Construction, various Agreement for Sale, Mortgage Deed of Flats Document Executed & registered.

NOTE :- S.No. 12/1 B, Constructed Building known as Abhishek Apartment by M/s. Shree Krupa Developers, various Agreement for Sale, Mortgage Deed of Flats Document Executed & registered.

NOTE :- S.No. 12/1 B, Constructed Building known as Janhavi Apartment by M/s. Sai Shradha Developers, various Agreement for Sale, Mortgage Deed of Flats Document Executed & registered.

NOTE :- According to available Manual Index-II register from the year 1993 To Feb 2002 in S.R.O. KALYAN - 1 & 2

NOTE :- According to available Computerized Index-II register from the year 2002 To 2017 in S.R.O. KALYAN - 2.
Nov. 2005 To 2012, July 2013 To 2015 in S.R.O. KALYAN - 1.
Nov. 2005 To June 2015 in S.R.O. KALYAN - 3.
Nov. 2005 To 2012 in S.R.O. KALYAN - 4.
Oct. 2011 To June 2016 in S.R.O. KALYAN - 5.


Attached Govt. Fees paid vide Receipt No. 5308,

Search Application No 1055/2022, dated 08/04/2022

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN;

DATE :- 12/04/2022


G. H. JAGTAP
SEARCHER (B.Com.)

1/4, Datta Kripa Niwas, Chawl Soci. Opp. Kala - Talav, Near Sonali Bldg., Thankar pada, Kalyan (W) - 421301. Mob. 9820429462

क.ल.न.-५	
दस्तक्र. १०८५	२०२३
५२	८४







Ref. No.

Date : 04/01/2022

FORMAT A

(Circular No. 23/2021)

To,
MahaRERA
Mumbai

क.ल.न.-५	
दस्ता क्र. ७३ (५)	२०२३
५३	८४

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey no. 4, Hissa No. 2/1 (Old 4/2), title report for the area admeasuring 1430 Sq. Meter, situated at Village Nandivali tarfe Ambermath, Taluka Kalyan, District Thane, Within the Limits Kalyan Dombivali Municipal Corporation (hereinafter referred to as "said plot" of land)

1. I have investigated the title of the said plot on the request of Mrs Vedang Construction, Partnership firm through its partners Mr. Arvind Kumar Devnarayan Tiwari and following documents i.e.-

1. Description of the property:-

Survey no. 4, Hissa No. 2/1 (Old 4/2), title report for the area admeasuring 1430 Sq. Meter situated at Village Nandivali tarfe Ambermath, Taluka Kalyan, District Thane, Within the Limits Kalyan Dombivali Municipal Corporation.

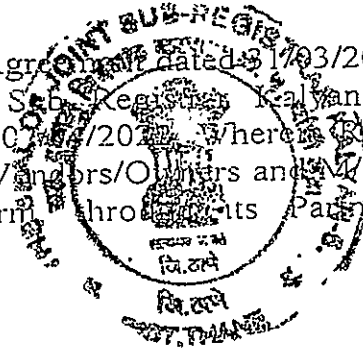
Owner :- Ramdas Dinkar Dhone and others

Developer/Promoter :- M/s. Vedang Construction ,
Partnership firm, through its Partner,
Mr. Arvind Kumar Devnarayan Tiwari

2. The documents of allotment of plot of land.

a) Exchange Deed (Partition Deed) dated 17/05/2012, which is registered at the office of Sub Registrar of assurances Kalyan 1, at Registration No. 4362/2012, on 18/05/2012, Wherein Ramdas Dinkar Dhone and others are the Party of the First part and Bayjabai Waman Dhone and others are the party of the second part.

b) Development Agreement dated 17/03/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5168/2022, on 07/04/2022, wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction a partnership Firm through its Partner, Mr Arvind Kumar



(Signature)

Devnarayan Tiwari is the Promoter/Developer/Builder, for area admeasuring 0-14-30 H-R-P out of 0-26-30 H-R-P

- c) Power Of Attorney dated 07/04/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No 5159/2022, on 07/04/2022, Wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s Vedang Construction, a partnership Firm, through its Partner, Mr Arvind Kumar Devnarayan Tiwari is the Power of Attorney Holder, for area admeasuring 0-14-30 H-R-P out of 0-26-30 H-R-P.
3. Digital 7/12 extract of Survey no 4, Hissa No. 2/1 (Old 4/2, of Village Nandivali tarfe Ambernath, Taluka Kalyan, Dist Thane, Dated 22/12/2022 and mutation entry no. 50, 64, 67, 103, 184, 199, 202, 203, 249, 286, 302, 388, 389, 392, 393, 408, 447, 477, 502, 513, 514, 586 & 591.
4. Search Report dated 10/08/2021 and 22/06/2022 from 1992 to 2022.
2. 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 the said plot having Survey no. 4, Hissa No. 2/1 (Old 4/2), title report for the area admeasuring 1430 Sq. Meter, owner - Ramdas Dinkar Dhone and others and Developer/Promoter - M/s. Vedang Construction, Partnership firm through its partners Mr. Arvind Kumar Devnarayan Tiwari is clear, marketable and without any encumbrance
3. Owners of the land :- That the Ramdas Dinkar Dhone and others are the owners of the said Plot having Survey no. 4, Hissa No 2/1 (Old 4/2), title report for the area admeasuring 1430 Sq. Meter
4. The report reflecting the flow of the title of the Owner on the said land is enclosed herewith as annexure

Encl : Annexure

Date :

04/01/2023

क.ल.न.-५	
दस्तावेज क्र. ३६९५	२०२३
५४	५४

(Signature)

ADV. K. A. ADHIKARI



through its partners 1) Wasim Ahmed Haji Sharif Ahmed Shaikh and 2) Mohammad Ilyas Mohammad Sddiq Qureshi are the Purchaser, for the area admeasuring 0H-25R-00P (25 Guntas) out of total area 1H-06R-40P of Survey No. 12/1/B.

c) Development Agreement dated 31/03/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No 5168/2022, on 07/04/2022, Wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvinc Kumar Devnarayan Tiwari is the Promoter/Developer/Builder, for area admeasuring 0-20-00 H-R-P out of 0-81-40 H-R-P.

d) Power of Attorney dated 07/04/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5169/2022, on 07/04/2022, Wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari is the Power of Attorney Holder, for area admeasuring 0-20-00 H-R-P out of 0-81-40 H-R-P.

क.ल.न. ०४
दस्तावेज नं. ५१८५/२०२३
५१८५

Digital 7/12 extract of Survey no-12; H. No-1/3-(Old 12/1/B) of Village Nandivali tarfe Ambernath, Taluka Kalyan, Dist. Thane, dated 22/12/2022 and mutation entry no. 50, 103, 279, 286, 302, 388, 389, 392, 408, 413, 435, 447, 456, 502, 558, 567 & 595.

4. Search Report dated 12/04/2022 from 1993 to 2022.
2. 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 the said plot having Survey no. 12, H. No. 1/3 (Old 12/1/B), title report for the area admeasuring 2000 Sq. Meter, Out of Total area admeasuring 8140 Sq. Meter, owner - Ramdas Dinkar Dhone and others and Developer/Promoter - M/s. Vedang Construction, Partnership firm through its partners Mr Arvind Kumar Devnarayan Tiwari is clear, marketable and without any encumbrance.
3. Owners of the land :- That the Ramdas Dinkar Dhone and others are the owners of the said Plot having Survey no. 12, H. No. 1/3 (Old 12/1/B), title report for the area admeasuring 2000 Sq. Meter, Out of Total area admeasuring 8140 Sq. Meter
4. The report reflecting the flow of the title of the Owner on the said land is enclosed herewith as annexure

Encl : Annexure

Date :

०४/०१/२०२३



ADV. K. A. ADHIKARI





Ref. No.

Date: 04/01/2022

FORMAT A

(Circular No. 28/2021)

To,
MahaRERA
Mumbai:

क.ल.न.-९	
दस्तक्र. ३९८५	२०२३
५५	८४

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to Survey no. 12, H. No. 1/3 (Old 12/1/B), title report for the area admeasuring 2000 Sq. Meter, Out of Total area admeasuring 8140 Sq. Meter situated at Village Nandivali tarfe Ambernath, Taluka Kalyan, District Thane, Within the Limits Kalyan Dombivali Municipal Corporation (hereinafter referred to as "said plot" of land)

1. I have investigated the title of the said plot on the request of M/s Vedang Construction, Partnership firm through its partners Mr Arvind Kumar Devnarayan Tiwari and following documents i.e.:-

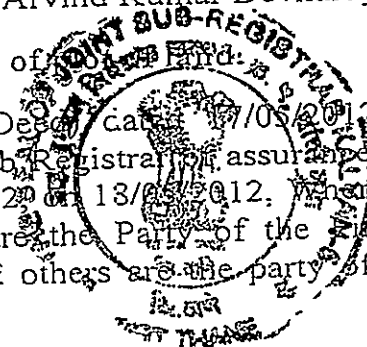
1. Description of the property:-

Survey no. 12, H. No. 1/3 (Old 12/1/B), title report for the area admeasuring 2000 Sq. Meter, Out of Total area admeasuring 8140 Sq. Meter situated at Village Nandivali tarfe Ambernath, Taluka Kalyan, District Thane, Within the Limits Kalyan Dombivali Municipal Corporation.

