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408/5311

पावती

Original/Duplicate

Tuesday, November 21, 2023

नोंदणी क्र. :39म

2:16 PM

Regn. :39M

पावती क्र.: 6908 दिनांक: 21/11/2023

गावाचे नाव: वासिंद
दस्तऐवजाचा अनुक्रमांक, सहप-5311-2023
दस्तऐवजाचा प्रकार . करारनामा
सादर करणाऱ्याचे नाव: योगेश प्रकाश पाटील

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 66

रु. 27000.00

रु. 1320.00

एकूण:

रु. 28320.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अदाजे
2:36 PM ह्या वेळेस मिळेल.

Sub-Registrar, Shahapur
शहापूर

वाजार मूल्य: रु.2620000 /-
मोवदला रु.2700000/-
भरलेले मुद्रांक शुल्क : रु. 162000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.1320/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123208315260 दिनांक: 21/11/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु.27000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011147674202324M दिनांक: 21/11/2023
बँकेचे नाव व पत्ता:

Yppatip

सूची क्र.2

दुय्यम निबंधक : दु.नि. शहापुर

21/11/2023

दस्त क्रमांक : 5311/2023

नोदणी :

Regn:63m

गावाचे नाव : वासिंद

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	2700000
(3) बाजारभाव(भाडेपट्ट्याच्या वास्तितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2620000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: विभाग प्रभाव क्षेत्र - मौजे वासिंद, ता.शहापुर, जि. ठाणे येथील विनशेती जमीन स. न.168/5/1/अ या जागेवरील वक्रतुंड अपार्टमेंट इमारती मधील तिमरा मजला, मदनिका नं.302 क्षेत्र 63.39 चौ.मीटर कारपेट म्हणजेच 682.08 चौ.फुट कारपेट वावतचा करारनामा.((Survey Number : 168/5/1/अ ;))
(5) क्षेत्रफळ	1) 63.39 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणऱ्या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-रमेश पांडुरंग काठोळे वय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा.काठोळे आळी, वासिंद, ता.शहापुर, जि.ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-ENIPK3516C 2): नाव:-रोहिणी रमेश काठोळे वय:-56; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा.काठोळे आळी, वासिंद, ता.शहापुर, जि.ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-EXSPK4702C 3): नाव:-मान्यता देणार - मे.व्ही.के.कंस्ट्रक्शन्स तर्फे ए.प्रा.श्री.विक्रम रमेश काठोळे वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- पत्ता- वासिंद, ता.शहापुर, जि.ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-BXDPK1213L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश प्रकाश पाटील वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रा.इ-106, तुळजा पार्क, साईनाथ नगर, वासिंद, ता.शहापुर, जि.ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AYXPP2168D
(9) दस्तऐवज करून दिल्याचा दिनांक	21/11/2023
(10) दस्त नोदणी केल्याचा दिनांक	21/11/2023
(11) अनुक्रमांक, खड व पृष्ठ	5311/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	162000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	27000
(14) शंरा	



दुय्यम निबंधक श्रेणी-२
शहापुर

मुल्यांकनामाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

Valuation ID 202311214238

21 November 2023,02:12:06 PM

सहप

मूल्यांकनाचे वर्ष 2023
जिल्हा ठाणे
तालुक्याचे नाव शहापूर
गांवाचे नांव वासिंद (177)
प्रमुख मूल्य विभाग 27
उप मूल्य विभाग 27 1
क्षेत्राचे नाव Influence Area सर्व्हे नंबर /न. भू क्रमांक 168 5

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर 37500 मोजमापनाचे एकव चौ मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र - 69 729 चौ मीटर मिळकतीचा वापर - निवासी सदनिका मिळकतीचा प्रकार - बांधीव
बांधकामाचे वर्गीकरण - 1-आर सी सी मिळकतीचे वय - 0 TO 2 वर्षे मूल्यदर/बांधकामाचा दर- Rs.37500/-
उद्ववाहन सुविधा - आहे मजला - 1st To 4th Floor

Sale Type - First Sale

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

घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवाणे)
= (37500 * (100 / 100))
= Rs.37500/-

मजला निहाय घट/वाढ = 100% of 37500 = Rs.37500/-

Rules Applicable 3, 19, 18

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 37500 * 69.729
= Rs.2614837.5/-

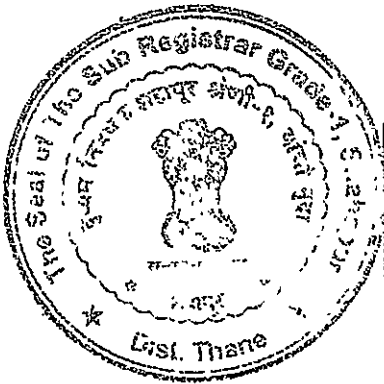
एकत्रित अंतिम मूल्य

- मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + वदिस्त वाहन तळाचे मूल्य + लागतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + वदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A - B + C + D + E + F + G + H + I + J
= 2614837.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.2614838/-
= ₹ सव्वीस लाख चौदा हजार आठ शे अडतीस /-

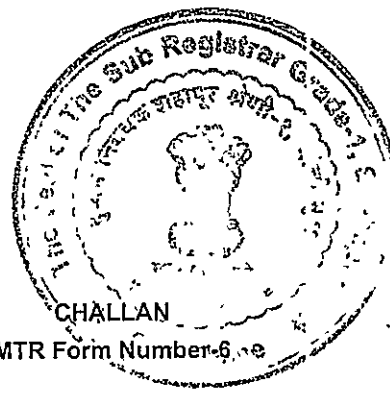
Home

Print

दुस्यन धबधके श्रेणी-१
शहापूर



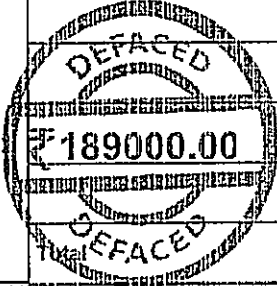
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GRN	MH011147674202324M	BARCODE	[Barcode]			Date	20/11/2023-13 22 39	Form ID	25.1
Department	Inspector Genera. Of Registration				Payer Details				
Stamp Duty	Registration Fee				TAX ID / TAN (If Any)				
Type of Payment	Registration Fee				PAN No.(If Applicaote)	AYXPP2168D			
Office Name	SHP_SHAHAPUR SUB REGISTRAR				Full Name	YOGESH PRAKASH PATIL			
Location	THANE				Flat/Block No.	S.NO.168/5/1/A VAKRATUNDA APARTMENT			
Year	2023-2024 One Time				Premises/Building	3RD FLOOR FLAT NO.302 AREA 63 39SQ MTR			
Account Head Details		Amount In Rs.		Road/Street	VASIND				
0030046401	Stamp Duty	162000.00		Area/Locality	VASIND,TAL SHAHAPUR, DIST THANE				
0030063301	Registration Fee	27000 00		Town/City/District					
				PIN	4 2 1 6 0 1				
				Remarks (If Any)	PAN2=ENIPK3516 C-SecondPartyName=RAMESH PANDURANG KATHOLE-CA=2700000-Marketval=2620000				
				Amount In	One Lakh Eighty Nine Thousand Rupees Only				
		1,89,000.00		Words					
Payment Details			BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref No.	02300042023112004400	013916056			
Cheque/DD No.			Bank Date	RBI Date	20/11/2023-17:37:11	Not Verified with RBI			
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch			Scroll No , Date		Not Verified with Scroll				



Department ID: [Blank] Mobile No.: 9892358188
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुय्यम निवधारण कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-408-5311	0005867577202324	21/11/2023-14 16 42	IGR139	27000.00
2	(IS)-408-5311	0005867577202324	21/11/2023-14 16 42	IGR139	162000 00
Total Defacement Amount					1,89,000.00

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1123208315260	Date	20/11/2023
Received from YOGESH PRAKASH PATIL, Mobile number 9892358188, an amount of Rs 1320/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Shahapur of the District Thane Gm.			
Payment Details			
Bank Name	SBIN	Date	20/11/2023
Bank CIN	10004152023112014479	REF No.	IGAQLXNVW8
This is computer generated receipt, hence no signature is required.			



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“SHREE”(General Stamp Rs.1,62,000/-)

AGREEMENT FOR SALE

CONSIDERATION VALUE Rs.27,00,000/-

MARKET VALUE Rs.26,20,000/-

THIS ARTICLES OF AGREEMENT made and entered into at Shahapur on this ^{21st}-----th day of Nov. 2023;

BETWEEN

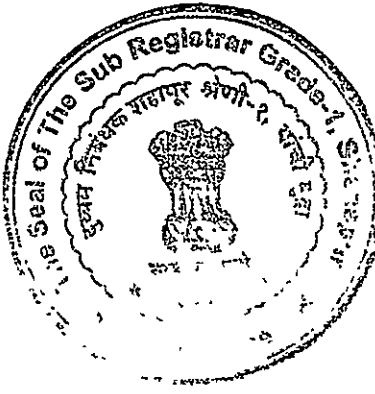
SHRI RAMESH PANDURANG KATHOLE, Age 62 Years, Occupation : Business, (PAN NO: ENIPK3516C), (UID NO.: 2647 8'788 2801 **.SMT ROHINI RAMESH KATHOLE**,Age 56 Years, Occupation : Agriculture and Housewife , (PAN NO:EXSPK4702C), (UID NO.3762 8471 4621); Both Residing at Kathole Ali, Ward No.2, Post Vasind,Taluka Shahapur, Dist Thane. 421604. **“THE VENDORS”** Land Owner (which expressions shall, unless it be repugnant to the context or meaning thereof, mean and include their nominees, administrators, legal representatives, assigns, etc.) **PARTY OF FIRST PART;**

AND

M/s. V.K. CONSTRUCTIONS , a Proprietorship Firm , having its office at Village Vashind Taluka Shahapur through Its Proprietor **SHRI VIKRAM RAMESH KATHOLE** , Aged 32 Years, Occupation: Business; (Pan No. BXDPK1213L); Aadhar No. 4425 3282 7073 residing at Village VASIND Taluka Shahapur Occupation Business, hereinafter called and Hindu Adult, Indian Inhabitant, residing at Village VASIND Taluka Shahapur Occupation Business hereinafter called and referred to as **“THE PROMOTER”/CONFIRMING PARTY** ; a Hindu Adult,India n Inhabitant, residing at Village Vasind Taluka Shahapur Occupation Business (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the Party of the First Part;**PARTY OF SECOND PART;**

[Handwritten signature]

[Handwritten signature: D. R. Kathole]
[Handwritten text: श्री. र. क. कथोले]



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AND

"THE PURCHASERS": 1)MR. YOGESH PRAKASH PATIL,Age 41 Years, Occupation : Service , PAN NO.AYXPP2168D, (UID NO.7181 3968 2302 Residing At.E-106,TULJA PARK, SAINATH NAGAR, MURBAD ROAD, VASIND, TAL SHAHAPUR, DIST THANE.-421601;(which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) **PARTY OF THIRD PART;**

WHEREAS:-

WHEREAS The vendor has purchased plot of land totally admeasuring 0-14-50 (H-R-P) i.e. 14.50 Guntha equivalent to 1450 Sq. Mtr. bearing Survey No 168/5/1/A vide sale deed duly registered with Sub-Registrar Murbad under serial no 277 dated 31/03/1999 situated at Village Vasind, Taluka Shahapur, Dist. Thane; within the limits of Grampanchayat Vasind Sub-Registration District and Taluka Shahapur, Registration District and District Thane , more particularly mentioned in the Schedule A written hereunder (hereinafter for the sake of Brevity referred to as **"THE SAID LAND "**).

AND WHEREAS the vendor **SHRI. RAMESH PANDURANG KATHOLE AND SMT. ROHINI RAMESH KATHOLE** since purchase are the lawful owner seized and possessed and well sufficiently entitled to the said land.

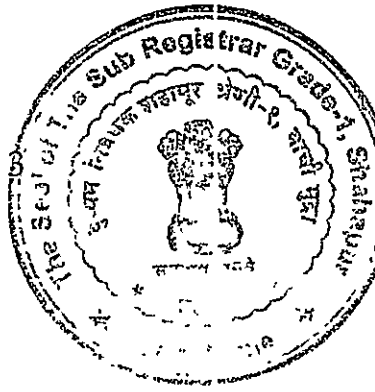
AND WHEREAS the said vendor **SHRI RAMESH PANDURANG KATHOLE AND SMT ROHINI RAMESH KATHOLE** has transferred development rights in favor of **M/S. V.K. CONSTRUTIONS** proprietorship firm of **SHRI VIKRAM RAMESH KATHOLE**. by virtue of Registered Development Agreement bearing Registration Serial No.4334/2022 executed on date 26/09/2022. and registered on date 26/09/2022. for development of the said Land bearing survey no 168/5/1/A totally admeasuring about 0-14-5 (H-R-P),situated at Village Vasind, Taluka Shahapur, Dist. Thane; within the limits of Grampanchayat Vasind Sub-Registration District and Taluka Shahapur, Registration District and District Thane;

AND WHEREAS In pursuant to the above referred Development Agreement the vendors has executed and registered Power of Attorney bearing Registration Serial No. 4335/2022, dated 26/09/2022, in favour of the **M/s. V.K. CONSTRUCTIONS** proprietorship firm of **SHRI VIKRAM RAMESH KATHOLE** thereby allowing and permitting him to develop the said land. The vendors shall permit the Promoter and the Promoter shall develop at their own costs, risks, expenses and responsibility **Commercial Cum Residential Building**, on the said land in the locality of Village Vasind , Taluka Shahapur Dist. Thane; within the limits of Vasind Grampanchayat, Sub-Registration District and Taluka Shahapur, Registration District and District Thane; as per the sanctioned plan and



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Shri. R. R. Patil



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issued by Office of Collector, Thane and as per the terms and conditions that may be imposed by the concerned authorities while sanctioning the said plans and specifications. The parties hereto do state and confirm that the Developer shall utilize maximum permissible FSI on the said land as per the abovementioned sanctioned plan and Construction Permission, however in the event of such utilization of maximum FSI, Developer may need to construct entirely multi storied buildings consisting of ground plus more upper floors.