Owner :- Ramdas Dinkar Dhone and others

Developer/Promoter :- M/s. Vedang Construction, Partnership firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari

2. The documents of allotment of
- a) Exchange Deed (Partition Deed) dated 17/05/2012, which is registered at the office of Sub Registrar Kalyan 1, at Registration No. 4362/2012 on 13/05/2012, wherein Ramdas Dinkar Dhone and others are the party of the first part and Bayajai Waman Dhone and others are the party of the second part.
- b) Sale Deed/Conveyance Deed dated 29/03/2016, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 2534/2016, on 29/03/2016, wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Saqlami Builders



(Signature)



B.A.L.L B
ADVOCATE HIGH COURT

Ground, Chikanghar, Kalyan (w), Dist - Thane 421 301
Resi.: 301/302, Bngh' Apt., Near Sampada Hospital
Chikanghar Kalyan (w), Dist -Thane 421 301
9167922789
krunaladhikari@yahoo.com

Ref. No.

Date : 04/01/2023

FORMAT A

(Circular No. 28/2021)

FLOW OF THE TITLE FROM
THE SAID PLOT OF LAND

क.ल.न.-७	
दस्तावेज क्र. ७५/२०२३	
५७	८६

- 1) That the 7/12 extract of the said Plot is on the name of Ramdas Dinkar Dhone and others for the area admeasuring 1430 Sq. Meter.
- 2) It appears from the revenue records in respect of the said land that the Dagdu Gaikwad sold the said land S. No. 4/2 to Hari Aba Dhone, as per mutation entry no..50.

Thereafter said Hari Aba Dhone sold the said land S. No. 4/2 to Dharma Kondu Babade, as per mutation entry no. 64.

Thereafter said Dharma Kondu Babade sold the said land S. No. 4/2 to Hari Aba Dhone, as per mutation entry no. 67.

After the death of Hari Aba Dhone names of his legal heirs i.e. Dinkar Ragho Dhone and Waman Chango Dhone are mutated in revenue Records as per Mutation Entry No. 103.

After the death of the said Dinkar Ragho Dhone names of his legal heirs i.e. Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Ramdas Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle and Nirmala Datta Naik are mutated in revenue records vide mutation entry no. 286.

After the death of the said Waman Chango Dhone names of his legal heirs i.e. Baymabai Waman Dhone, Motiram Waman Dhone, Ganesh Waman Dhone, Tulshiram Waman Dhone, Dinesh Waman Dhone, Krishnabai Parshuram Patil, Savitribai Bharat Patil and Kalpana Sharad Mukadam are mutated in revenue records vide mutation entry no. 292.

Thereafter owners of the said S. No. 4/2 Land Ramdas Dinkar Dhone, Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle, Nirmala Datta Naik as party of first part and Baymabai Waman Dhone, Motiram Waman Dhone, Ganesh Waman Dhone, Tulshiram Waman Dhone, Dinesh Waman Dhone, Krishnabai Parshuram Patil, Savitribai Bharat Patil and Kalpana Sharad Mukadam as the party of the second part executed Exchange Deed (Partition Deed) dated 17/05/2012, which is registered at the office of Sub Registrar of assurances Kalyan 1, at Registration No 4362/2012, on 18/05/2012. As per the said Exchange Deed (Partition Deed) area of 1430 Sq. meter out of 2630 Sq. meters allotted to the share of Ramdas Dinkar

Datta

Dhone, Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle & Nirmala Datta Naik and area admeasuring 1200 Sq. meter out of 2630 Sq. meters allotted to the share of Baymabai Waman Dhone & others. That the effect of the said Exchange Deed (Partition Deed) is given in revenue record vide mutation entry no. 388.

That the said Ramesh Dinkar Dhone died and names of his legal heirs i.e. Adesh Ramesh Dhone, Roshana Mahesh Mahulkar, Kasturi Ramesh Dhone, Hrutika Ramesh Dhone, Riya Ramesh Dhone and Ranjana Ramesh Dhone are mutated in revenue records vide mutation entry no. 408.

That the said Anubai Dinkar Dhone died and names of his legal heirs i.e. Ramdas Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle, Nirmala Datta Naik, Ranjana Ramesh Dhone, Roshana Mahesh Mahulkar, Kasturi Ramesh Dhone, Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone are mutated in revenue records vide mutation entry no. 447.

That the said Janabai Dinesh Kawle died and names of her legal heirs i.e. Vikas Dinesh Kawle, Vaishali Mahesh Koli and Savita Dinesh Kawle are mutated in revenue records as per mutation entry no. 502.

Hereafter owners of the said Land area admeasuring 1480 Sq. meters 1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Nirmala Datta Naik, 5) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone, 6) Roshna Mahesh Mahulkar, 7) Kasturi Ramesh Dhone, 8) Vikas Dinesh Kawle, 9) Vaishali Mahesh Koli and 10) Savita Dinesh Kawle executed a Development Agreement in favour of M/s. Vedang Construction, a partnership firm, through its Partner Arvind Kumar Devnarayan Tiwari, on 31/03/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5168/2022, on 07/04/2022, wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari is the Developer/Builder, in respect of survey no. survey no. 4/2 (new S. No. 4/2/1), area admeasuring 3-14-30 H-R-sq. meters.

That the owners of the said land 1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Nirmala Datta Naik, 5) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone 6) Roshna Mahesh Mahulkar, 7) Kasturi Ramesh Dhone, 8) Vikas Dinesh Kawle, 9) Vaishali Mahesh Koli and 10) Savita Dinesh Kawle also executed a Power Of Attorney on 07/04/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5169/2022, on 07/04/2022, wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari is the Power of Attorney Holder, in respect of survey no. 4/2 (new S. No. 4/2/1), area admeasuring 3-14-30 H-R-P.



Prop



Ref. No.

Date :

- 3) I have also gone through the Search Report dated 10/08/2021 & 22/06/2022 from 1992 to 2022 taken from Sub Registrar office at Kalyan No. 1 to 5.

Upon perusal of the above said documents, available revenue records and search reports, I am of the opinion that the title of the owner in respect of above stated land appears clear, marketable and free from all encumbrances and the M/s Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari is well and sufficiently entitled to Develops the said Plot of land property by obtaining other necessary permissions.

Date :