AND since then, the Promoter are in use occupation, enjoyment and possession of the All That Piece and Parcel of Non-Agricultural said land bearing Survey No. Survey No 168/5/1/A area admeasuring about 1450 Sq. Mtrs., equivalent to 0-14-5 (H-R-P), situate, lying in the locality of Village Vasind , Taluka Shahapur Dist. Thane; within the limits of Vasind Grampanchayat, Sub-Registration District and Taluka Shahapur, Registration District and District Thane.

AND WHEREAS the Office of Collector, Thane has granted Construction Permission bearing No. REV/DESK-1/T-11/REV. CON.PER./VASIND (TAL. SHAHAPUR) SR-12/2021, Dated 20/01/2022 , for the Non-Agricultural use of the said land bearing Survey No. Survey No 168/5/1/A area admeasuring about 1450 Sq. Mtrs., equivalent to 0-14-5 (H-R-P), situate, lying in the locality of Village Vasind , Taluka Shahapur Dist. Thane; within the limits of Vasind Grampanchayat, Sub-Registration District and Taluka Shahapur, Registration District and District Thane.

AND WHEREAS the Vendors and Promoter 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 floor space index and all other permissible floor space index to be used and utilized on the said land as may be granted by the Collector of Thane and/or any appropriate authority from time to time for construction of buildings on the said land and further the Vendors and Promoter have given the clear inspection of the plans and specifications to the Purchaser/s herein as regards the sanctioned buildings to be constructed on the said land as per the sanctions and approvals to be obtained from the Collector of Thane and/or any appropriate authority by using and utilizing the maximum potentiality of floor space index, transferable development rights, incentives and increases in floor space index, staircase floor space index and other incentives to be obtained by paying premium thereto from time to time.

AND WHEREAS the Vendors and Promoter have disclosed and brought to the clear notice and knowledge of the Purchaser/s herein that the entire scheme of construction of building and have also shown the lay-out, scheme of construction, the existing and proposed infrastructure facilities and that in all events, the Vendors and Promoter will as per the prevailing laws, rules, enactments and statutes shall follow the due process of law and obtain the revised sanctions, alterations and modifications and shall proceed with the construction work from time to time and shall exploit the maximum potentiality of floor space index and during the course of construction and completion of the entire scheme of construction will form a policy for the formation of the ad-hoc committee of the Vendors and Promoter, co-operative housing society as well as the conveyance of the land and buildings to be transferred to the co-operative housing

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Dr. K. K. Kothale



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society and shall also make the arrangement and provision of the common infrastructural amenities and facilities to be used, utilized and enjoyed by all the flat purchasers in the scheme of construction in common.

AND WHEREAS the Promoter are entitled and enjoined upon to constructed building on the project land in accordance with the recitals hereinabove.

AND WHEREAS the Promoter is in possession of the said project land;

AND WHEREAS the Promoter has proposed to construct on the project land building consisting of ground plus Six upper floors having residential units/ shops/ offices

AND WHEREAS the Purchaser/s is offered a Flat / Shop / Office / Unit bearing No. 302 . area admeasuring 682.08 Sq. Fts., equivalent to 63.39 Sq. Mtrs., Carpet Area; on 3rd Floor, in R.C.C. Building named as "VAKRATUNDA APARTMENT "; (herein after referred to as the said "premises") being constructed on the said land described in the Schedule hereunder written.

AND WHEREAS the Vendors and Promoter have 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;

AND WHEREAS the Vendors and Promoter have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Maha.RERA.Reg.No. P51700049629 authenticated copy is attached in Annexure "F";

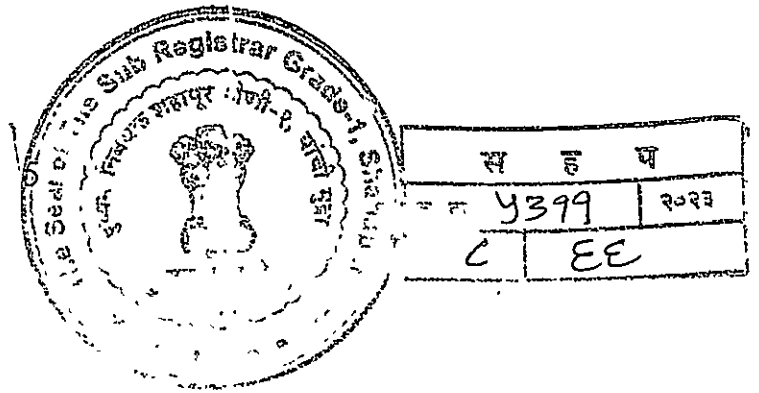
AND WHEREAS the Vendors and Promoter have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Vendors and Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS on demand from the Purchaser/s, the Vendors and Promoter have given inspection to the Purchaser/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the the Vendors and Promoter Architects M/S.K.K.ASSOCIATES prop. SHRI DURRAJ SHAMIM KAMANKAR. 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 the Vendors and 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 the Vendors and Promoter to the project land on which the said Premises are constructed or are to be constructed have been annexed hereto and marked as Annexure "A" and Annexure "B", respectively.

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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 Vendors and 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 said Premises agreed to be purchased by the Purchaser/s, as sanctioned and approved by the local authority have been annexed and marked as Annexure "D".

AND WHEREAS the Vendors and Promoter have 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 or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work is also disclosed and brought to the notice and knowledge of the Purchaser/s 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 Vendors and 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 Vendors and Promoter have accordingly commenced construction of the said building/s in accordance with the said proposed plans.

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

AND WHEREAS the Purchaser/s has/have applied to the Vendors and Promoter for allotment of Flat / Shop / Office / Unit bearing No.302, Area admeasuring 682.08 Sq. Fts., equivalent to 63.39 Sq. Mtrs., i.e. Carpet Area: 3rd Floor, in R.C.C. Building named as "VAKRATUNDA APARTMENT"; being constructed on the said land described in the Schedule hereunder written being the said premises.

AND WHEREAS the carpet area of the said premises is 63.39 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/s or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the said 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/s has/have paid to the Vendors and Promoters sum of Rs. 2,70,000/- (Rupees TWO LAKH SEVENTY THOUSAND) only, being part payment of the sale consideration of the said premises agreed to be sold by the Vendors and Promoter to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Vendors and Promoter both hereby admit and acknowledge) and the Purchaser/s has agreed to pay to the Vendors and Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Vendors and Promoter has registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at Maha.RERA. Reg. No. P51700049629.

AND WHEREAS, under section 13 of the said Act the Vendors and Promoter is required to execute a written Agreement For Sale of said Premises with the Purchaser/s, 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 Vendors and Promoter hereby agrees to sell and the Purchaser/s hereby agrees to purchase the said premises and the garage / covered parking (if applicable).

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

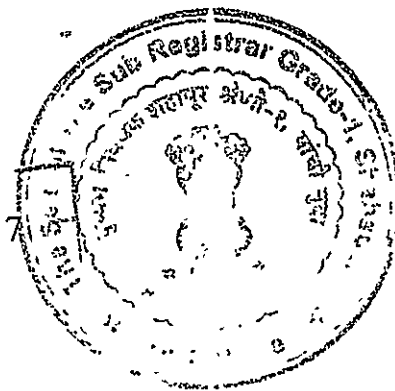
1. THE Promoters shall construct the said building/s consisting of ___-___ basement and ground stilt Parking / ___-___ podiums, and ___6___ upper floors on the project land in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser/s as per the plans and permissions to be sanctioned on the said land 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 Vendors and the Promoter shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the said premises of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

1(a) (i) The Purchaser/s hereby agrees to purchase from the Vendors and the Promoter hereby agrees to sell to the Purchaser/s, the said premises being Flat / Shop / Office / Unit bearing No. 302, area admeasuring 682.08 Sq. Fts., equivalent to 63.39 Sq. Mtrs., i.e. Carpet Area: on 3RD Floor, in R.C.C.

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Building named as **“VAKRATUNDA APARTMENT”**; (hereinafter referred to as “the said Premises”) as shown in the Floor plan thereof hereto annexed and marked Annexure C-1 and C-2 for the consideration of Rs.27,00,000/- (RUPEES TWENTY SEVEN LAKH ONLY) including Rs. ___--___/- (Rupees ___--___ Only) the proportionate price of the common areas and facilities appurtenant to the said 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 Purchaser/s hereby agrees to purchase from the Vendor and the Promoter hereby agrees to sell to the Purchaser/s garage bearing Nos. ___--___ situated at ___--___ Basement and/or stilt and/or ___--___ podium being constructed in the layout for the consideration of Rs. ___--___/- (Rupees ___--___ Only).

(iii) The Purchaser/s hereby agrees to purchase from the Vendor and the Promoter hereby agrees to sell to the Purchaser/s garage bearing Nos. ___--___ or covered parking spaces bearing Nos. ___--___ situated at ___--___ Basement and/or stilt and/or ___--___ podium being constructed in the layout for the consideration of Rs. ___--___/- (Rupees ___--___ Only).

1(a) The total aggregate consideration amount for the apartment/Flat is thus of Rs. 27,00,000/- (Rupees Twenty Seven Lakh Only)

1(b) The Allottee has paid on or before execution of this agreement a sum of Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. 24,30,000/- (Rupees Twenty Four Lakh Thirty Thousand Only) in the following manner:-

- i) Amount of Rs. 5,40,000/- (Rupees Five Lakh Fourty Thousand Only) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.
- ii) Amount of Rs. 4,05,000/- [Rupees Four Lakh Five Thousand Only] (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. 6,75,000/- (Rupees Six Lakh Seventy Five Thousand Only) (not exceeding 70% of the total consideration) to be paid to the Vendors on completion of the slabs including podiums and stilts of the building or wing in which the said premises is located.

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At The Time of completion 1 st Slab	3.5 %	94,500/-
At The Time of completion 2 nd Slab	3.5 %	94,500/
At The Time of completion 3 rd Slab	3.5 %	94,500/
At The Time of completion 4 th Slab	3.5 %	94,500/
At The Time of completion 5 th Slab	3.5 %	94,500/
At The Time of completion 6 th Slab	3.5 %	94,500/
At The Time of completion 7 th Slab	4.0 %	1,08,000/-
Total		6,75,000/-
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iv) Amount of Rs.1,35,000/- (Rupees One Lakh Thirty Five Thousand Only)(not exceeding 75% of the total consideration) to be paid to the Vendors on completion of the walls, internal plaster, floorings doors and windows of the said premises.

v) Amount of Rs.1,35,000/- (Rupees One Lakh Thirty Five Thousand Only) (not exceeding 80% of the total consideration) to be paid the Vendors on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said premises.

vi) Amount of Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only) (not exceeding 85% of the total consideration) to be paid the Vendors on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said premises is located.

vii) Amount of Rs.1,35,000/- (Rupees One Lakh Thirty Five Thousand Only) (not exceeding 95% of the total consideration) to be paid to the Vendors on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby's, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of Sale of the building or wing in which the said premises is located.

viii) Balance Amount of Rs.1,35,000/- (Rupees One Lakh Thirty Five Thousand Only) against and at the time of handing over of the possession of the said Premises to the said Premises on or after receipt of occupancy certificate or completion certificate.

The Cheque / DD / Pay order / RTGS / NEFT to be drawn in favor to
M/S. _____

A/C No: _____

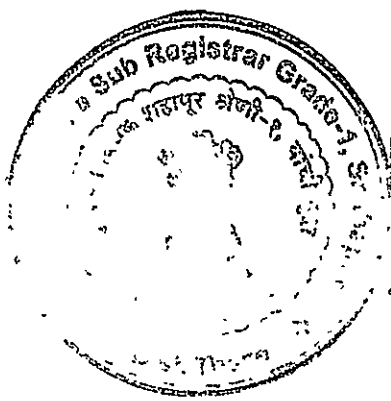
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1(c) The Total Price above excludes Taxes (consisting of tax paid or payable by the Vendors and Promoter by way of Value Added Tax, Goods and Services Tax, Service Tax, and cases or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Vendors and Promoter) up to the date of handing over the possession of the said premises and the same will be paid by the Purchaser/s to the Vendors and Promoter as and when demanded.

1(d) 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 Vendors and Promoter undertakes and agrees that while raising a demand on the Purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Vendors and 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 Purchaser/s, which shall only be applicable on subsequent payments.

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

1(f) The Vendors and Promoter shall confirm the final carpet area that has been allotted to the Purchaser/s 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 cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Vendors and Promoter. If there is any reduction in the carpet area within the defined limit then the Vendors and Promoter shall refund the excess money paid by Purchaser/s 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/s. If there is any increase in the carpet area allotted to Purchaser/s, the Vendors and Promoter shall demand additional amount from the Purchaser/s 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(g) The Purchaser/s authorizes the the Vendors and Promoter to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her/their name as the Vendors and Promoter may in its sole discretion deem fit and the Purchaser/s undertakes not to object/demand/direct the Vendors and Promoter to adjust his/her/their payments in any manner.

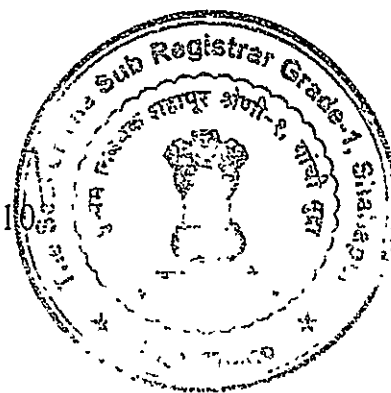
Note: Each of the installments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple installments linked to number of basements/ podiums/ floors in case of multi-storied building /wing.

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

2. 2. Time is essence for the Vendors and Promoter as well as the Purchaser/s. The Vendors and Promoter shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser/s and the common areas to the association of the Purchaser/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser/s shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").

3. The Promoters hereby declares that the Floor Space Index available as on date in respect of the project land is 1450.00 Sq. Mtrs.; only and the Promoter has planned to utilize Floor Space Index of 0.99 by availing of TDR of 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 Promoters have disclosed the Floor Space Index of 1450.00 Sq. Mtrs as proposed to be utilized by him on the project land in the said Project and Purchaser/s has/have agreed to purchase the said Premises based on the proposed construction and sale of premises to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

4. 1. If the Vendors and Promoter fails to abide by the time schedule for completing the project and handing over the said premises to the Purchaser/s, the Vendors and Promoter agrees to pay to the Purchaser/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser/s, for every month of delay, till the handing over of the possession. The Purchaser/s agrees to pay to the Vendors and Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser/s to the Vendors and Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser/s(s) to the Vendors and Promoter.

4. 2. Without prejudice to the right of the Vendors and Promoter to charge interest in terms of sub clause 4.1 above, on the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Vendors and Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser/s committing three defaults of payment of installments, the Vendors and Promoter shall at their own option, may terminate this Agreement:

Provided that, the Vendors and Promoter shall give notice of fifteen days in writing to the Purchaser/s, by Registered Post AD at the address provided by the Purchaser/s and mail at the e-mail address provided by the Purchaser/s, of

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their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser/s fails to rectify the breach or breaches mentioned by the Vendors and Promoter within the period of notice then at the end of such notice period, Vendors and Promoter shall be entitled to terminate this Agreement.

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

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular details to be provided by the Vendors and Promoter in the said building and the said Premises as are set out in Annexure "E", annexed hereto.

6. The Vendors and Promoter shall give possession of the said premises to the Purchaser/s on or before Date.31/12/2025 with an extension in time thereof for six months or so. If the Vendors and Promoter fails or neglects to give possession of the said Premises to the Purchaser/s on account of reasons beyond their control and of their agents by the aforesaid date then the Vendors and Promoter shall be liable on demand to refund to the Purchaser/s the amounts already received by him in respect of the said Premises with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Vendors and Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Vendors and Promoter shall be entitled to reasonable extension of time for giving delivery of said premises on the aforesaid date, if the completion of building in which the said Premises is to be situated is delayed on account of

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

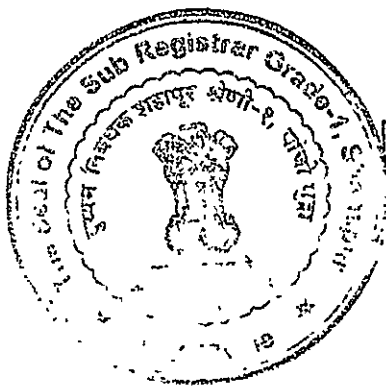
If, however, the completion of the project is celayed due to the Force Majeure conditions then the Purchaser/s agrees that the Vendors and Promoter shall be entitled to the extension of the time for delivery of the Possession of the said Premises, provided that such force majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Purchaser/s agrees and confirms that, in the event it becomes impossible for the Vendors and Promoter to implement the project due to force majeure conditions, then this allotment shall stand terminated and the Vendors and Promoter shall refund to the Purchaser/s the entire amount received by the Vendors and Promoter from the Allotment within 30 days from that date. After any refund of the money paid by the Purchaser/s, Purchaser/s agrees that he/she shall not have any rights, claims,

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etc., against the Vendors and Promoter and that the Vendors and Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

7. 1. Procedure for taking possession – The Vendors and Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser/s as per the agreement shall offer in writing the possession of the said premises to the Purchaser/s in terms of this Agreement to be taken within 3 months (three months) from the date of issue of such notice and the Vendors and Promoter shall give possession of the said premises to the Purchaser/s. The Vendors and Promoter agrees and undertakes to indemnify the Purchaser/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Vendors and Promoter. The Purchaser/s agree(s) to pay the maintenance charges as determined by the Vendors and Promoter or association of Purchaser/s, as the case may be. The Vendors and Promoter on its behalf shall offer the possession to the Purchaser/s in writing within 7 days of receiving the occupancy certificate of the Project.

7. 2. The Purchaser/s shall take possession of the said premises within 15 days of the written notice from the Vendors and Promoter to the Purchaser/s intimating that the said premises are ready for use and occupancy:

7. 3. Failure of Purchaser/s to take Possession of said Premises from the Vendors and Promoter: Upon receiving a written intimation from the Vendors and Promoter as per clause 8.1, the Purchaser/s shall take possession of the said premises from the Vendors and Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Vendors and Promoter shall give possession of the said premises to the Purchaser/s. In case the Purchaser/s fails to take possession within the time provided in clause 8.1 such Purchaser/s shall continue to be liable to pay maintenance charges as applicable.

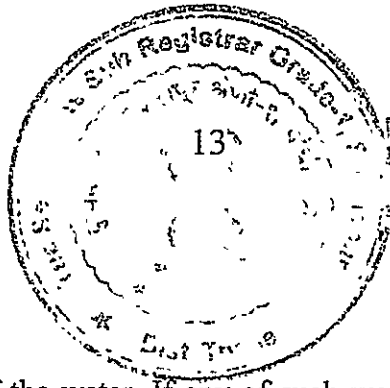
7. 4. If within a period of five years from the date of handing over the said premises to the Purchaser/s, the Purchaser/s brings to the notice of the Vendors and Promoter any structural defect in the said Premises or the building in which the said Premises are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by Vendors and Promoter at their own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from the Vendors and Promoter, compensation for such defect in the manner as provided under the Act.

Provided after receiving of the said premises from the Vendors and Promoter, any damage due to wear and tear of whatsoever nature caused thereto, Vendors and Promoter shall not be responsible for the cost of re-instating and repairing such damages caused by the Purchaser/s and the Purchaser/s alone shall alone liable to rectify and re-instate the same at his/her/their own costs. Provided further however, that the Purchaser/s shall not carry out any alterations of the whatsoever nature in the said premises and specific the structure of the said premises of the said building which shall include but not limit to column, beams, etc., or in the fittings, therein, in particular it is hereby agreed that the Purchaser/s shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alteration in the bathroom, toilet and kitchen which



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may result in seepage of the water. If any of such works are carried out without the written consent of the Vendors and Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing.

8. The Purchaser/s shall use the said premises or any part thereof or permit the same to be used only for purpose of residence/office/ show-room/ shop/ (* strike of which is not applicable) which it is sanctioned and approved by the municipal / competent / appropriate authorities. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Purchaser/s along with other Purchaser/s(s) of the said premises in the building shall join in forming and registering the Cooperative Housing Society or Association or a Limited Company to be known by such name as the Vendors and 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 return to the Vendors and Promoters within seven days of the same being forwarded by the Vendors and Promoter to the Purchaser/s, so as to enable the Vendors and Promoters to register the common organization of Purchaser/s. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws, or 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 may be, or any other Competent Authority.

9. 1. The Vendors and 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 Vendors and Promoter and/or the owners in the said structure of the Building or wing in which the said premises is situated.

9. 2. Within 15 days after notice in writing is given by the Vendors and Promoter to the Purchaser/s that the said Premises is ready for use and occupancy, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Premises) of outgoing 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 Purchaser/s shall pay to the Vendors and Promoter such proportionate share of outgoing as may be determined. The Purchaser/s further agrees that till the Purchaser/s share is so determined the Purchaser/s shall pay to the Vendors and Promoter provisional monthly contribution of Rs. per month towards the outgoing. The amounts so paid by the Purchaser/s to the Vendors and Promoter shall not carry any interest and remain with the Vendors and Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favor 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

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Agreement) shall be paid over by the Vendors and Promoter to the Society or the Limited Company, as the case may be.

10. The Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Vendors and 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 compensation towards outgoings of Society or Limited Company/Federation/Apex Body.
- v) Rs. /- for deposit towards Water, Electric and other utility and services connection charges and
- vi) Rs. /- for deposits of electrical receiving and Sub-Station provided in Layout.

OR

i) Requisite amounts to the Vendors and Promoter on demand and/or prior to taking the possession of the said flat towards legal charges, entrance fees and share capital, society formation charges, water connection charges, grill charges, MSEB meter and deposit charges, solar charges, balcony enclosing charges and other incidental expenses thereto.

ii) Requisite amount and charges on account of service tax, goods and services tax, value added tax, stamp duty and registration charges and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.

iii) The provisional outgoings for municipal taxes, water bill, bore-well common electric expenses if any (24 months contribution in advance is to be paid at the time of possession) as well as requisite lift charges and proportionate expenses thereto and also the service tax and value added tax as imposed by the Government or Semi Government authorities.

iv) The grill charges, electric meter and deposit charges as well as proportionate share for transformer installation and its equipment's and accessories thereto.

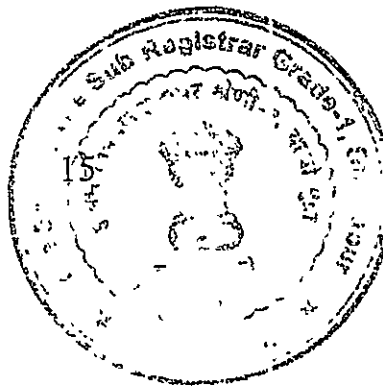
11. The Purchaser/s shall pay to the Vendors and Promoter the requisite costs for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Vendors and Promoter in connection with formation of the said Society or Limited Company or Apex Body or 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 Purchaser/s shall pay to the Vendors and Promoter, the Purchaser/s" 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 Purchaser/s shall pay to the Vendors and Promoter, the Purchaser/s" share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favor of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE VENDORS AND PROMOTER

The Vendors and Promoter hereby represents and warrants to the Purchaser/s as follows:

- i. The Vendors and Promoter have 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 Vendors and 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 Vendors and Promoter have 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 Vendors and Promoter have 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 Purchaser/s created herein, may prejudicially be affected;

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vii. The Vendors and 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 premises which will, in any manner, affect the rights of Purchaser/s under this Agreement;

viii. The Vendors and Promoter confirms that the Vendors and Promoter are not restricted in any manner whatsoever from selling the said premises to the Purchaser/s in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the Association of Purchaser/s the Vendors and Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchaser/s;

x. The Vendors and 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 till the possession of the said premises is handed over or building completion or occupation certificate is obtained, whichever is earlier;

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 land) has been received or served upon the Vendors and Promoter in respect of the project land and/or the Project except those disclosed in the title report.

xii. The Vendors and Promoter will only pay the municipal tax for the unsold flats / shops / units and will not pay any maintenance charges like water, light etc., and The Vendors and Promoter can sell the said flats / shops / units to any prospective buyers and then such prospective buyers will become the member of the society without paying any transfer premium or any other charges.

14. The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the said Premises may come, hereby covenants with the Vendors and Promoter as follows :-

i. To maintain the said premises the Purchaser/s own cost in good and tenable repair and condition from the date that of possession of the said Premises is taken and shall not do or suffer to be done anything in or to the building in which the said Premises 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 said Premises is situated and the said Premises itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage



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the construction or structure of the building in which the said Premises 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 said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the said Premises on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

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

iv. Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Premises or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the said Premises is situated and shall keep the portion, sewers, drains and pipes in the said Premises 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 said Premises 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 said Premises without the prior written permission of the Vendors and 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 said Premises 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 Premises in the compound or any portion of the project land and the building in which the said Premises is situated.

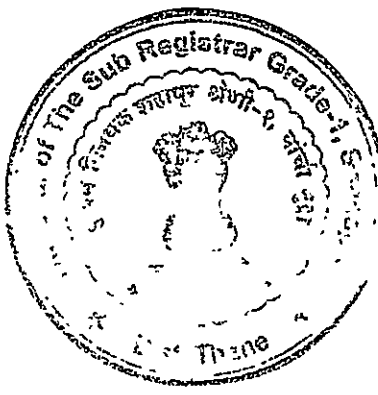
vii. Pay to The Vendors and Promoter within fifteen days of demand by the Vendors and Promoter, their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the said Premises is situated.



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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 said Premises by the Purchaser/s for any purposes other than for purpose for which it is sold.

ix. The Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said Premises until all the dues payable by the Purchaser/s to the Vendors and Promoter under this Agreement are fully paid up and necessary intimation is provided to the Vendors and Promoter and no objection therefore is sought by the purchaser from the Vendors and Promoter for such transfer and assignment.

x. The Purchaser/s 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 said Premises 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 Purchaser/s 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 said Premises 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 Premises is situated is executed in favor of Society/Limited Society, the Purchaser/s shall permit the Vendors and 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 Premises is situated is executed in favor of Apex Body or Federation, the Purchaser/s shall permit the the Vendors and Promoter and their surveyors 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.

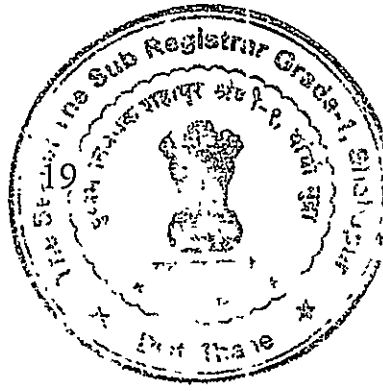
15. The Vendors and Promoter shall maintain a separate account in respect of sums received by the Vendors and Promoter from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the out goings, 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 Premises or of the said Land and Building or any part thereof. The Purchaser/s shall have no claim



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save and except in respect of the said Premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Vendors and 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. THE VENDORS AND PROMOTER SHALL NOT MORTGAGE OR CREATIVE A CHARGE

After the Vendors and Promoter executes this agreement they shall not mortgage or create a charge on the said Premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such Premises.

18. BINDING EFFECT

Forwarding this Agreement to the Purchaser/s by the Vendors and Promoter does not create a binding obligation on the part of the Vendors and Promoter or the Purchaser/s until, firstly, the Purchaser/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Vendors and Promoter. If the Purchaser/s (s) fails to execute and deliver to the Vendors and Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Vendors and Promoter, then the Vendors and Promoter shall serve a notice to the Purchaser/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser/s, application of the Purchaser/s shall be treated as cancelled and all sums deposited by the Purchaser/s in connection therewith including the booking amount shall be returned to the Purchaser/s without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT

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

20. RIGHT TO AMEND

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

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER / SUBSEQUENT PURCHASERS



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D.K. Kothari

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It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchaser/s of the said premises, in case of a transfer, as the said obligations go along with the said premises 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 there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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

Wherever in this Agreement it is stipulated that the Purchaser/s has/have to make any payment, in common with other Purchaser/s(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.


24. FURTHER ASSURANCES

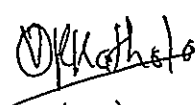
Both the Parties herein agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to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

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Vendors and Promoter through its authorized signatory at the Vendors and Promoter Office, or at some other place, which may be mutually agreed between the Vendors and Promoter and the Purchaser/s, and after the Agreement is duly executed by the Purchaser/s and the Vendors and Promoter or simultaneously with the execution the said Agreement shall be registered at the appropriate office of the Sub-Registrar.