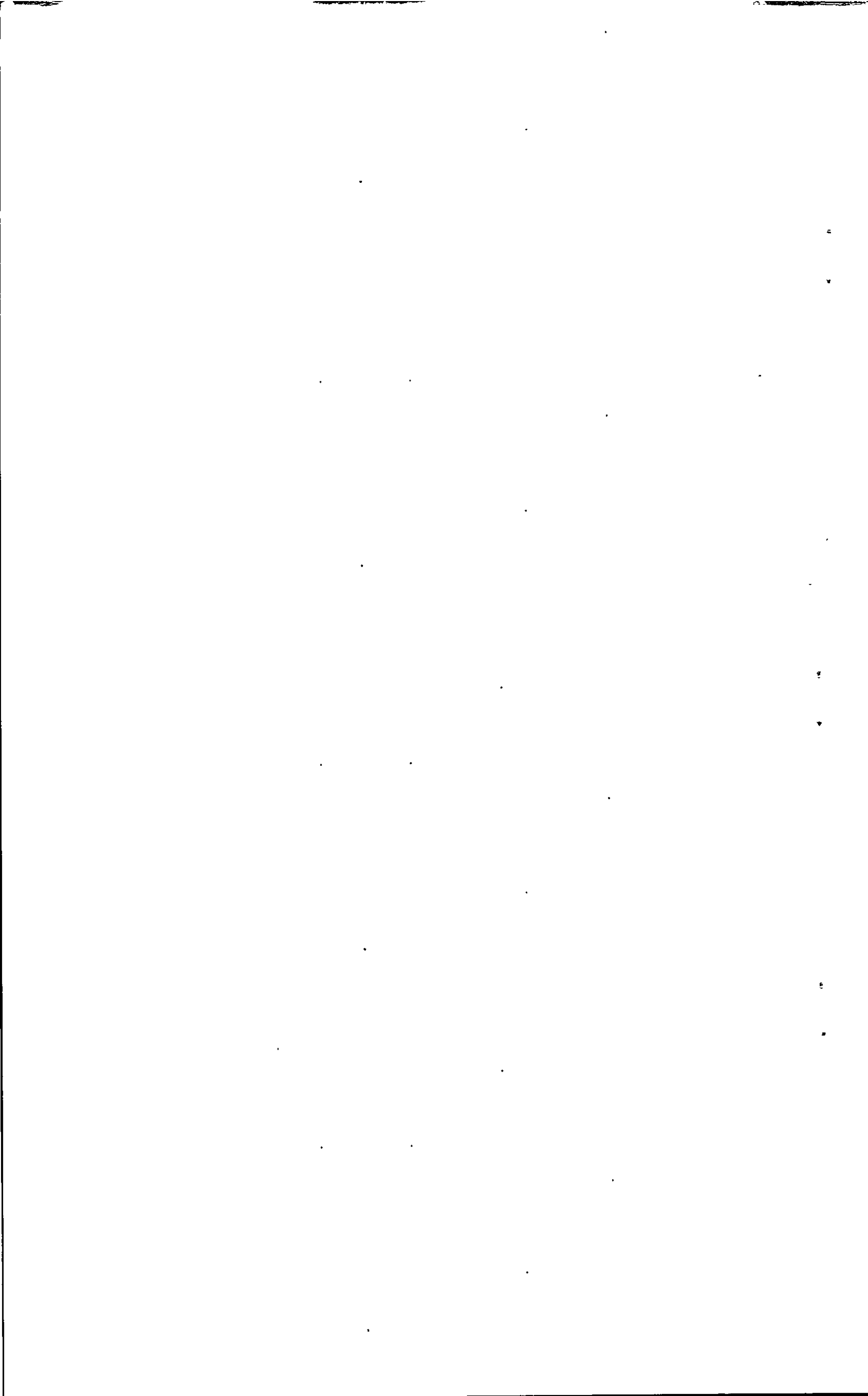
04/01/2023

K.A.
ADV. K. A. ADHIKARI



क.ल.न.-५	
दस्त क्र. ७८५	२०२३
५९	८४







Ref No.

Date : 04/01/2023

FORMAT A

(Circular No. 28/2021)

FLOW OF THE TITLE OF
THE SAID PLOT OF LAND

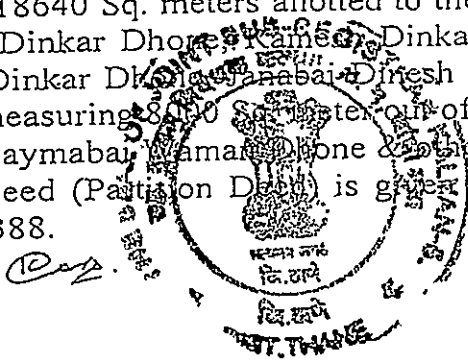
क.ल.न.-५	
दस्तावेज क्र. ५९१	२०२३
६०	८०

- 1) That the 7/12 extract of the said Plot is on the name of Ramdas Dinkar Dhone and others for the area admeasuring 2000 Sq. Meter, Out of Total area admeasuring 8140 Sq. Meter.
- 2) It appears from the revenue records in respect of the said land that the Hari Aba Dhone was the original owners of the said land after the death of Hari Aba Dhone names of his legal heirs i.e. Dinkur (Dinkar) Ragho Dhone and Waman Chango Dhone are mutated in revenue Records as per Mutation Entry No. 103.

After the death of the said Dinkar Ragho Dhone names of his legal heirs i.e. Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Ramdas Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle and Nirmala Datta Naik are mutated in revenue records vide mutation entry no. 286.

After the death of the said Waman Chango Dhone names of his legal heirs i.e. Baymabai Waman Dhone, Motiram Waman Dhone, Ganesh Waman Dhone, Tulshiram Waman Dhone, Dinesh Waman Dhone, Krishnabai Parshuram Patil, Savitribai Bharat Patil and Kalpana Sharad Mukadam are mutated in revenue records vide mutation entry no. 302

That the owners of the said S. No. 12/1/B Land Ramdas Dinkar Dhone, Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle, Nirmala Datta Naik as party of first part and Baymabai Waman Dhone, Motiram Waman Dhone, Ganesh Waman Dhone, Tulshiram Waman Dhone, Dinesh Waman Dhone, Krishnabai Parshuram Patil, Savitribai Bharat Patil and Kalpana Sharad Mukadam as the party of the second part executed Exchange Deed (Partition Deed) on 17/05/2012, which is registered at the office of Sub Registrar of assurances Kalyan 1, at Registration No. 4362/2012, on 18/05/2012. As per the said Exchange Deed (Partition Deed) area of 10640 Sq. meter out of 18640 Sq. meters allotted to the share of Ramdas Dinkar Dhone, Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle & Nirmala Datta Naik and area admeasuring 8000 Sq. meter out of 18640 Sq. meters allotted to the share of Baymabai Waman Dhone & others. That the effect of the said Exchange Deed (Partition Deed) is given in revenue record vide mutation entry no. 388.



That the said Ramesh Dinkar Dhone died and names of his legal heirs i.e. Adesh Ramesh Dhone, Roshana Mahesh Mahulkar, Kasturi Ramesh Dhone, Hrutika Ramesh Dhone, Riya Ramesh Dhone and Ranjana Ramesh Dhone are mutated in revenue records vide mutation entry no. 408

That the said Anubai Dinkar Dhone died and names of her legal heirs i.e. Ramdas Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawle, Nirmala Datta Naik, Ranjana Ramesh Dhone, Roshana Mahesh Mahulkar, Kasturi Ramesh Dhone, Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone are mutated in revenue records vide mutation entry no. 447.

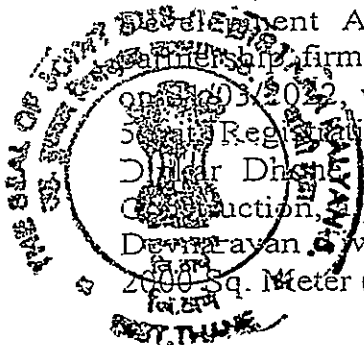
That the said Janabai Dinesh Kawle died and names of her legal heirs i.e. Vikas Dinesh Kawle, Vaishali Mahesh Koli and Savita Dinesh Kawle are mutated in revenue records vide mutation entry no. 502.

That the owners of the said Survey No. 12/1/B 1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Janabai Dinesh Kawle, 5) Nirmala Datta Naik, 6) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh, Hrutika and Riya, 7) Roshana Mahesh Mahulkar, 7) Kasturi Ramesh Dhone executed a Conveyance Deed in favour of M/s. Saqlaini Builders through its partners 1) Wasim Ahmed Haji Sharif Ahmed Shaikh and 2) Mohammad Ilyas Mohammad Sddiq Qureshi, on 29/03/2016, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 2534/2016, on 29/03/2016, for the area admeasuring 0H-25R-00P (25 Guntha) out of total area 1H-06R-40P of Survey No 12/1/B.

Thereafter said Survey No. 12/1/B, for the for the area admeasuring 0H-25R-00P (25 Guntha) out of total area 1H-06R-40P mutated in Revenue Record and on 7/12 extract in the name of M/s. Saqlaini Builders through its partners 1) Wasim Ahmed Haji Sharif Ahmed Shaikh and 2) Mohammad Ilyas Mohammad Sddiq Qureshi vide Mutation Entry No 558

Thereafter pot hissa survey of Survey No. 12, Hissa No. 1 is done and the balance area i.e. 0H-81R-40P of Rohidas Dinkar Dhone and others are newly numbered as Survey No. 12, Hissa No. 1/3, area admeasuring 0H-81R-40P as per Mutation Entry No. 595

That the owners of the said Land 1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Nirmala Datta Naik, 5) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone, 6) Roshana Mahesh Mahulkar, 7) Kasturi Ramesh Dhone, 8) Vikas Dinesh Kawle, 9) Vaishali Mahesh Koli and 10) Savita Dinesh Kawle executed a Development Agreement in favour of M/s. Vedang Construction, a partnership firm, through its Partner Arvind Kumar Devnarayan Tiwari, on 03/03/2022, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 5168/2022, on 07/04/2022, wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari is the Developer/Builder, for the area admeasuring 2000 Sq. Meter (0-20-00 H-R-P) out of 8140 Sq. Meter (0-81-40 H-R-P)



5/22



Ref. No.

Date :

That the owners of the said land 1) Ramdas Dinkar Dhone, 2) Rohida Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Nirmala Datta Naik, 5) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone, 6) Roshna Mahesh Mahulkar, 7) Kasturi Ramesh Dhone, 8) Vikas Dinesh Kawle, 9) Vaishali Mahesh Koli and 10) Savita Dinesh Kawle also executed a Power Of Attorney dated 07/04/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5169/2022, on 07/04/2022, Wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari is the Power of Attorney Holder, for the area admeasuring 2000 Sq. Meter (0-20-00 H-R-P) out of 8140 Sq. Meter (0-81-40 H-R-P).

- 3) I have also gone through the Search Report dated 12/04/2022 from 1993 to 2022 taken from Sub Registrar office at Kalyan No. 1 to 5.