26. The Purchaser/s and/or the Vendors and 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 Vendors and Promoter will attend such office and admit execution thereof.




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27. That all notices to be served on the Purchaser/s and the Vendors and Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Vendors and Promoter by Registered Post A.D. and notified Email ID/Under Certificate of Posting at their respective addresses specified on page no 2.

It shall be the duty of the Purchaser/s and the Vendors and Promoter to inform each other their address, email ID or any change in address or email ID 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 Vendors and Promoter or the Purchaser/s, as the case may be.

28. JOINT PURCHASERS

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

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

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

31. GOVERNING LAW

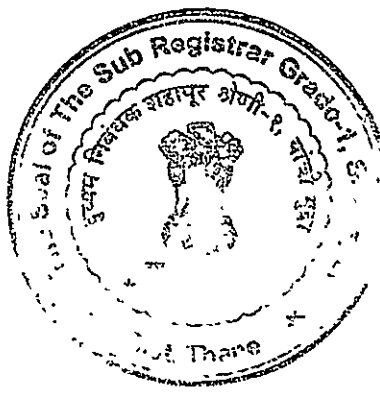
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts will have the jurisdiction for this agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the Property)

All That Piece And Parcel of Land bearing Survey No. WHEREAS The vendors has purchased plot of land totally admeasuring 0-14-50 (H-R-P) i.e. 14.50 Guntha equivalent to 1450 Square Meter bearing Survey No 168/5/1/A vide sale deed duly registered with Sub-Registrar Murbad under serial no 277 dated 31/03/1999 situated at Village Vasind, Taluka Shahapur, Dist. Thane; within the limits of Grampanchayat Vasind Sub-Registration Dis'riect and Taluka Shahapur, Registration District and District Thane.

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The said Land is bounded as under: -

Towards its East is : 24 Mtr.Road.
Towards its West is : Shri. Madhu Kathole's Land
Towards its South is : Shri.Balaram Patil's Land.
Towards its North is : Shri.Santosh and others Land .

SECOND SCHEDULE ABOVE REFERRED TO

SCHEDULE "B"

Flat / Shop / Office / Unit bearing No. 302. area admeasuring 682.08 Sq. Fts., equivalent to 63.39 Sq. Mtrs., i.e. Carpet Area; on Third Floor, in R.C.C. Building named as " VAKRATUNDA APARTMENT "; and Garage bearing Nos. ____--____ or covered parking spaces bearing Nos. ____--____ situated at ____--____ Basement and/or stilt and/or ____--____ podium; being constructed on the said land bearing Survey No.168/5/1/A; situate, lying and being at Mouje VASIND Taluka Shahapur , Dist. Thane; within the limits of Grampanchayat Vasind , Joint Sub-Registration District and Taluka Shahapur , Registration District and District Thane.

The said premise is bounded as under: -

Towards its East is : As Per Plan
Towards its West is : As Per Plan
Towards its South is : As Per Plan
Towards its North is : As Per Plan

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



SIGNED, SEALED & DELIVERED

by the within named
Vendors/Owner

1] SHRI RAMESH PANDURANG KATHOLE.

]

]

]

Satish

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2] SMT ROHINI RAMESH KATHOLE.

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R. Kathole

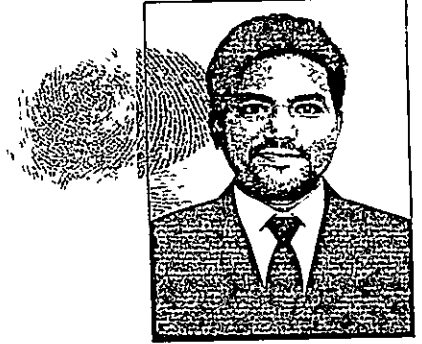


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SIGNED, SEALED & DELIVERED
 by the within named
 Promoter/Devloper
M/S. V.K. CONSTRUCTIONS
 a Proprietorship Firm,
 through its Proprietor
 MR. VIKRAM RAMESH KATHOLE.

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V.R. Kathole



SIGNED, SEALED,& DELIVERED
 by the within named Purchaser/s
 1)MR.YOGESH PRAKASH PATIL.

1

Y. Prakash



In The Presence of

- 1 Chandrashekhar R. Patil
2. Shinishkumar R. Patil

Chandrashekhar R. Patil

Shinishkumar R. Patil





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RECEIPT

Received a sum of Rs.2,70,000/- (RUPEES TWO LAKH SEVENTY THOUSAND ONLY) from time to time prior to execution of this agreement in the following manner :

Date	Cheque No.	Amount	Bank
30/10/2023.	318098	100000/-	TDCC VASIND
27/10/2023.	318099	170000/-	TDCC VASIND

from the Purchaser/s here n as and by way of advance / part consideration subject to realisation.

I/We say received

Y.P. Patil

Dr. K. K. Kulkarni

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SCHEDULE "B"

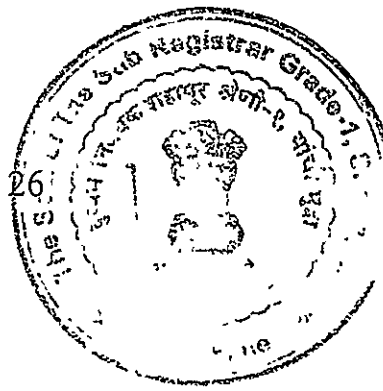
Floor Plan of The Apartment

- ANNEXURE – A - - Copy of Title Report
- ANNEXURE –B - - Copy of extract Village Forms VI or VII and XII
- ANNEXURE –C-1 - - Copies of plans & Layout as approved by concerned Local Authority
- ANNEXURE - C-2 - - 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)
- ANNEXURE –D - - Authenticated copies of the plans and specifications of the said premises agreed to be purchased by the Purchaser/s as approved by the concerned local authority
- ANNEXURE – E - - Specification and amenities for the said Premises,
- ANNEXURE –F - - Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority – to be obtained in due course

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D.K. Gholap अ. र. र. काठको.

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- R.C.C. Frame Structure with Attractive Elevation
- All External Wall in 6" Brick Work with Sand Face Double Coat Plaster & Internal Wall in 4" Brick Work & Internal Wall With POP.
- R.C.C Loft over W.C and Bathroom.
- Powder Coated Aluminum Sliding Windows with Black Granite Marble sill.
- Black granite platform with stainless still sink
- 2X2 Vitrified tiles flooring in entire Flat Flooring.
- Wall tiles Up to Windows Level above Kitchen Platform.
- Full Height Tiles in W.C. and Bathroom/Toilet with Matt Finish Flooring
- Concealed Electrical Fitting with Essential Points.
- One Wash Basin (9"X12") with 1'-6" Height Wall tile.
- Flush Door with Both Side Laminated for main Door & Internal Door.
- Green Marble Frame with Aluminum Bakelite Shutter to W.C. & Bathroom.
- Concealed Plumbing fitting for water Arrangement in Bathroom, W.C./Toilet & Kitchen with Good Sanitary Fittings.
- R.C.C over Head and Under Ground Water Tank for Gram Panchayat Supplied Water Storage.
- Internal Painting with Acrylic Emulsion and External Wall Shall Be Painted in Asian (Apex) Paint.
- Lift with inverter backup

Solar water arrangement in the Building.

C.C.T.V. in Project

Y Patel

Dr. K. K. Kothale
अ.श.र. काठले

मिनिस्ट्रार



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Maharashtra Real Estate Regulatory Authority

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

This registration is granted under section 5 of the Act to the following project under project registration number .
P51700049629

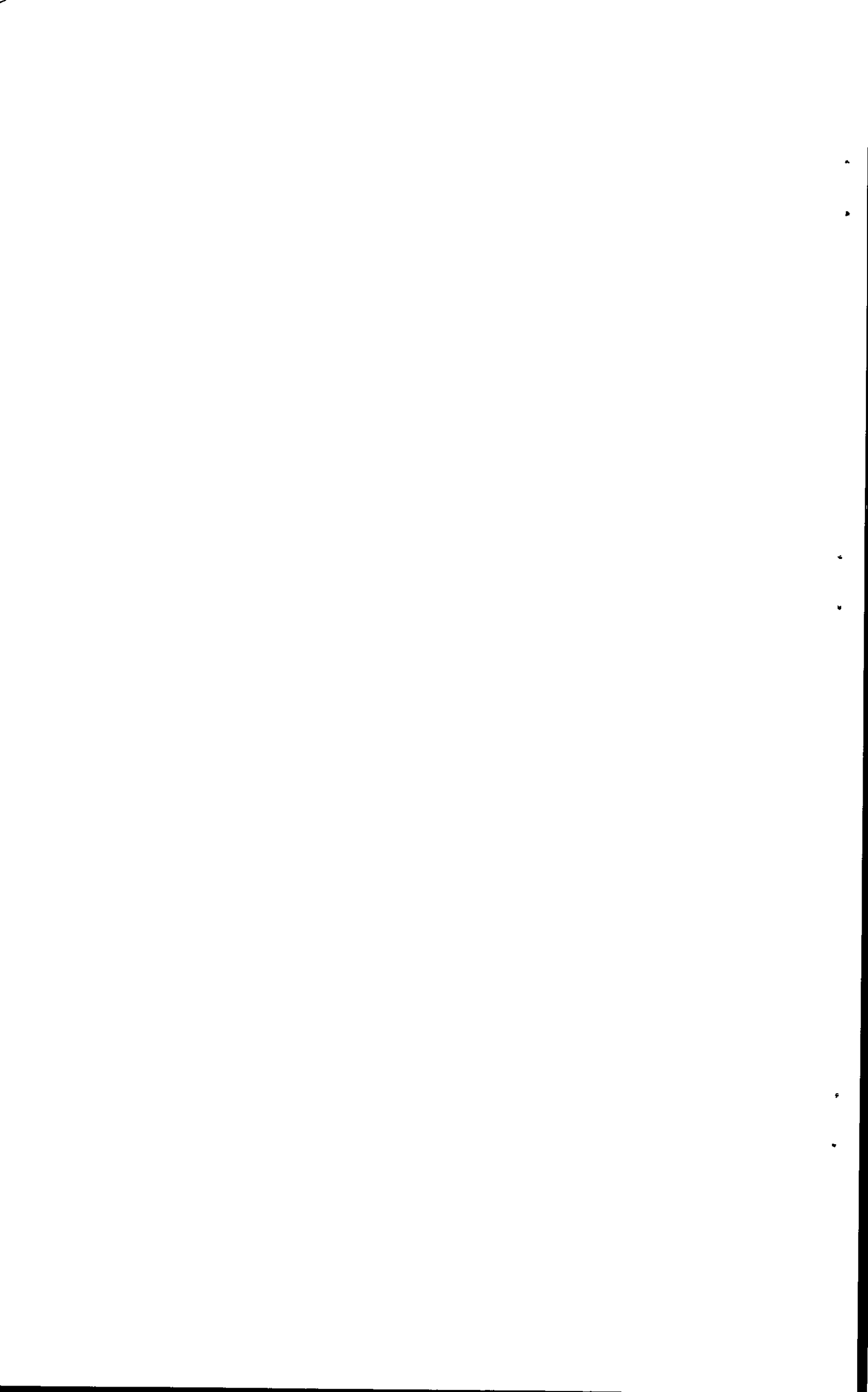
Project **M/S V.K.CONSTRUCTIONS** , Plot Bearing / CTS / Survey / Final Plot No. **S.NO 168/5/1/A at Washind (CT),
Shahapur, Thane, 421601;**

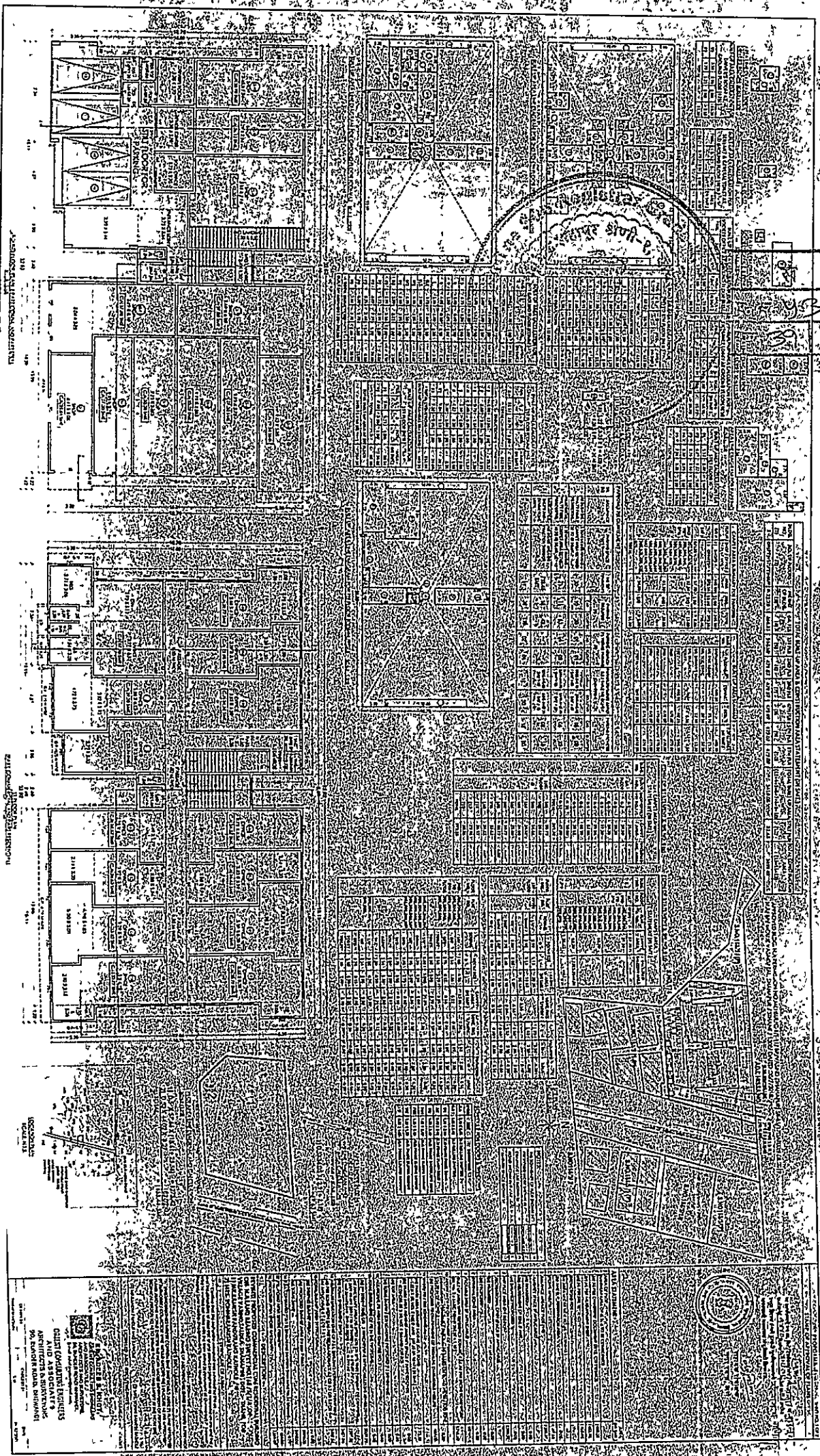
1. Mr./Ms. **Vikram Ramesh Kathole** son/daughter of Mr./Ms. **RAMESH PANDURANG KATHOLE** Tehsil: **Shahapur, District: Thane, Pin: 421601**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) 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.
 - o The Registration shall be valid for a period commencing from **22/02/2023** 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.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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. Vasanti Premanand Prabhu
(Secretary, MahaRERA)
Date:22-02-2023 11:07:35

Dated **22/02/2023**
Place: **Mumbai**

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





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1. The Government of India, Ministry of Health and Family Welfare, New Delhi, has approved the plan for the construction of a health centre at the site shown in the plan. The plan is subject to the approval of the Government of India, Ministry of Health and Family Welfare, New Delhi.

2. The plan is subject to the approval of the Government of India, Ministry of Health and Family Welfare, New Delhi.

3. The plan is subject to the approval of the Government of India, Ministry of Health and Family Welfare, New Delhi.

4. The plan is subject to the approval of the Government of India, Ministry of Health and Family Welfare, New Delhi.

5. The plan is subject to the approval of the Government of India, Ministry of Health and Family Welfare, New Delhi.

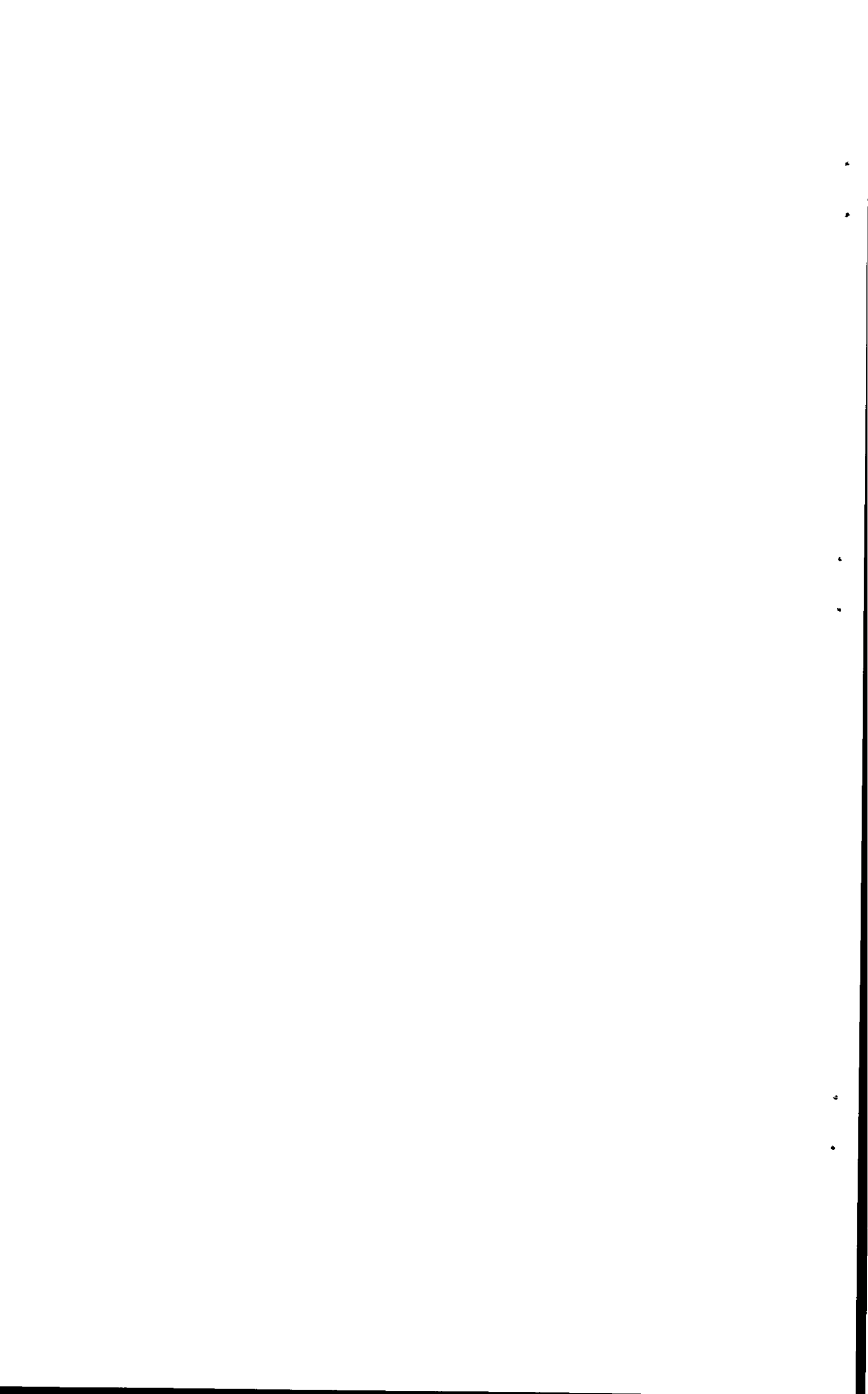
6. The plan is subject to the approval of the Government of India, Ministry of Health and Family Welfare, New Delhi.

7. The plan is subject to the approval of the Government of India, Ministry of Health and Family Welfare, New Delhi.

8. The plan is subject to the approval of the Government of India, Ministry of Health and Family Welfare, New Delhi.

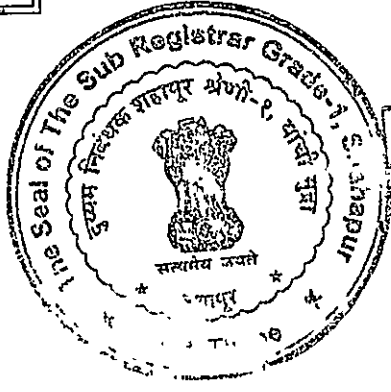
9. The plan is subject to the approval of the Government of India, Ministry of Health and Family Welfare, New Delhi.

10. The plan is subject to the approval of the Government of India, Ministry of Health and Family Welfare, New Delhi.

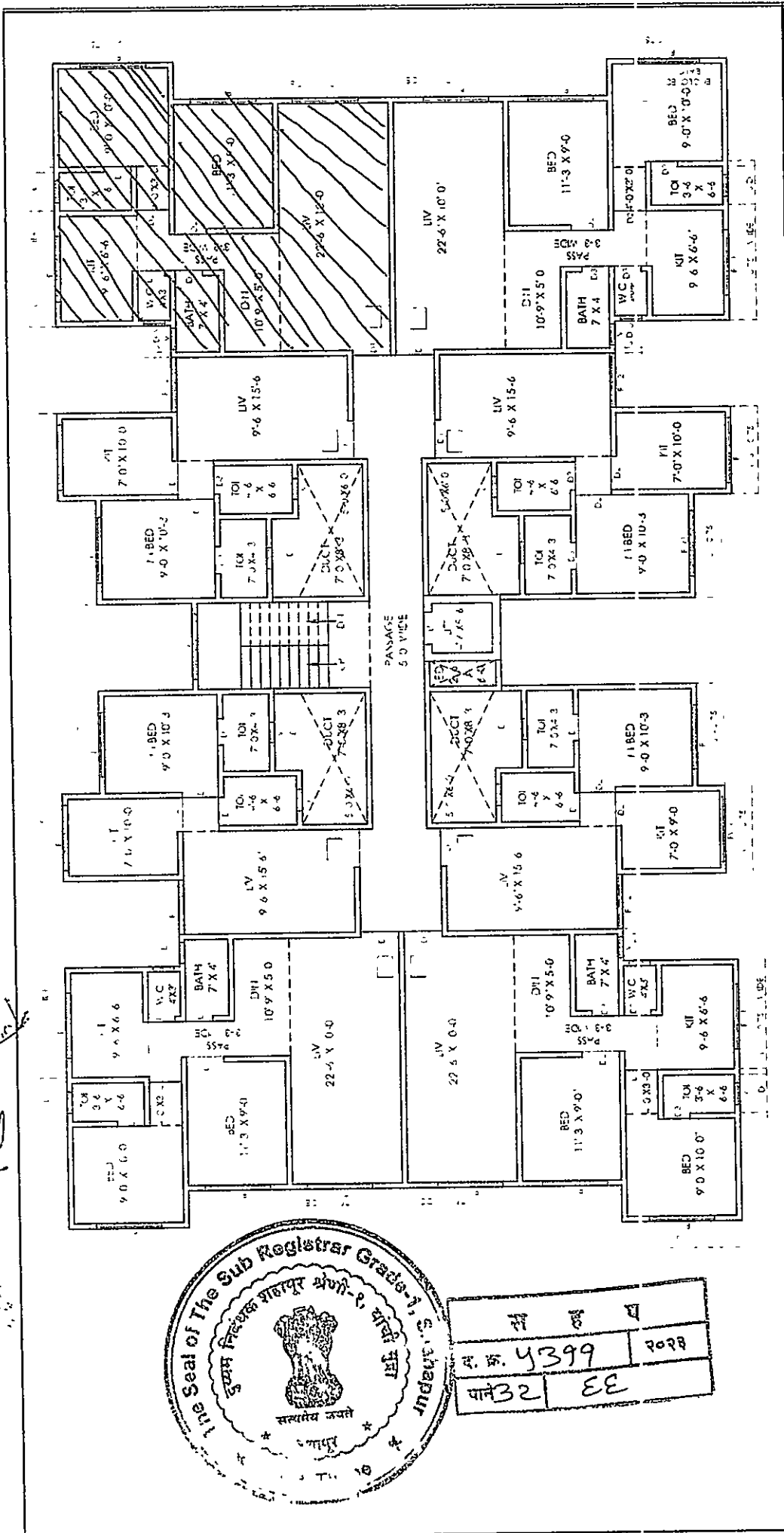


विक्रम काठोल
 ११/११/११

अपार्टमेंट का फ्लॉर प्लान



आ. क्र. ५३९९
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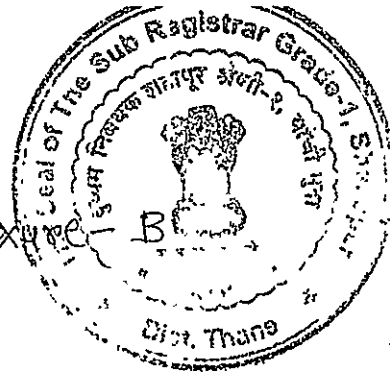


ER. ADEEB S. KHOT.
 ORIENT CONSULTING ENGINEERS
 AND ASSOCIATES
 ARCHITECTS AND SURVEYORS
 90, BUNDER ROAD, BHIWANDI
 E-mail: ashot engineer@gmail.com



3RD FLOOR PLAN
(RESIDENTIAL)

DEVELOPER :- MR. VIKRAM KATHOLE
"VAKRATUND APARTMENT"
 SITE :- ON LAND BEARING SURVEY NO.
 168 /5/1/A, VASIND, TAL : SHAHAPUR



Annexure - B

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Page 1 of 2

अहवाल दिनांक : 18/08/2022



महाराष्ट्र शासन

गाव नमुना सात (आधिकार अभिलेख पत्रक)

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



26312851979

गाव :- वासंद (909388)
ILPIN : 26312851979

तालुका :- शहापूर
भूमापन क्रमांक व उपावेभाग : 168/5/1/अ

जिल्हा :- ठाणे

भूधारणा पध्दती : भोगवटादार बग - 1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फेर.फा.	कुळ, खंड व इतर अधिकार
भेताचे एकक अकृषिक हून शती माकारणी	आर.चा.मी क्षेत्र 14.50.00 145.00	528 रमेश पांडुरंग काठोळ रोहिणी रमेश काठोळ — सामाईक क्षेत्र —	14.5000	145.00		(6138) (5138)	कुळाचे नाव व खंड इतर अधिकार तुकडा प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक 6138 व दिनांक . 09/03/2020
फेरफार क्र (1) (243) (378) (595) (1627) (2003) (2351) (2359) (2775) (3545) (3548) (3648) (6138)							सोमा आणि भूमापन चिन्ह

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- वासंद (909388)