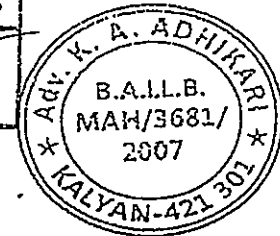
Upon perusal of the above said documents, available revenue records and search reports, I am of the opinion that the title of the owner in respect of above stated land appears clear, marketable and free from all encumbrances and the M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari is well and sufficiently entitled to Develops the said Plot of land property by obtaining other necessary permissions.

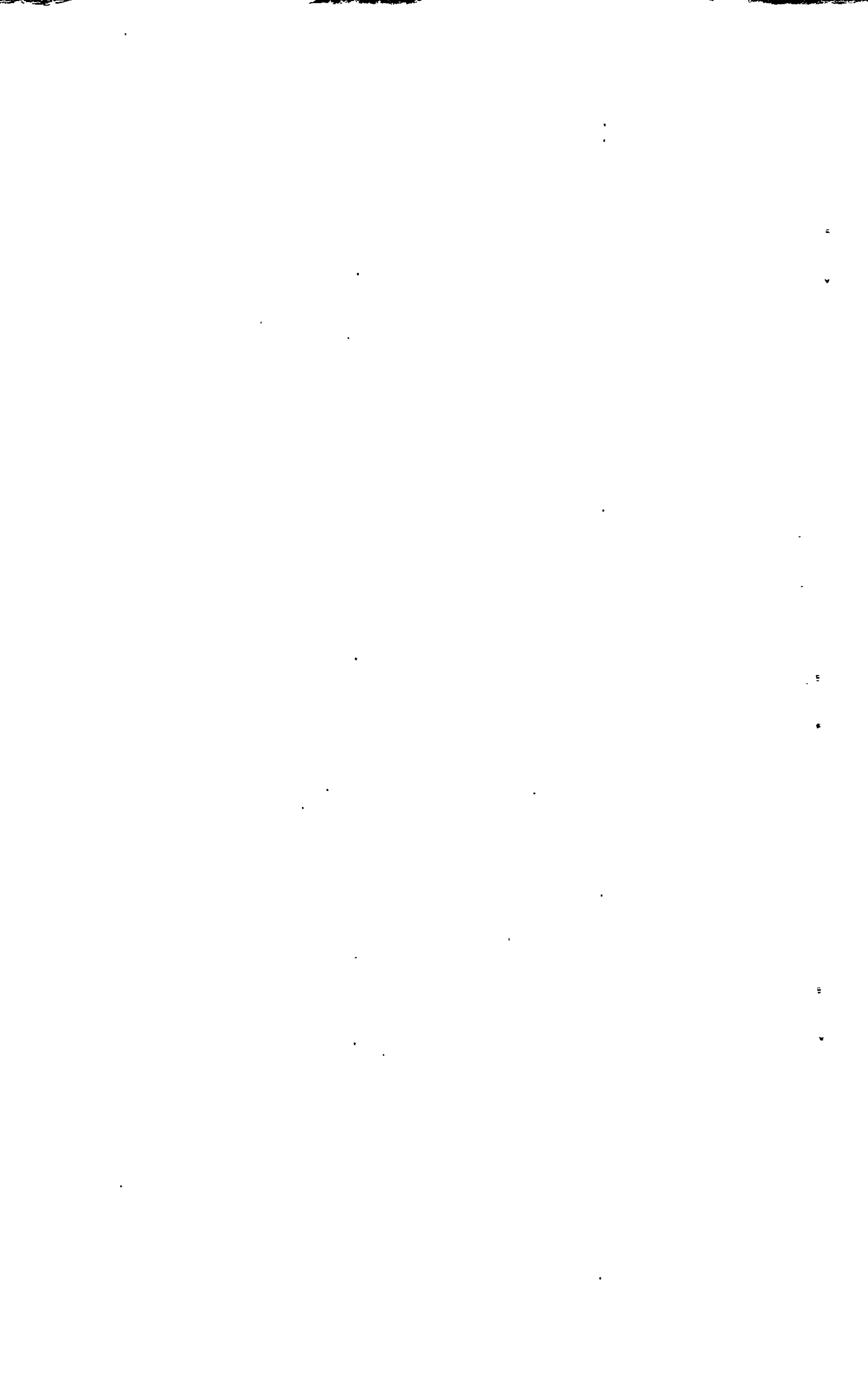
Date :

04/01/2023

क.ल.न.-५	
दस्त क्र. ५१८५	२०२३
६२	८६

ADV. K. A. ADHIKARI







B A L L B
ADVOCATE HIGH COURT

Ground, Chikanghar, Kalyan (w), Dist - Thane 421 301
Resi : 301/302, Bright Apt., Near Sampada Hospital
Chikanghar, Kalyan (w), Dist -Thane, 421 301
9167922789
krunaladhikari@yahoo.com

Ref. No

Date : 17/08/2022

TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

क.ल.न. - ५	
दस्तावेज क्र. ()	२०२३
५३	८०

Reg : All those pieces and parcels of land lying, being and situated at Village Nandivali tarfe Ambernath, Taluka Kalyan, District Thane, Within the Limits Kalyan Dombivali Municipal Corporation Bearing Survey-no. 4, Hissa No. 271 (Old 4/2) Total Area 0H-14R-30sq.mtrs. (1430 Sq. Meter),

Owner :- Ramdas Dinkar Dhone and others

Developer :- M/s: Vedang Construction , Partnership firm Through its Partner, Mr. Arvind Kumar Devnarayan Tiwari

READ:

- 1) Extracts of 7/12
- 2) Available Mutation entries.
- 3) Search report dated 10/08/2021 and 22/06/2022 in respect of the said property.
- 4) Exchange Deed (Partition Deed) dated 17/05/2012, which is registered at the office of Sub Registrar of assurances Kalyan 2, at Registration No. 4362/2012, on 18/05/2012, Wherein Ramdas Dinkar Dhone and others are the Party of the First part and Bayjabai Waman Dhone and others are the party of the second part.
- 5) Development Agreement dated 31/03/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5168/2022, on 07/04/2022, Wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari is the Promoter/Developer/Builder, for area admeasuring 0-14-30 H-R-P out of 0-26-30 H-R-P.
- 6) Power Of Attorney dated 07/04/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5169/2022, on 07/04/2022, Wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari is the Power of Attorney Holder, for area admeasuring 0-14-30 H-R-P out of 0-26-30 H-R-P.

(DAD)



It appears from the revenue records in respect of the said land that the Dattu Gaikwad sold the said land to Hari Aba Dhone, as per mutation entry no. 50.

Thereafter said Hari Aba Dhone sold the said land to Dharma Kondu Babade, as per mutation entry no. 64.

Thereafter said Dharma Kondu Babade sold the said land to Hari Aba Dhone, as per mutation entry no. 67.

After the death of Hari Aba Dhone names of his legal heirs i.e. Dinkar Ragho Dhone and Waman Chango Dhone are mutated in revenue Records as per Mutation Entry No. 103.

After the death of the said Dinkar Ragho Dhone names of his legal heirs i.e. Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Ramdas Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawale and Nirmala Datta Naik are mutated in revenue records vide mutation entry no. 286.

After the death of the said Waman Chango Dhone names of his legal heirs i.e. Baymabai Waman Dhone, Motiram Waman Dhone, Ganesh Waman Dhone, Tulshiram Waman Dhone, Dinesh Waman Dhone, Krishnabai Parshuram Patil, Savitribai Bharat Patil and Kalpana Sharad Mukadam are mutated in revenue records vide mutation entry no. 302.

That the owners of the said S. No. 4/2 Land Ramdas Dinkar Dhone, Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawale, Nirmala Datta Naik as party of first part and Baymabai Waman Dhone, Motiram Waman Dhone, Ganesh Waman Dhone, Tulshiram Waman Dhone, Dinesh Waman Dhone, Krishnabai Parshuram Patil, Savitribai Bharat Patil and Kalpana Sharad Mukadam as the party of the second part executed Exchange Deed (Partition Deed) dated 17/05/2012, which is registered at the office of Sub Registrar of assurances Kalyan 2, at Registration No. 4362/2012, on 18/05/2012. As per the said Exchange Deed (Partition Deed) area of 1430 Sq. meter out of 2630 Sq. meters allotted to the share of Ramdas Dinkar Dhone & others and 1200 Sq. meter out of 2630 Sq. meters allotted to the share of Baymabai Waman Dhone & others. That the effect of the said Exchange Deed (Partition Deed) is given in revenue record vide mutation entry no. 388.

That the said Ramesh Dinkar Dhone died and names of his legal heirs i.e. Adesh Ramesh Dhone, Roshana Mahesh Mahulkar, Kasturi Ramesh Dhone, Hrutika Ramesh Dhone, Riya Ramesh Dhone and Ranjana Ramesh Dhone are mutated in revenue records as per mutation entry no. 408.