तालुका :- शहापूर

जिल्हा :- ठाणे

भूमापन क्रमांक व उपावेभाग : 168/5/1/अ

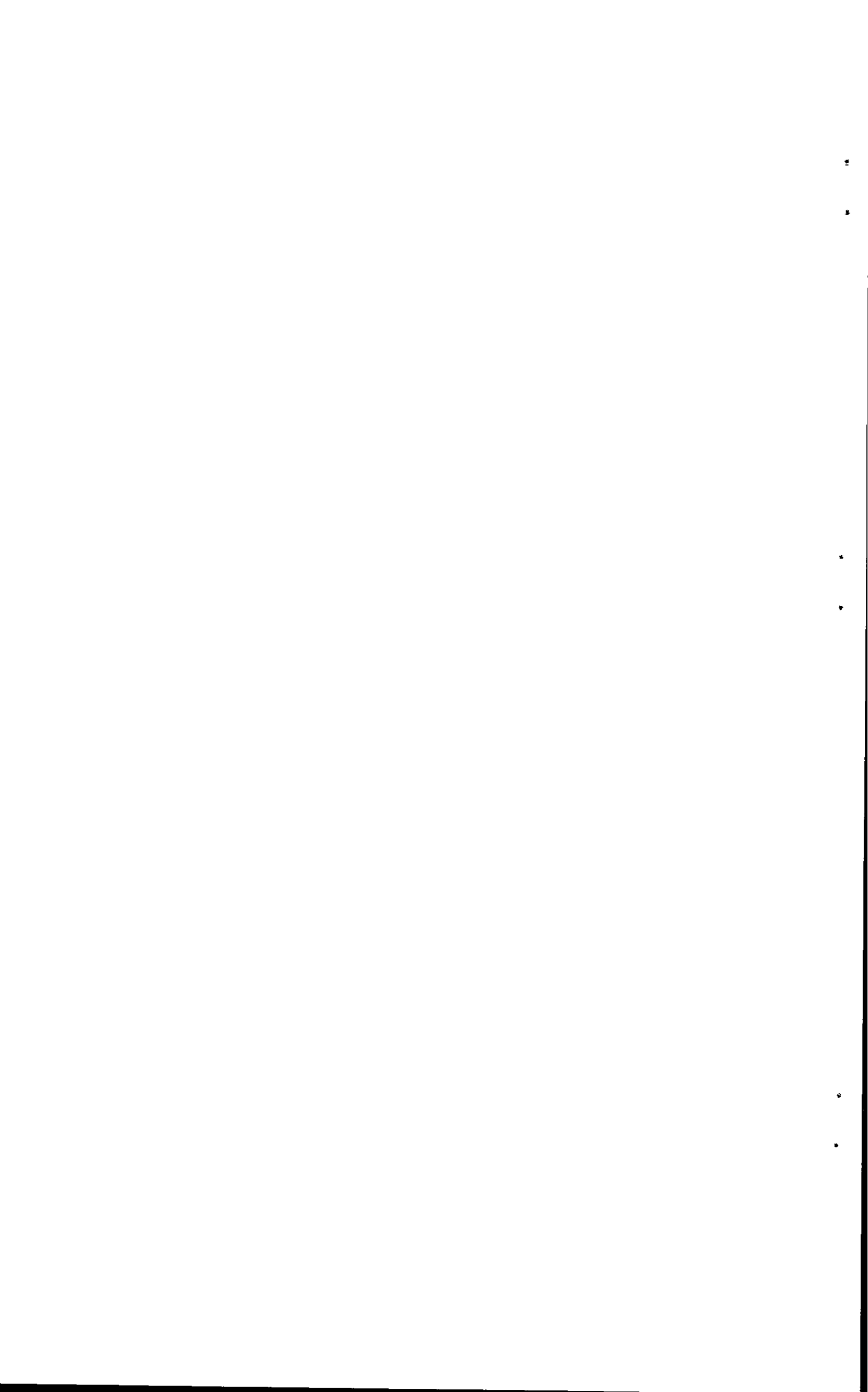
पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	
2017-18	खरीप		निभळ	गवत		0.1250				
2018-19	खरीप		निभळ	गवत		0.1250				
2019-20	खरीप		निभळ	गवत		0.1250				

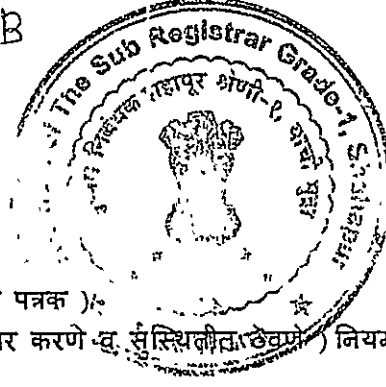
टिप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

Manish
तलाठी सजा वासंद
ता. शहापूर, जिल्हा ठाणे
30/11/2023

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळात."
दिनांक :- 30/01/2023
सांकेतिक क्रमांक :- 272100114210600000120231392

(नाव :- मानिषा भीमराव बोंगर)
तलाठी साक्षा :- वासंदता :- शहापूर जिल्हा :- ठाणे





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गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक) :-

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व संस्थित्वा ठेवणे) नियम, १९७१ यातील नियम १०]

गाव :- वासिंद

तालुका :- शहापूर

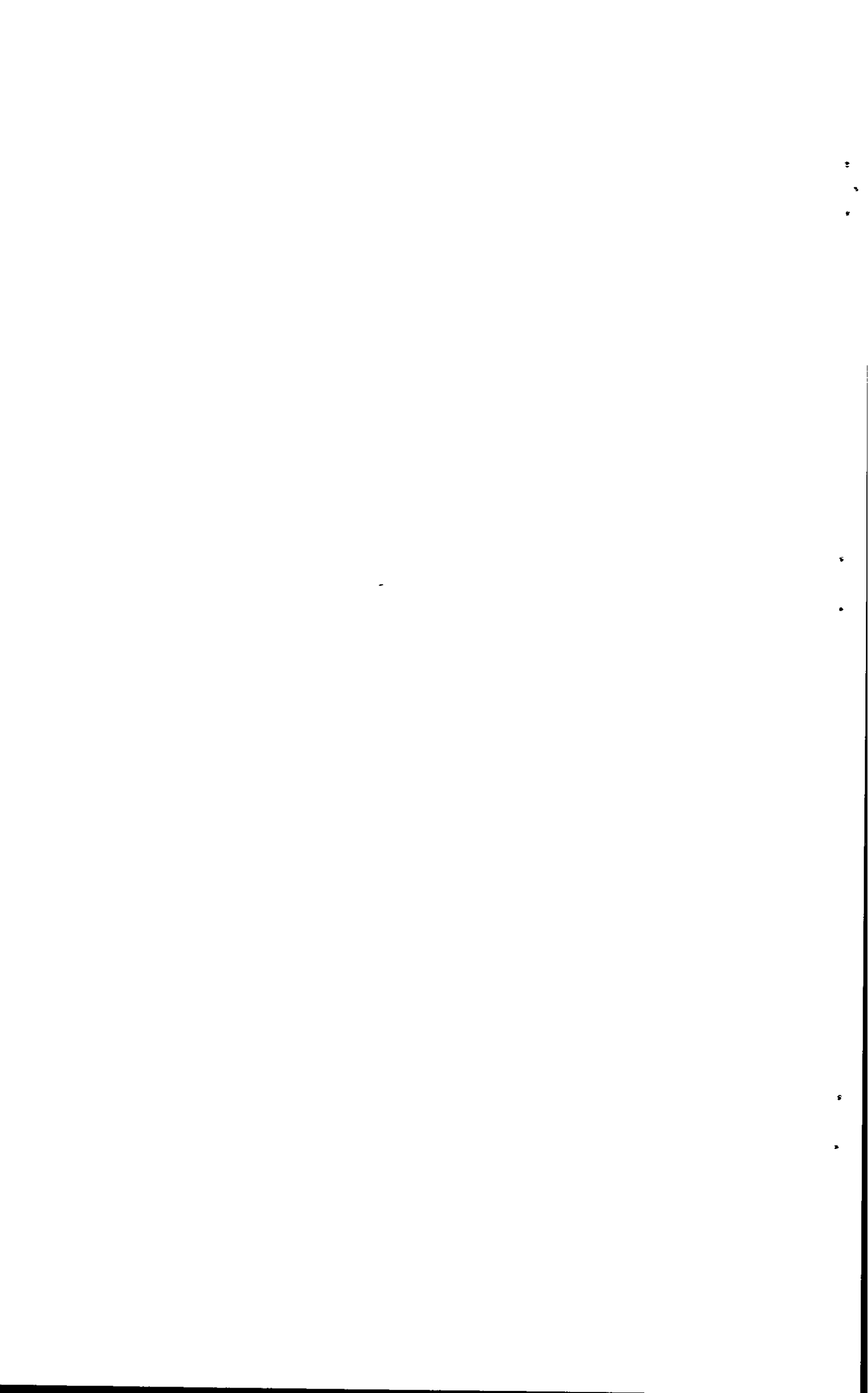
जिल्हा :- ठाणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरुप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकार्याचे नाव , आद्याक्षरी व शेरा
6138	नोंदीचा प्रकार : बिनशेती आदेश (NA) फेरफाराचा दिनांक : 27/02/2020 माहिती मिळालेचा दिनांक :- 27/02/2020 मा. जिल्हाधिकारी कार्यालय ठाणे यांचेकडील आदेश क्रमांक क्र.महसूल/क-1/टे-11/बां.प/वासिंद(शहापूर)/एसआर 55/17 दि. 09/08/2019 नुसार गट नंबर/सर्वे नंबर वरील संध्या गुरुनाथ काठोळे व इतर 2 या खातेदारांच्या नावावरील बाजूस दाखल केलेल्या जमिनीच्या गट नंबर/सर्वे नंबर 168/5/1/अ वरील क्षेत्र 14.500 आर चौमी (1450 चौमी)गट नंबर/सर्वे नंबर 168/5/1/8 वरील क्षेत्र 5.30 आर चौमी (530 चौमी) क्षेत्राचा रहिवास व वाणिज्य प्रयोजनासाठी अकृषिक वापर करणेस व बांधकाम करणेस मंजूर नकाशाप्रमाणे आदेशातील अट क्रमांक १ ते 56यास अधिन राहून परवानगी देणेत आली आहे. आदेशाप्रमाणे बिनशेती क्षेत्राची नोंद ७/१२ वर घेतली. आदेशाप्रमाणे गा.न. नं. २ ला नोंद घेतली असे. आदेश प्रत दफ्तरी दाखल असे. हितसंबंधितांना नोटीस बजावल्याचा दि. फेरफार नोंद निर्गतीचा दि. 09/03/2020 (मनिषा भीमराव बांगर) तलाठी वासिंद साझा वासिंद ता. शहापूर जि. ठाणे	168/5/1/8, 168/5/1/3 एकूण :- 2	मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक व बांधकाम परवानगी आदेश क्र. महसूल/क-1/टे-11/बां.प./वासिंद (शहापूर)/ एसआर- 55/17 दिनांक- 09/08/2019 पाहिला. आदेशात नमुद अटी व शर्तीस अधिन राहून नोंद मजूर (आदेश परशराम म्हात्रे) मडळ अधिकारी - वासिंद ता.: शहापूर जि.: ठाणे दि.: 09/03/2020

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 09/03/2020
सांकेतिक क्रमांक :- 2721001142106000032020374

(नाव :- मनिषा भीमराव बांगर)
तलाठी साझा :- वासिंदता :- शहापूर जि :-ठाणे

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वा.सा.सा. १६६६६६६६
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अ.क्र.महसूल/क-१/ट-११/सु.बां.प./वासिद (ता.शहापूर)/

एसआर-१२/२०२१

जिल्हाधिकारी कार्यालय ठाणे

दिनांक: 20 JAN 2022

वाचले :-

१. श्री.रमेश पांडुरंग काठोळे व सौ.रोहीणी रमेश काठोळे, रा.वासिद, ता.शहापूर, जि.ठाणे यांचा अर्ज दि.८/२/२०२१.
२. सहायक संचालक, नगर रचना, ठाणे यांच्याकडील शिफारस पत्र क्र.जा.क्र.सुधा/बां.प/मौ. वासिद/ता.शहापूर/ससंठाणे/१५०८ दि.३०/७/२०१८
३. या कार्यालयाकडील बांधकाम परवानगी आदेश क्र.महसूल/क-१/ट-११/बा.प./वासिद (शहापूर)/ एसआर-५५/१७ दि.१८/२०१९
४. सहायक संचालक, नगर रचना, ठाणे यांच्याकडील शिफारस पत्र क्र.जा.क्र.सुधा/बां.प/मौ. वासिद/ता.शहापूर/ससंठाणे/१६८/५/१/अ/ससंठाणे/१४५० दि.८/२/२०२१
५. शासन, महसूल व वनविभाग, मंत्रालय, मुंबई यांच्याकडील परिपत्रक क्र.एनए-२०१७/प्र.क्र.११५/टी-१ दि.१९/८/२०१७

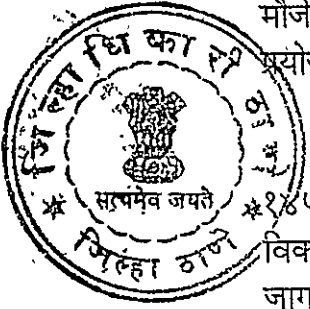
आदेश :-

ज्या अर्थी, उपोद्घातातील अ.क्र.१ अन्वये ठाणे जिल्ह्यातील शहापूर तालुक्यातील मौजे वासिद येथील सर्व्हे नं.१६८/५/१/अ क्षेत्र १४५०.०० चौ.मी. या जमिनीवर रहिवास व वाणिज्य प्रयोजनासाठी सुधारीत बांधकाम परवानगी मिळणेबाबत अर्ज सादर करण्यात आलेला आहे.

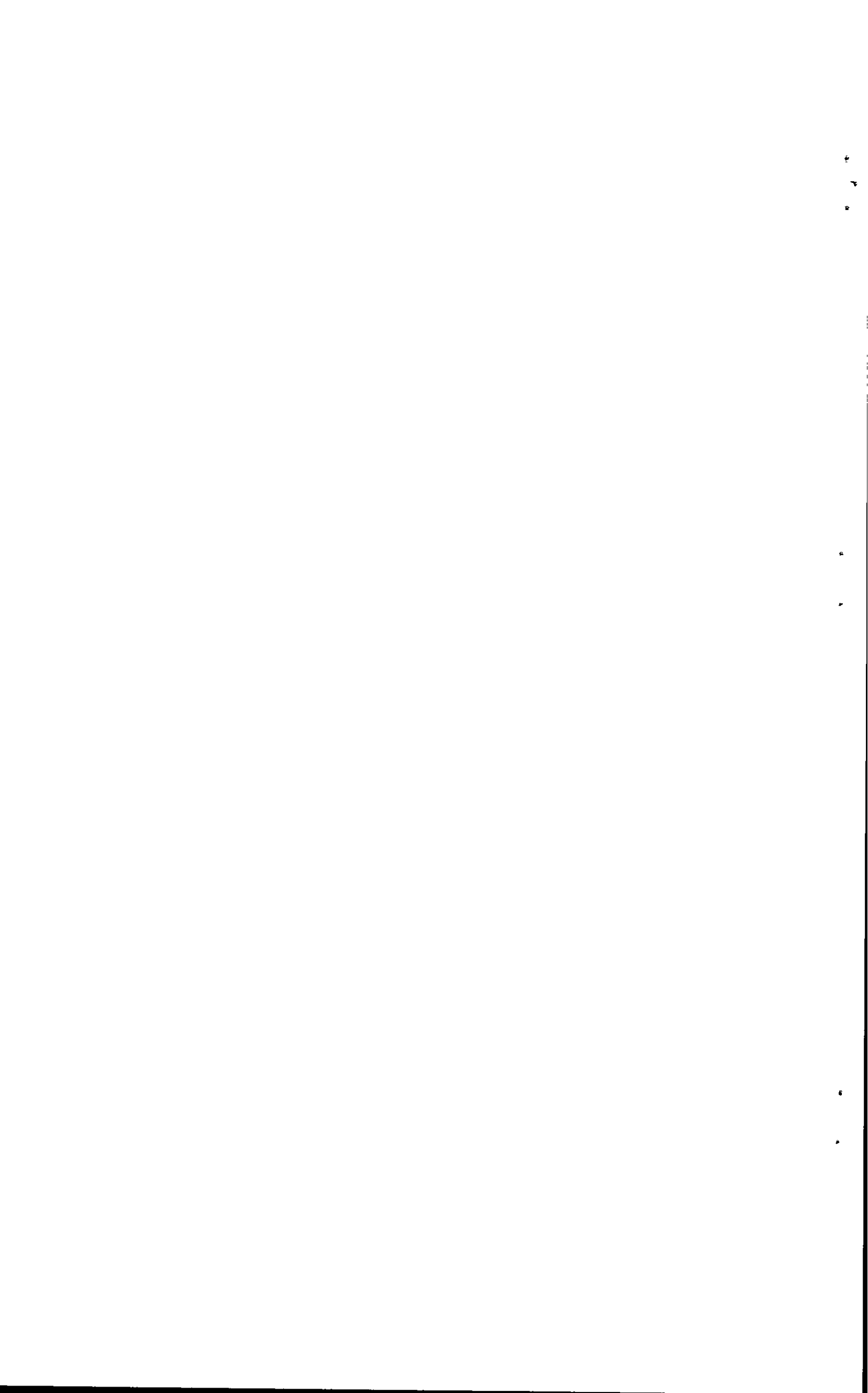
ज्या अर्थी, मौजे वासिद, ता.शहापूर, जि.ठाणे येथील सर्व्हे नं.१६८/५/१/अ क्षेत्र १४५०.०० चौ.मी. ही जागा मंजूर प्रादेशिक योजना ठाणे-पालघर-रायगड नकाशानुसार आसनगाव विकास केंद्रात (Command Area) सिंचन क्षेत्र या भूवापर विभागात अंतर्भूत होत आहे. प्रस्तावित जागा मुळ गांवठाणापासून १०००.०० मी. अंतराच्या आत स्थित आहे. तसेच प्रसिध्द विकास केंद्राचे नकाशानुसार रहिवास वापर विभागात समाविष्ट आहे. असे सहायक संचालक, नगर रचना, ठाणे यांचे उपोद्घातातील अ.क्र.४ चे अभिप्रायानुसार दिसून येत आहे.

ज्या अर्थी, मौजे वासिद, ता.शहापूर, जि.ठाणे येथील सर्व्हे नं.१६८/५/१/अ क्षेत्र १४५०.०० चौ.मी. या जमिनीवर रहिवास व वाणिज्य प्रयोजनासाठी सुधारीत बांधकाम आराखडे मंजूरीकामी सहायक संचालक नगर रचना, ठाणे यांनी उपोद्घातातील अ.क्र.४ अन्वये शिफारस केली आहे.

त्या अर्थी, आता महाराष्ट्र जमीन महसूल संहिता, १९६६ मधील कलम ४२ (क) व महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम १८ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अधिकाराचा वापर करून उक्त जिल्हाधिकारी ठाणे याद्वारे जमिनमालक रमेश पांडुरंग काठोळे व सौ.रोहीणी रमेश काठोळे यांना मौजे वासिद, ता.शहापूर, जि.ठाणे येथील सर्व्हे नं.१६८/५/१/अ क्षेत्र १४५०.०० चौ.मी. या जमिनीवर रहिवास व वाणिज्य प्रयोजनासाठी सुधारीत बांधकाम परवानगी (अनुज्ञा) खालील अटी व शर्तीवर देण्यात येत आहे.



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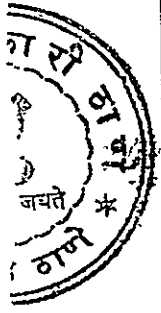
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क्र. महसूल/क-१/ट-११/बां.प./वासिद (ता.शहापूर)/
एसआर-१२/२०२१

अटी व शर्ती :-

- सदर परवानगी ही महाराष्ट्र जमीन महसूल संहिता, १९६६ मधील कलम ४२ (क) व महाराष्ट्र प्रादेशिक नियोजन व नगरचना अधिनियम १९६६ च्या कलम १८ मधील तरतुदीनुसार देण्यात आलेली आहे.
- प्रस्तावित जागेची मोजणी मंजूर नकाशानुसार ३ महिन्यांचे आत करून घेणे अर्जदार/जमिनमालक/विकासकांचेवर बंधनकारक राहिल.
- प्रस्तावित बांधकामाचा वापर नकाशात दर्शविल्याप्रमाणे फक्त रहिवास व वाणिज्य या प्रयोजनासाठीच करण्यात यावा.
- प्रस्तावित जमिनीवर खालीलप्रमाणे बांधकामे प्रस्तावित करण्यात आलेले आहे.

अ क्र	जमिनीचे एकूण क्षेत्र (चौ.मी.)	निव्वळ भूखंडाचे क्षेत्र (चौ.मी.)	अनुज्ञेय बांधकाम क्षेत्र चौ.मी. (जेसिक ए.सी. १.१० मध्ये ३०% प्रिमियम शुल्क आकारून = १.४० च.क्षे.नि. + ६०% व ८०% ANCILLARY प्रमाणे प्र.जि.मा.क्र.६२ च्या रस्ता रुंदीखालील क्षेत्रासह)	प्रस्तावित बांधकाम क्षेत्र		
				इमारती क्रमांक	मजले/प्रयोजन	एकूण क्षेत्र (चौ.मी.)
१	१४५०.००	१३८०.३७	३४२७.८४	०१	भागशः स्टिल्ट + भागशः तळ + ६ मजले रहिवास व वाणिज्य	३४१८.०६
	१४५०.००	१३८०.३७	३४२७.८४	०१	एकूण	३४१८.०६

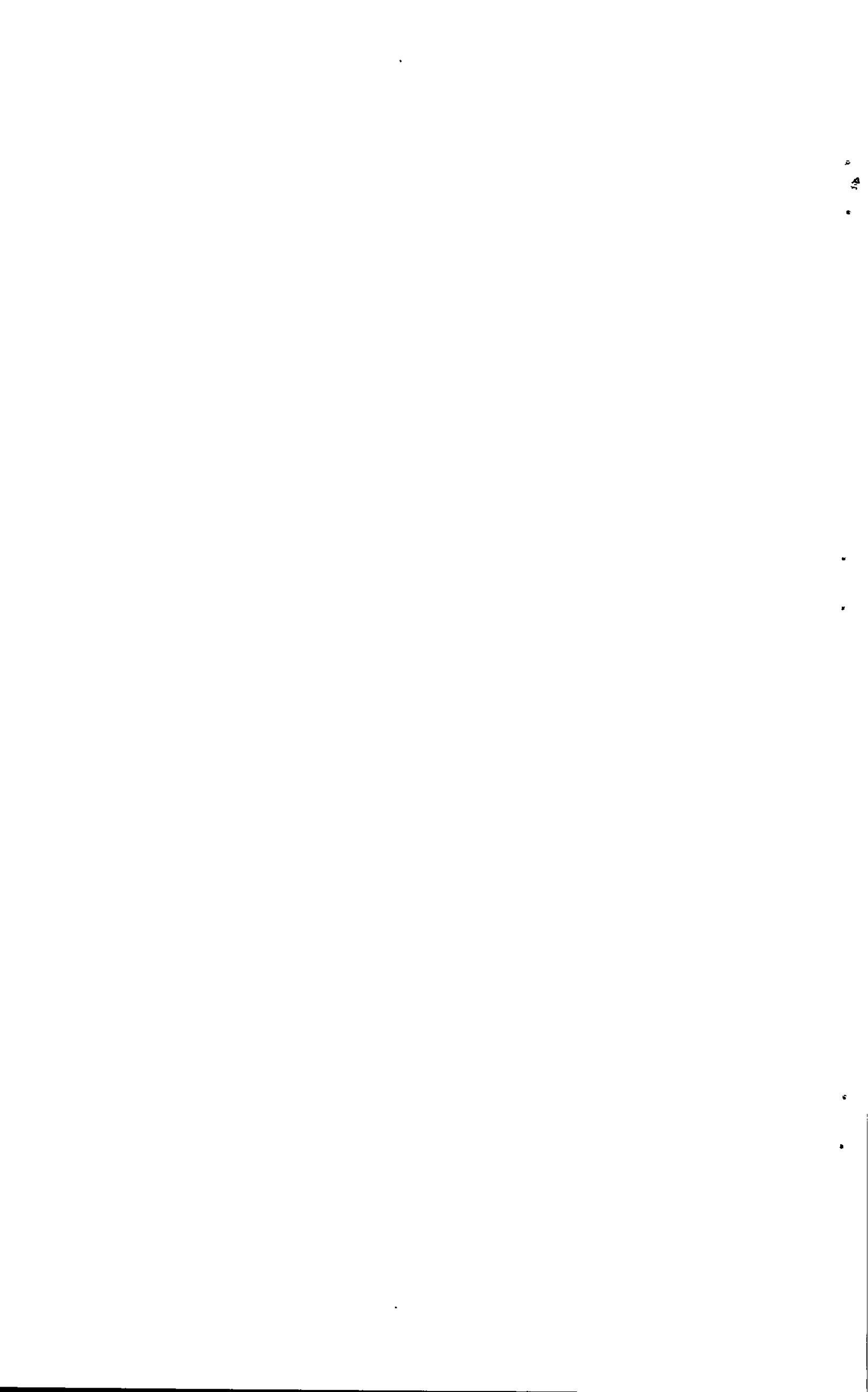


- प्रस्तावित भूखंडावरील इमारतीचा रहिवास व वाणिज्य वापर इमारतीची उंची व मजले बांधकाम नकाशात दर्शविल्याप्रमाणे असणे आवश्यक आहे.
- प्रस्तावित जागेस आगपूर्वी सहायक संचालक नगर रचना ठाणे यांचेकडील पत्र क्र.जा.क्र.बिशेप/बां.प./मौ.वासिद/ता.शहापूर/संठाणे/१५०८ दि.३०/७/२०१८ अन्वये केलेली शिफारस व या कार्यालयाकडील बांधकाम परवानगी आदेश क्र.महसूल/क-१/ट-११/बां.प./वासिद (शहापूर)/एसआर-५५/१७ दि.९/८/२०१९ मधील अटी व शर्ती या जमिनमालक/विकासक/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
- प्रमुख जिल्हा मार्ग क्र.६२ च्या रस्ता रुंदीखालील ६९.६३ चौ.मी. क्षेत्राचा चटई क्षेत्र निर्देशांक अर्जदाराचे घेतलेला आहे. त्यामुळे प्रमुख जिल्हा मार्ग क्र.६२ च्या रस्ता रुंदीकरणखालील ६९.६३ चौ.मी. क्षेत्र विना मोबदला संबंधित प्राधिकरणाकडे हस्तांतरित करून त्यानुसार महसूल दफ्तरी अधिकार अभिलेखात नोंद घेणेकामी आवश्यक ते सहकार्य करणे जमिनमालक/विकासक/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