That the said Anubai Dinkar Dhone died and names of his legal heirs i.e. Ramdas Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawale, Nirmala Datta Naik, Ranjana Ramesh Dhone, Roshana Mahesh Mahulkar, Kasturi Ramesh Dhone, Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone are mutated in revenue records as per mutation entry no. 447.





B A L L B.
ADVOCATE HIGH COURT

Grcund, Chikanghar, Kalyan (w), Dist - Thane, 421 307
Resi.: 301/302, Brght APl., Near Sampada Hospital
Chikanghar, Kalyan (w), Dist. -Thane, 421 301
9167922789
krunaladhikari@yahoo.com

Ret. No.

Date :

That the said Janabai Dinesh Kawale died and names of his legal heirs i.e. Vikas Dinesh Kawale, Vaishali Mahesh Koli and Savita Dinesh Kawale are mutated in revenue records as per mutation entry no. 502.

That the owners of the said Land 1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Nirmala Datta Naik, 5) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone, 6) Roshna Mahesh Mahulkar, 7) Kasturi Ramesh Dhone, 8) Vikas Dinesh Kawale, 9) Vaishali Mahesh Koli and 10) Savita Dinesh Kawale executed a Development Agreement in favour of M/s. Vedang Construction, a partnership firm, through Partner Arvind Kumar Devnarayan Tiwar, dated 31/03/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5168/2022, or 07/04/2022, Wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwar, in respect of survey no. 4/2/1, area admeasuring 0-14-30 H-R-P.

That the owners of the said land 1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Nirmala Datta Naik, 5) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone, 6) Roshna Mahesh Mahulkar, 7) Kasturi Ramesh Dhone, 8) Vikas Dinesh Kawale, 9) Vaishali Mahesh Koli and 10) Savita Dinesh Kawale also executed a Power Of Attorney dated 07/04/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5169/2022, on 07/04/2022, Wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership Firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwar is the Power of Attorney Holder, in respect of survey no. 4/2/1, area admeasuring 0-14-30 H-R-P.

In the matter of investigation of title of above stated land, it appears that the Promoter/Developers/Builders are well and sufficiently entitled to develop the said land property by obtaining other necessary permissions. That the revenue records in respect of the said land do not reveals any entry, which may fall in the category of encumbrances over the said property. I have also gone through the search report taken at the office of Sub-Registrar of assurances at Kalyan 1 to 5 for the period ending 31/03/2022 and the same does not reveals any entry, which may fall in the category of encumbrances over the said landed property.

(Sd/-)



2023	2023	2023
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Upon perusal of the above said documents, available revenue records and search report, I am of the opinion that the title of the owner in respect of above stated land appears clear, marketable and free from all encumbrances and the Promoter/Developers/Builders is well and sufficiently entitled to Develop the said property by obtaining other necessary legal permissions.

Hence this title Certificate issued by me on this 17th day of August 2022

ADVOCATE
(Signature)
 K. A. ADHIKARI



22	33
22/08/2022	22/08/2022
K. A. Adhikari	



ADVOCATE HIGH COURT
B.A.L.B.



Ground, Chikanghar, Kalyan (w), Dist - Thane, 421 30;
Resi.: 30/302, Bughl Apts., Near Sampada Hospital
Chikanghar, Kalyan (w), Dist - Thane, 421 301
9167922789
krunaladhikari@yahoo.com

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ch. M. S. - 9	
2023	2023
All those pieces and parcels of land lying, being and situated at Village Nandivalli tarte Ambernath, Taluka Kalyan District;	
Thane, Within the Limits Kalyan Municipal Corporation Bearing S. no. 12, H. No. 1/3 (Old 12A/B).	
Area OH-20R-00sq.mtrs. (2000 Sq. Meter),	20
Out of Total area admeasuring OH-81R-40sq.mtrs.	20

Owner :- Ramdas Dinkar Dhone and others

Developer :- M/s. Vedang Construction, Partnership firm
Through its Partner,
Mr. Arvind Kumar Devnarayan Tiwari

READ:

1) Extracts of 7/12

2) Available Mutation entries.

3) Search report dated 12/04/2022 in respect of the said property.

4) Exchange Deed (Partition Deed) dated 17/05/2012, which is registered at the office of Sub Registrar of assurances Kalyan 2, at Registration No. 4362/2012, on 18/05/2012, wherein Ramdas Dinkar Dhone and others are the Party of the First part and Bayabai Waman Dhone and others are the party of the second part.

5) Sale-Deed/Conveyance Deed dated 29/03/2016, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 2534/2016, on 29/03/2016, wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Saqlam Builders through its partners 1) Wasim Ahmed Haji Shariif Ahmed Shaikh and others are the Purchasers for the area admeasuring OH-25R-00P (25 Guntha) out of total area OH-06R-40P of Survey No. 12/1/B.

6) Development Agreement dated 31/03/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5168/2022, on 07/04/2022, wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership firm,





22

That the said Anubai Dinkar Dhone died and names of her legal heirs Ramdas Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone,

That the said Ramesh Dinkar Dhone died and names of his legal heirs i.e. Adesh Ramesh Dhone, Roshana Mahesh Mahulkar, Kasturi Ramesh Dhone, Hrutika Ramesh Dhone, Riya Ramesh Dhone and Ranjana Ramesh Dhone are mutated in revenue records as per mutation entry no. 408.

That the owners of the said S. No. 12/1/B Land Ramdas Dinkar Dhone, Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawale, Nimnala Datta Naik as party of first part and Baynabai Waman Dhone, Motiram Waman Dhone, Ganesh Waman Dhone, Tulshiram Waman Dhone, Dinesh Waman Dhone, Krishnabai Parshuram Patil, Savitribai Bharat Patil and Kalpana Sharan Mukadam as the party of the second part executed Exchange Deed (Partition Deed) dated 17/05/2012, which is registered at the office of Sub Registrar of assurances Kalyan 2, at Registration No. 4362/2012, on 13/05/2012. As per the said Exchange Deed (Partition Deed) area of 10640 Sq. meter out of 18640 Sq. meters allotted to the share of Ramdas Dinkar Dhone & others and 8000 Sq. meter out of 18640 Sq. meters allotted to the share of Baynabai Waman Dhone & others. That the effect of the said Exchange Deed (Partition Deed) is given in revenue record vide mutation entry no. 338.

After the death of the said Waman Chango Dhone names of his legal heirs i.e. Baynabai Waman Dhone, Motiram Waman Dhone, Ganesh Waman Dhone, Tulshiram Waman Dhone, Dinesh Waman Dhone, Krishnabai Parshuram Patil, Savitribai Bharat Patil and Kalpana Sharan Mukadam are mutated in revenue records vide mutation entry no. 302.

After the death of the said Dinkar Ragho Dhone names of his legal heirs i.e. Anubai Dinkar Dhone, Ramesh Dinkar Dhone, Ramdas Dinkar Dhone, Rohidas Dinkar Dhone, Rajesh Dinkar Dhone, Janabai Dinesh Kawale and Nimnala Datta Naik are mutated in revenue records vide mutation entry no. 285.

It appears from the revenue records in respect of the said land that the said Dhone was the original owners of the said land after the death of the said Dhone names of his legal heirs i.e. Dinkar Ragho Dhone and Waman Chango Dhone are mutated in revenue Records as per Mutation Entry No. 103.

2022.04.20	3	3
2022.04.20	3	3
2022.04.20	3	3

Power Of Attorney dated 07/04/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5169/2022, on 07/04/2022, wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership firm, through its Partner, Mr. Arvind Kumar Devarayan Tiwari is the Power of Attorney Holder, for area admeasuring 0-20-00 H-R-P out of 0-81-40 H-R-P.

7) Promoter/Developer/Builer, for area admeasuring 0-20-00 H-R-P through its Partner, Mr. Arvind Kumar Devarayan Tiwari is the Power of Attorney Holder, for area admeasuring 0-20-00 H-R-P out of 0-81-40 H-R-P.



ADVOCATE HIGH COURT

BALLS

Ground, Chikanghar, Kayan (w), Dist - Thane, 421 301
Res.: 301/302, Bnght Apt, Near Sampada Hospital
Chikanghar, Kayan (w), Dist - Thane, 421 301
9167922789
kunaladhikam@yahoo.com

Ret. No.

Date :

Janabai Dinesh Kawale, Nirmala Datta Naik, Ranjana Ramesh Dhone, Roshana Mahesh Mahulkar, Kasturi Ramesh Dhone, Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone are mutated revenue records as per mutation entry no. 447.

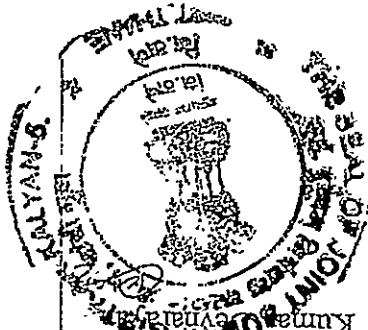
That the said Janabai Dinesh Kawale died and names of her heirs i.e. Vikas Dinesh Kawale, Vaishali Mahesh Koli and Savita Dinesh Kawale are mutated in revenue records as per mutation entry no. 502.

That the owners of the said Survey No. 12/1/B-1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Janabai Dinesh Kawale, 5) Nirmala Datta Naik, 6) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh, Hrutika and Riya, 7) Roshana Mahesh Mahulkar, 7) Kasturi Ramesh Dhone executed a Conveyance Deed in favour of M/s. Saqlaini Builders through its partners-1) Wasim Ahmed Hajj Shari Ahmed Shaikh and 2) Mohammad Ilyas Mohammad Siddiq Qureshi, dated 29/03/2016, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 2534/2016, on 29/03/2016, for the area admeasuring OH-25R-00P (25 Guntha) out of total area IH-06R-40P of Survey No. 12/1/B.

Thereafter said Survey No. 12/1/B, for the for the area admeasuring OH-25R-00P (25 Guntha) out of total area IH-06R-40P mutated in Revenue Record and on 7/12 extract in the name of M/s. Saqlaini Builders through its partners 1) Wasim Ahmed Hajj Shari Ahmed Shaikh and 2) Mohammad Ilyas Mohammad Siddiq Qureshi vide Mutation Entry No. 558.

Thereafter pot hissa survey of Survey No. 12, Hissa No. 1 is done and the balance area i.e. OH-81R-40P of Rohidas Dinkar Dhone and others are newly numbered as Survey No. 12, Hissa No. 1/3, area admeasuring OH-81R-40P as per Mutation Entry No. 595.

That the owners of the said Land 1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Nirmala Datta Naik, 5) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone, 6) Roshana Mahesh Mahulkar, 7) Kasturi Ramesh Dhone, 8) Vikas Dinesh Kawale, 9) Vaishali Mahesh Koli and 10) Savita Dinesh Kawale executed a Development Agreement in favour of M/s. Vedang Construction, a partnership firm, through Partner Arvind Kumar Devnarayan Tiwari, dated 31/03/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5168/2022, on 07/04/2022, wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari,



2023	2023
2023	2023

Tiwari is the Developer/Builder, for area admeasuring 0-20-00 H-R-2 out of 0-81-40 H-R-P.

That the owners of the said land 1) Ramdas Dinkar Dhone, 2) Rohidas Dinkar Dhone, 3) Rajesh Dinkar Dhone, 4) Nirmala Datta Naik, 5) Ranjana Ramesh Dhone for self and Natural Guardian for Minor Adesh Ramesh Dhone, Hrutika Ramesh Dhone and Riya Ramesh Dhone, 6) Roshni Mahesh Mahulkar, 7) Kasturi Ramesh Dhone, 8) Vikas Dimesh Kawale, 9) Vaishali Mahesh Koli and 10) Savita Dimesh Kawale also executed a Power Of Attorney dated 07/04/2022, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 5169/2022, on 07/04/2022. Wherein Ramdas Dinkar Dhone and others are the Vendors/Owners and M/s. Vedang Construction, a partnership firm, through its Partner, Mr. Arvind Kumar Devnarayan Tiwari is the Power of Attorney holder, for area admeasuring 0-20-00 H-R-P out of 0-81-40 H-R-P.

<p>Dr. Chit. S. S.</p>	<p>It is the matter of investigation of title of above stated land, it appears that the Promoter/Developers/Builders are well and sufficiently entitled to develop the said land and property by obtaining other necessary permissions and not hisa survey.</p>
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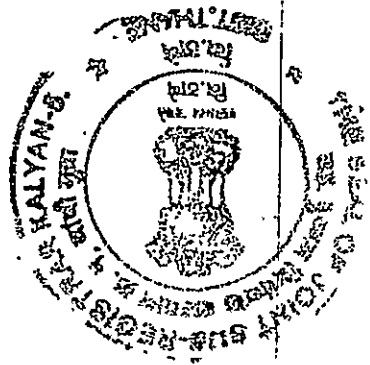
That the revenue records in respect of the said land do not reveals any entry, which may fall in the category of encumbrances over the said property.

I have also gone through the search report taken at the office of Sub-Registrar of assurances at Kalyan 1 to 5 for the period mentioned therein and same does not reveals any entry, which may fall in the category of encumbrances over the said landed property.

Upon perusal of the above said documents, available revenue records and search report, I am of the opinion that the title of the owner in respect of above stated land appears clear, marketable and free from all encumbrances and the Promoter/Developers/Builders is well and sufficiently entitled to Develop the said property by obtaining other necessary legal permissions.

Hence this title Certificate issued by me on this 17th day of August 2022.

ADVOCATE
K. A. ADHIKARI





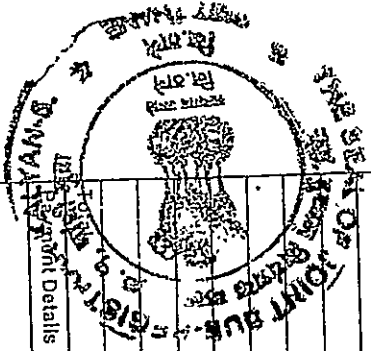
4245-265

CHALLAN
MTR Form Number-6

122



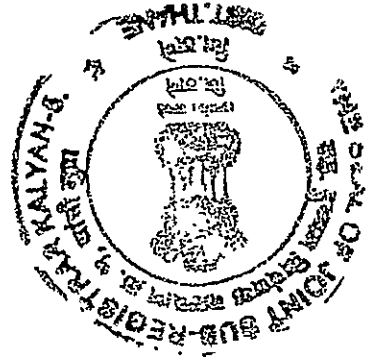
GRN MI-1004341179 2023GM BARCODE		Date 30/08/2022-18:07:40		Form ID	
Department Revenue Department		Payer Details			
Type of Payment Land and Revenue		TAX ID / TAN (if Any)			
Office Name TAHSILDAR KALYAN		PAN No. (if Applicable)			
Location THANE		Full Name		RAMJAS DINKAR DHONE POA ARVINDKUMAR DEVNARAYAN TIVARI	
Year 2022-2023 One Time		Flat/Block No.		KALYAN	
Account Head Details		Premises/Building		NANDIVALI TARFE AMBARTH	
0029166901 Amount of Tax		Road/Street			
773.00		Areal Locality			
		Town/City/District			
		PIN			
		Remarks (if Any)		Conversion tax Village Nandivali tarfe ambarath SN 4/2/1 Area 143sq sq mt	
Amount In		Words			
773.00		Seven Hundred Seventy Three Rupees Only			
STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		CPABUPNYM3	
Cheque/DD No.		Bank Date		RBI Date	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No., Date			



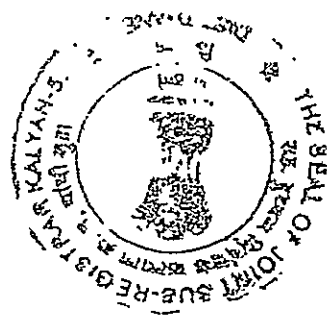
AMOUNT RECEIVED
773.00
30/08/2022

Department ID Cut Here
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08.08.22
22/08/2022
59



क.न.न.-५	२२०२/५६६६	२०२३	२०
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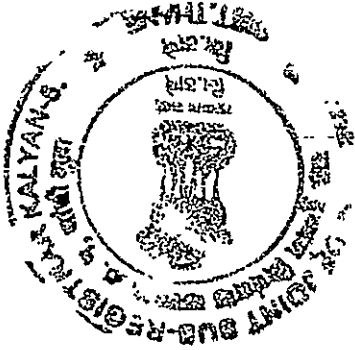


क.न.न.-५	२२०२/५६६६	२०२३	२०
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सदर दिखाने लिखित वार्ता-२
 क.न.न.क.५

(Handwritten signature)

प्रमाणित करण्यात येते की, सदर रजल
 क. ५६६६ व ५६०० मधील शिर्षक
 पुस्तक क्रमांक मध्ये नोंदला
 दिनांक २०/४/२०२३



मूळ दस्तऐवज परत मिळाले.
 दिनांक 07/04/2022
 मंडळ अधिकारी

क.न.न.-७	०७/०४/२०२२
०७/०४/२०२२	०७/०४/२०२२

क.न.न.-७
 मंडळ अधिकारी

१) दंपतीचा प्रकार. DHC रकम: ₹.1400/-
 २) दंपतीचा प्रकार. eChallan रकम: ₹.100/-
 ३) दंपतीचा प्रकार. DHC रकम: ₹.500/-
 ४) दंपतीचा प्रकार. DHC रकम: ₹.500/-

3 13 PM मी बंद मिळेल
 मूळ दस्तऐवज मिळविले आहे.

रकम = 1500.00

दस्तावेजाची फी = 100.00
 दस्तावेजाची रक्कम = 1400.00
 प्रशासकीय रक्कम = 70

मार्गदर्शक नोंद - - म. वेदांग कन्स्ट्रक्शन वर्क प्रायिव्हेट लिमिटेड कडून दस्तावेजाची नोंद
 दस्तावेजाचा प्रकार - कुलपुत्राद्वारा
 दस्तावेजाचा अर्जक्रमांक - कलन-5-5169-2022

दिनांक = 07/04/2022

Page 39/1

Original/Duplicate

प्राप्ती

Thursday, April 07, 2022

2 54 PM

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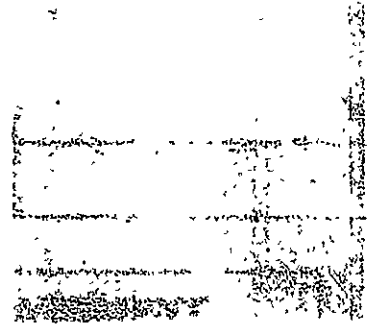
52	54
2023	2023
20.01.23	

(i) Within the limits of any Municipal Corporation or any Cantonment area annexed to it

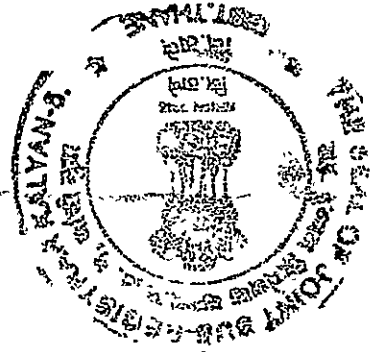
20.01.23

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75183300	(2) ...
7914500	(3) ...
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2023	2023
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~~ASSISTANT COMMISSIONER OF TOWN AND COUNTRY PLANNING~~



OFFICE OF THE KARNATAKA MUNICIPAL CORPORATION, MYSURU	
Planning Form No. 27A	27A/2022-23/21
CDMC	27A/2022-23/21
Date: 07/12/2022	
SANCTIONED	

2022-23-21

2022-23-21



REGISTRATION CERTIFICATE OF PROJECT	
FORM 'C'	[See rule 6(a)]
2023	22

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

P51700049598
 Project VEDANG LAKE CITY, Plot Bearing / CTS / Survey / Final Plot No.: S. NO. 4 H. NO. 2/1 AND S. NO. 12 H. NO 1/3 at nandivli tarfe ambarrath, Kalyan, Thane, 421306.

1 Vedang Construction having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421306.

2. This registration is granted subject to the following conditions, namely:-
 • The promoter shall enter into an agreement for sale with the allottees;
 • The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 • The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (C) 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 15/02/2023 and ending with 31/12/2025 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

• The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 • That the promoter shall take all the pending approvals from the competent authorities

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



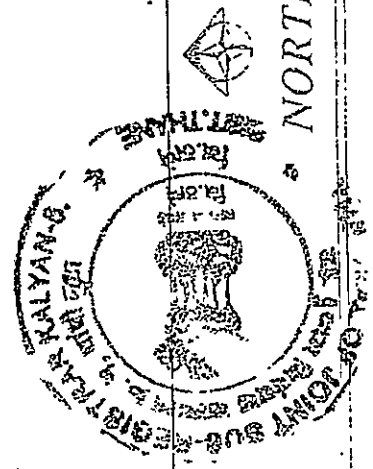
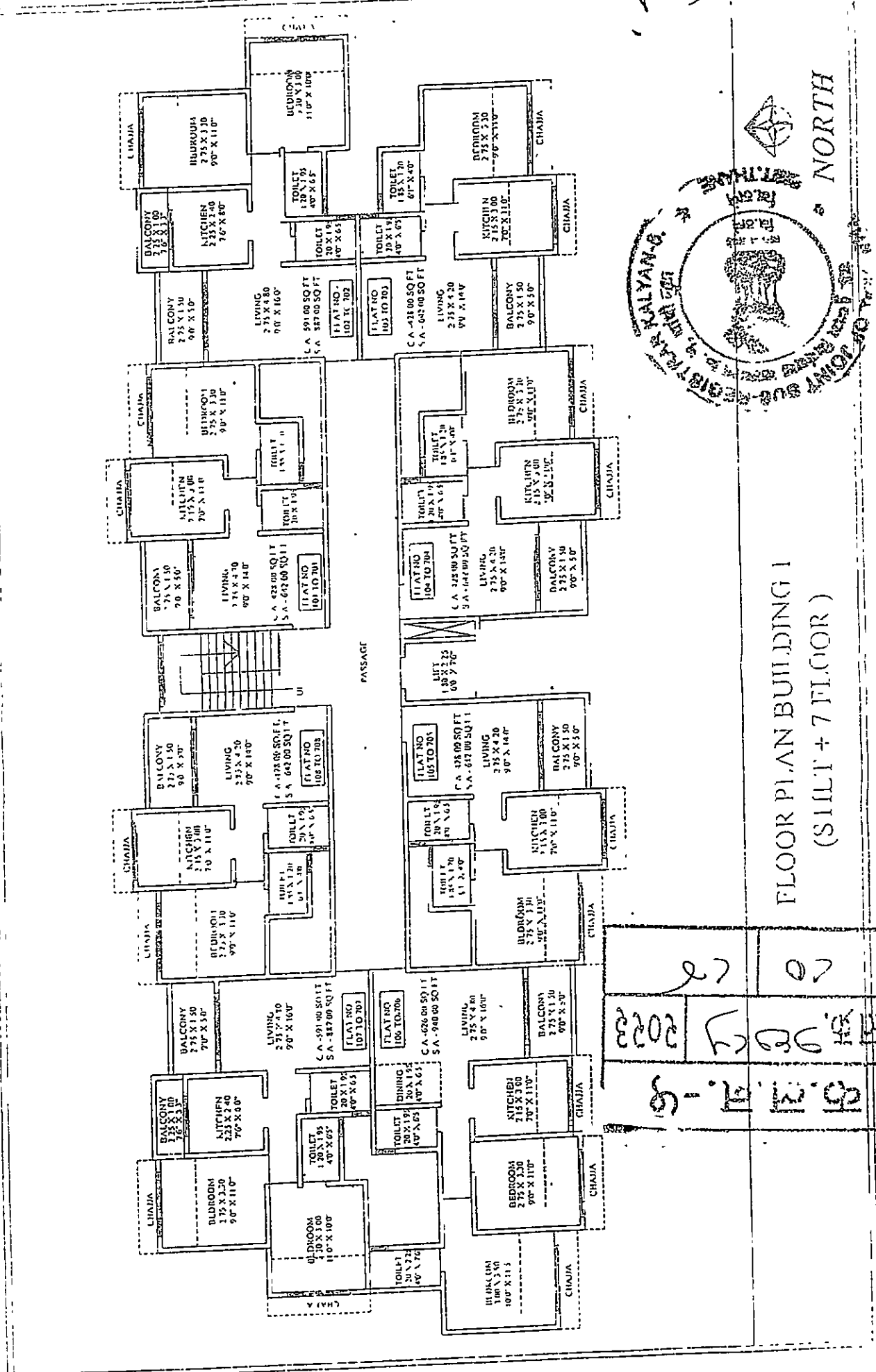
Signature valid
 Digitally Signed by
 Dr. Vasant Remanand Prabhu
 (Secretary, MahaRERA)
 Date: 15-02-2023 15:56:24

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

Dated: 15/02/2023
 Place: Mumbai

Handwritten initials and a signature at the top of the page.

~~Handwritten text, possibly a name or title, crossed out with a large 'X'.~~



FLOOR PLAN BUILDING 1
(SILLI + 7 FLOOR)

NORTH

Handwritten notes and numbers in the bottom right corner, including '2202', '2023', and '5-12-00'.



[Signature]

Signature

AHDP11858R

Remnant/Account Number

05/01/1984

DEONARAYAN TIWARI

ARVIND KUMAR TIWARI

INCOME TAX DEPARTMENT

भारतीय आयकर विभाग

GOVT. OF INDIA

[Signature]

Signature

VEDANG CONSTRUCTION

AATEV8168R

Remnant/Account Number

02/02/2021

Date of Incorporation

INCOME TAX DEPARTMENT

भारतीय आयकर विभाग

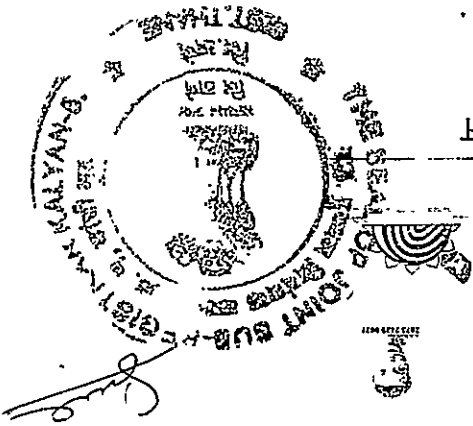
GOVT. OF INDIA

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27	27	
02.02.2021		02.02.2021
02.02.2021		

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भारत सरकार, भोपाई परचाल

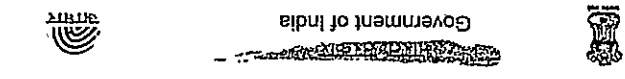
2873 2429 9027



Issue Date 23/11/2011

Sumit Sanjay Mane
DOB 11/12/1998
Male



Government of India



भारत सरकार
Government of India
धिराज आनंदा जाधव
Dhiraj Ananda Jadhav
जन्म तारीख / DOB: 05/04/1992
पुल / MALE

2574 9693 4558

भोपाई आंळ

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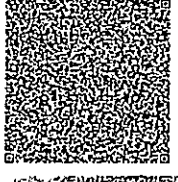

क.स.व. - ५९	२२
२२	२२
२२	२२

भारत सरकार
GOVT. OF INDIA
INCOME TAX DEPARTMENT
भोपाई

AGP/W/15N
Permanent Account Number Card

TEJAS RAJU WAGHMARE
Date of Birth 28/02/2000

RAJU SADASHIV WAGHMARE

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04032008

भारत सरकार
INCOME TAX DEPARTMENT
भोपाई

SADASHIV YASHWANT WAGHMARE
Permanent Account Number
ABCPW7881J
20/07/1974

Signature

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विद्यमान दस्तावेजांचे

Handwritten signature.

महानगरपालिका-महाराष्ट्र

Handwritten signature.

सदर दस्तऐवज नोंदणी कायदा १९०८ च्या १९६४ अंतर्गत तरतुदीनुसार नोंदणीस बाबत केला आहे दस्तावेजातील सर्वोपलब्ध माहिती, नियादतक अर्जाची साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तावेजास सत्यता, वैधता, कायदेशीर बाबीसाठी खालील नियादतक अर्जाची संपूर्णपणे जाबाबदार आहेत. तसेच सदर दस्तावेजात दस्तावेजातील सत्यता/कडकपणन बाबत कोणत्याही कायदा/नियम/परिपत्रक याचे उल्लंघन होत नाही.

प्रतिज्ञा पत्र

दिनांक: 21/11/2023 04:20 : 38 PM ची वेळ: (फी)

दिनांक: 18/11/2023 04:19 : 52 PM ची वेळ: (सादरीकरण)

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या देहीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या देहीत किंवा उप-खंड (दोन) महानगर न केल्या कोणत्याही नागाची क्षेत्रात

कलनाम ५०.५९

कलनाम ५०.५९

Joint Sub Registrar Kalyan 5

Joint Sub Registrar Kalyan 5

दस्तावेजावर करणाऱ्याची सही:

Handwritten signature.

एकूण: 28680.00

पुढीलची संख्या: 84

दस्तावेजाच्या फी

₹. 1680.00

नोंदणी फी

₹. 27000.00

रोजी 4:19 म.नं. वा. हेरर केला.

क्र. अ. क्र. 16185 वर दि. 18-11-2023

ड. नि. सद्द. ड. नि. कलनाम यांचे कायदाबाबत

पावती: 16868 पावती दिनांक: 18/11/2023

सादरकरणाऱ्याचे नाव: राजू सदाशिव बापसाहेब --

भरलेला मुद्रांक शुल्क: ₹. 1,89,000/-

बाजार मूल्य: ₹. 14,27,000/-

दस्तावेजाचा क्रमांक: कलनाम 5/16185/2023

दिनांक: 18 नोव्हेंबर 2023 4:21 म.नं.

507/16185

दस्तावेजाचा क्रमांक-1

कलनाम

दस्तावेजाचा क्रमांक: 16185/2023

Handwritten number: 23/22

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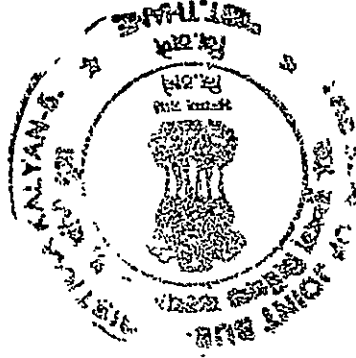
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18/11/2023

मुद्रांक शुल्क आकारताना निवडलेला अग्रवर्दीद :-
 (ii) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुद्रांकनामासाठी विचारात घेतलेला रक्कम:-

क्र.सं.	विवरण	रक्कम
1	(1) विवेचना प्रकर	करतनामा
2	(2) मोबदला	2700000
3	(3) बाजारपेठा (भाडेपट्ट्याच्या बाबत) पट्ट्याकार आकारणी देणेची पट्ट्या देणेची नसूद करावी	1427000
4	(4) संपादन, पीटिस्टा व टरकमांक (असल्यास) पातळीव पट्ट्याकार आकारणी देणेची पट्ट्या देणेची नसूद करावी	
5	(5) क्षेत्रफळ	1) 29.74 चौ.मीटर
6	(6) आकारणी किंवा जुडी देण्यात अक्षेप देणे.	
7	(7) दस्तऐवज करण देणा-या/विहिन ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा सुकृमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	
8	(8) दस्तऐवज करण देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा सुकृमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	
9	(9) दस्तऐवज करण दिव्याचा दिनांक	18/11/2023
10	(10) दस्त नोंदणी केल्याचा दिनांक	18/11/2023
11	(11) अग्रकनामक, खंड व पृष्ठ	16185/2023
12	(12) बाजारपेठाबाबतचा मुद्रांक शुल्क	189000
13	(13) बाजारपेठाबाबतचा नोंदणी शुल्क	27000
14	(14) शेरत	

कल्याण क्र.५
 स.स. सुखदेव विवेकाकर वती-२

कोड:-40015 प्लॉट नं.-AGJPW7415N
 बाळ, शिवडी कोळीवाडा. दस्त मादिर जवळ, शिवडी, मुंबई, जिल्हा नं.:-, रोड नं.:-, महाराष्ट्र, मुंबई. प्लॉट नं.:-
 2) नाव:-वेजस राजू बाबसाहेब -- वय:-23; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:- रम नं 70/6, म्युनिसिपल प्लॉट नं.:-400015 प्लॉट नं.-ABCPW7881J
 म्युनिसिपल बाळ, शिवडी कोळीवाडा, दस्त मादिर जवळ, शिवडी, मुंबई, जिल्हा नं.:-, रोड नं.:-, महाराष्ट्र, मुंबई.
 1) नाव:-राजू सदाशिव बाबसाहेब -- वय:-49; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:- रम नं 70/6, म्युनिसिपल प्लॉट नं.:-400015 प्लॉट नं.-ABCPW7881J
 म्युनिसिपल बाळ, शिवडी कोळीवाडा, दस्त मादिर जवळ, शिवडी, मुंबई, जिल्हा नं.:-, रोड नं.:-, महाराष्ट्र, मुंबई.
 ना कल्याण जि ठणे, जिल्हा नं.:-, रोड नं.:-, महाराष्ट्र, ठणे. प्लॉट नं.:-AATFV8168R
 माळा नं.:-, इमारतीचे नाव:- शीघ्र नं. 3, बाळ मजला, गणराज अपार्टमेंट, विचपाडा रोड, कोळीवाडा, कल्याण पूर्व,
 1) नाव:-सुखदेव विवेकाकर कल्याण नगर म्युनिसिपल कॉर्पोरेशनचे बाजारपेठा विभागी -- वय:-39; पत्ता:-प्लॉट नं.:-, माळा नं.:-, इमारतीचे नाव:- रम नं 70/6, म्युनिसिपल प्लॉट नं.:-400015 प्लॉट नं.-ABCPW7881J
 म्युनिसिपल बाळ, शिवडी कोळीवाडा, दस्त मादिर जवळ, शिवडी, मुंबई, जिल्हा नं.:-, रोड नं.:-, महाराष्ट्र, मुंबई.
 1) पालिकेचे नाव:कल्याण-शिवडी इतर वर्णन :- इतर माहिती: माझे मादिराची नोंद अंदाजनाथ सुधील सवई नं. 12, हिस्सा नं. 1/3 (जुना 12/1/ब), सवई नं. 4, हिस्सा नं. 2/1 (जुना 4/2)))
 वामशील प्लॉट नं. 204, सुखदेव मजला, शिवडी नं. 1, क्षेत्र 29.74 चौ. मी. कारपेट + बाळकनी 10.05 चौ. मी. (Survey Number : सवई नं. 12, हिस्सा नं. 1/3 (जुना 12/1/ब), सवई नं. 4, हिस्सा नं. 2/1 (जुना 4/2)))

गावाचे नाव : नांदीवली तर्फे अंधारनाथ

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAJU S WAGHMARE	echallan	02300042023111801194	MH011093837202324E	189000.00	SD	0005813256202324	18/11/2023
2		DHC		1123189200638	1680	RF	1123189200638D	18/11/2023
3	RAJU S WAGHMARE	echallan		MH011093837202324E	27000	RF	0005813256202324	18/11/2023

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

18/11/2023