८. प्रस्तावित जमिनीवर जाणे येणेसाठी प्रमुख जिल्हा मार्ग क्र.६२ चा पुढावा प्राप्त होत असलेबाबत सहायक संचालक नगररचना ठाणे याचे शिफारस पत्रात नमुद करणेत आलेले आहे. सदर रस्त्याबाबत भविष्यात काही वादविवाद/तक्रार निर्माण झाल्यास त्याचे सर्वस्वी निराकरण करणेची जबाबदारी जमिनमालक/विकासक/अनुज्ञाग्राही यांची राहिली आहे.
९. अर्जदार/विकासक यांची (Maharashtra Real Estate Regulatory Act, २०१६) रेस अधिनियमातील तरतुदीचे पालन करणे बंधनकारक आहे.
१०. अर्जदार यांची जागा BESA अधिनियमा अंतर्गत समाविष्ट असल्यास ग्रामपंचायत ठरावाद्वारे ना-हरकत दाखला सादर करणे आवश्यक आहे.
११. मंजूर बांधकाम नकाशाप्रमाणे जागेवर भूखंड, रस्ते, खुली जागा इ. ची प्रत्यक्ष जागेवर आखणी करून घेऊन भूमि अभिलेख विभागाकडून मोजणी करून घेणे आवश्यक आहे. आखणी करता असताना सभोवताली मंजूर अभिन्यासातील रस्त्याशी योग्यरितीने समन्वय साधणे आवश्यक आहे. त्याप्रमाणे मोजणी नकाशे या कार्यालयाकडे सादर करणे आवश्यक आहे. तसेच प्रत्यक्ष मोजणीच्या वेळी भूखंडाच्या क्षेत्रामध्ये तफावत आढळल्यास वा प्रस्तावित बांधकाम क्षेत्रात बदल होत असल्यास त्याप्रमाणात बांधकाम क्षेत्र कमी करून सुधारीत मंजूरी घेणे आवश्यक राहिल.
१२. मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली दि.३/१२/२०२० मधील तरतुदीचे पालन करण्याची जबाबदारी अर्जदार/विकासक/अनुज्ञाग्राही यांचेवर राहिल.
१३. जागेवर परवानगी व्यतिरिक्त वाढीव बांधकाम केल्यास महसूल अधिनियम तसेच महाराष्ट्र प्रादेशिक नगररचना कलम, ५२ ते ५५ नुसार कार्यवाही करण्यात येईल.
१४. प्रस्तावित जमिनीवरील सर्व अंतर्गत रस्ते हे पक्क्या स्वरूपाचे डांबरीकृत करणे व रस्त्याशेजारी विद्युत दिव्यांचे खांब लावणे आवश्यक आहे. तसेच रस्त्यालागतची गटारे व इतर गटारे पक्क्या स्वरूपाचे (सिमेंट विटांचे) बांधून पाण्याचा प्रवाह अबाहित होणार नाही याची दक्षता घेणे आवश्यक आहे. तसेच जमिनीच्या हद्दीवर सिमेंट विटांच्या स्वरूपात संरक्षण भित बांधावी व अंतर्गत रस्त्यास विद्युत दिवे लावण्यात यावेत.
१५. बांधकाम तपशील दर्शविणारा जागेचे सन/क्षेत्र प्रस्तावित मजले/बांधकाम क्षेत्र दर्शविणारा फलक जागेवर लावणे बंधनकारक राहिल.
१६. तसेच जमिनधारक, विकासक, कन्ट्रक्टर, वास्तुविशारद, स्ट्रक्चरल इंजिनियर, साईट सुपरवाईजर यांचे नावे फलक (board) प्रसिद्ध करणे बंधनकारक राहिल.
१७. मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्रं.२.८ ते २.११ मधील तरतुदीनुसार बांधकाम जोते तपासणी, अंतिम परवानगी, भोगवटा प्रमाणपत्र, भागशः भोगवटा प्रमाणपत्र व इतर बाबी संदर्भात परवानगी या कार्यालयाकडून प्राप्त करून घेणे अर्जदार/विकासक/वास्तुविशारद यांचेवर बंधनकारक राहिल.
१८. नियोजित बांधकाम सुरु करणेपूर्वी उपअधिक्षक, भूमि अभिलेख, शहापूर यांचेकडून प्रस्तावित भूखंडाचे सिमांकन करून घेऊन त्याप्रमाणे स्थळदर्शक नकाशावर दाखविल्या प्रमाणे नियोजित बांधकामापासून पुढील मागील व बाजूची अंतर्गत प्रत्यक्ष जागेवर मंजूरीप्रमाणे ठेवण्यात यावी व त्याखालील जागा काम खुली ठेवणे अर्जदार/विकासक/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
१९. प्रस्तावासोबत प्राप्त कागाडपत्रांच्या विधीग्राह्यतेबाबत व खरेपणाबाबत जमिनमालक/विकास अधिकारपत्रधारक वास्तुविशारद/सल्लागार अभियंता इ. जबाबदार राहतील.



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२०. प्रस्तावित जागेचे क्षेत्र, स्थान, आकार, पोहोच, रस्ता, वापर, वहिवाट, भोगवटदार, भाडेकरू, मालकी हक्काबाबत काही तक्रारी असल्यास त्याची संपुर्ण जबाबदारी अर्जदार यांचेवर राहिल. व त्याचे निराकरण करण्याची जबाबदारी अर्जदार/विकासकर्त्यांचेवर राहिल.
२१. प्रकल्पाच्या ठिकाणी काम करणाऱ्या कामगारांच्या पात्र राहिल्याबाबत मुलासठी शिक्षणाची सोय करणे जमिनमालकांस/विकासकांस बंधनकारक राहिल.
२२. प्रस्तावित इमारतीत ओला कचरा व सूका कचरा यांचे वर्गीकरण व त्यांची वहिवाट लावणे याबाबत योग्य ती स्वतंत्र उपाययोजना ही इमारत वापर दाखल्यापूर्वी कार्यान्वित करणे जमिनमालकांस/विकासकांस बंधनकारक राहिल.
२३. नवीन इमारतीच्या आतील बाजूस तसेच इमारतीसमोरील रस्त्याचे सी.सी.टी. व्ही. चित्रिकरण करण्यासाठी बांधकामाच्या ठिकाणी सी.सी.टी. व्ही यंत्रणा कार्यान्वित करणे जमिनमालकांस/विकासकांस बंधनकारक राहिल.
२४. महाराष्ट्र इमारत व इमारत कामगार नियम २००७ मधील तरतुदी जमिनधारक/विकासक यांचेवर बंधनकारक राहतील.
२५. सदरहू प्रस्तावास मंजूरी दिल्यानंतर नियोजित बांधकामामुळे/विकासामुळे/भूखंडावर असलेल्या कोणत्याही वहिवाटीचे व हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार/जमीनमालकांच्या राहिल. तसेच सदर जागेच्या हद्दीबाबत काही तक्रार असल्यास त्याची सर्व जबाबदारी अर्जदार यांचेवर राहिल.
२६. बांधकामासाठी पोहोच, रस्ता, तसेच अंतर्गत रस्ता व इतर सोयी सुविधा जसे जलनिस्सरण, प्रस्तावित जलनिस्सरण व पाणी पुरवठा इ. सर्व बाबींचा विकास अर्जदार यांनी स्वखर्चाने पुर्ण करणे बंधनकारक राहिल. त्याशिवाय नियोजित वापर सुरु करता येणार नाही.
२७. जागेच्या मालकी हक्काबाबत व इतर हक्काबाबत भविष्यात कोणताही वाद उद्भवल्यास त्याचे निराकरण करण्याची जबाबदारी अर्जदार/विकासक यांचेवर राहिल.
२८. नियोजित रेषांकनाखालील जागेतील सांडपाणी अथवा भूपृष्ठीत पाणी वाहून नेण्यासाठी जे मार्ग असतील ते अबाधित ठेवावे लागतील अथवा त्यांचा इतरांना त्रास होणार नाही अशा रितीने बंदोबस्त करणे अर्जदारांवर बंधनकारक राहिल.
२९. नियोजित रेषांकनात/बांधकामात मंजूरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलावयाचा असल्यास पुर्वपरवागती घेणे आवश्यक आहे.
३०. नियोजित इमारतीच्या वापरासाठी पाण्याची सोय तसेच सांडपाण्याची व मूला निर्मूलनाची व्यवस्था प्रत्यक्ष वापरापूर्वी तशी पर्यायी व्यवस्था उपलब्ध नसल्यास इमारतीच्या वापरापूर्वी अर्जदाराने करणे आवश्यक आहे.
३१. प्रस्तावित जागेवरील बांधकामाचे मंजूर नकाशाप्रमाणे कार्यान्वयन, बांधकाम सहित्याची गुणवत्ता व दर्जा, प्रस्तावित इमारतीचे आर.सी.सी डिझाईन, अग्निशमन व्यवस्था इ.बाबत जमिनमालक/विकासकर्ता/वास्तुविशारद/सल्लागार अभियंता/स्ट्रक्चरल अभियंता यांची जबाबदारी राहिल.
३२. प्रस्तावित जागेवरील बांधकाम करताना आय.एस.१३१२०-१९९३ भूकंपरोधक आर.सी.सी डिझाईननुसार बांधकाम घटकाचे नियोजन अहतापान नोंदणीकृत स्ट्रक्चरल इंजिनियर यांचेकडून करून घेणे आवश्यक असून त्याचे देखरेखखालील नियोजित इमारतीचे बांधकाम पुर्ण करणे अर्जदार/विकासक यांचेवर बंधनकारक राहिल.



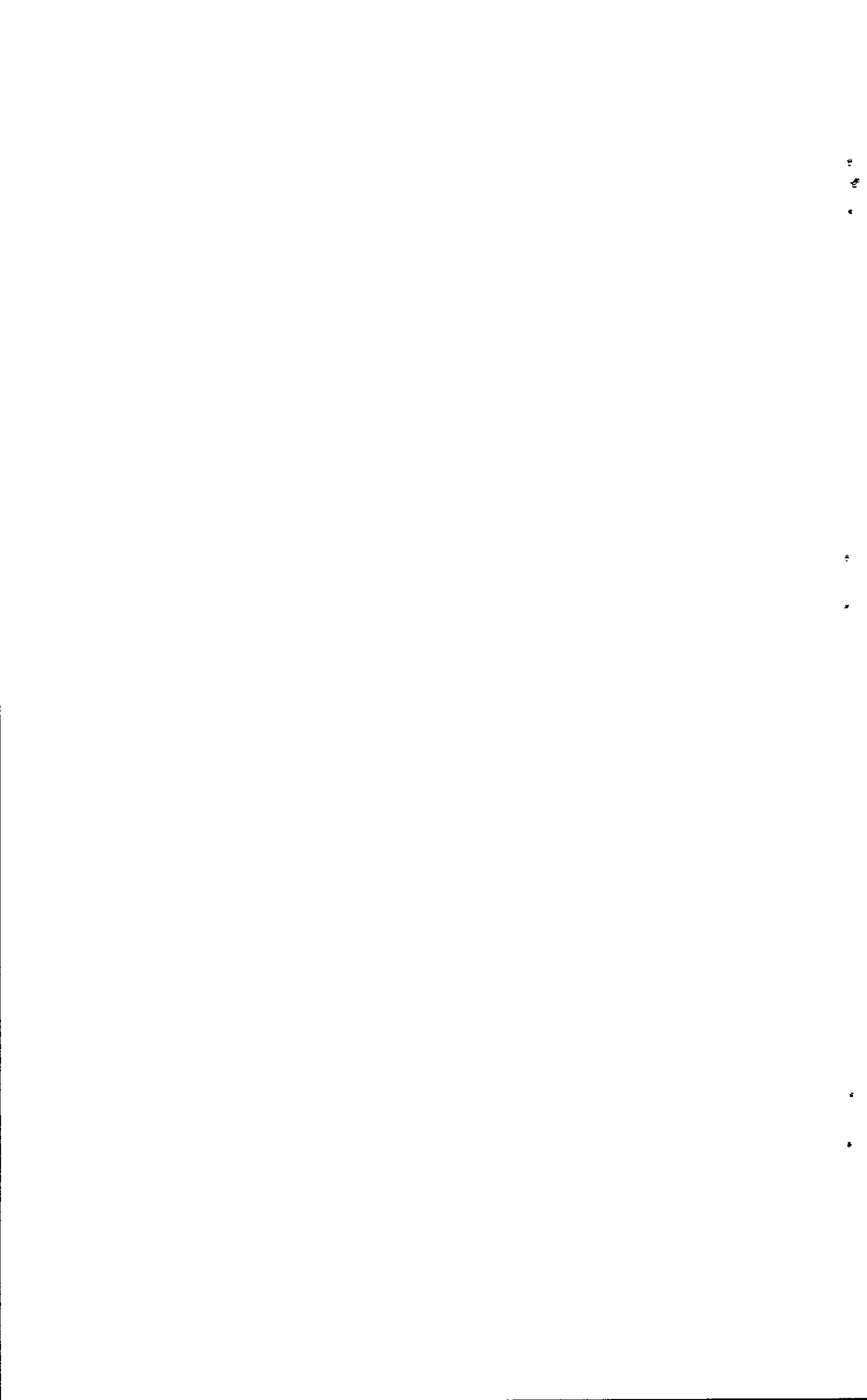
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३३. प्रकरणी शासन निर्णय क्र.बी.सी.ए.२००९/प्र.क्र.१०८/कामगार-७अ दि.१७/६/२०१० व शासन निर्णय क्र.बी.सी.ए.२००९/प्र.क्र.१०८/कामगार-७अ दि.२१ जुलै २०११ अन्वये कामगार उपकर र.रु.१,७४,९००/- (अक्षरी रक्कम रुपये एक लाख चौन्हाहत्तर हजार रुपये मात्र) चा भरणा अनुज्ञाग्राही यांनी एचडीएफसी बँक, खातिवली वासिद शाखा, ता.शहापूर, जि.ठाणे यांचेकडील डिमांड ड्राफ्ट Demand Draft No.००१००७ दि.२९/१२/२०२१ अन्वये Maharashtra Building & Other Construction Workers Welfare Board यांनावाने सेंट्रल बँक ऑफ इंडिया, नांदिवली शाखा, ता.कल्याण येथे दि.३१/१२/२०२१ अन्वये भरणा केलेला आहे.
३४. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम १३४ मध्ये शासनाने नुसत केल्यानुसार प्रादेशिक योजना क्षेत्रासाठी लागू केलेले विकास शुल्क (Development Charges) रक्कम रुपये २,०३,९००/- (अक्षरी रक्कम रुपये एक लाख तीन हजार नऊशे मात्र) चा भरणा अनुज्ञाग्राही यांनी एचडीएफसी बँक, खातिवली वासिद शाखा, ता.शहापूर, जि.ठाणे यांचेकडील डिमांड ड्राफ्ट Demand Draft No.००१००७ दि.२९/१२/२०२१ अन्वये Collector Thane And Blanning Authority यांनावाने भारतीय स्टेट बँक, टि.सी.सी. शाखा, कलेक्टर कॅम्पस, कोर्टनाका, ठाणे (प.), ता.जि.ठाणे शाखा येथे दि.३०/१२/२०२१ अन्वये शासन भरणा केलेला आहे.
३५. महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४८ अन्वये सदरची बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्षांपर्यंत वेध असले. नंतर पुढील वर्षासाठी अर्जदार यांनी योग्य त्या कारणासहीत नियोजन प्राधिकरणाकडे विनंती अर्ज करून परवानगीचे नुतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नुतनीकरण फक्त तीन वर्षे करता येईल. तसेच वेध मुदतीत बांधकाम पूर्ण केले नसतील तर नवीन परवानगी घ्यावी लागेल. नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल व ती बाब अर्जदार/जमिनमालक यांचेवर बंधनकारक राहिल.
३६. शासनाचे नगर विकास विभागाकडील परिपत्रक क्र.डी.सी.आर.१०९४/२८२९/यु.डी.-११, दि.१९/९/१९९५ अन्वये सदरहू इमारतीवर सोलर वॉटर हीटिंग सिस्टीम कार्यान्वित करणे आवश्यक आहे.
३७. शासनाचे नगर विकास विभागाकडील परिपत्रक क्र.टि.पी.बी.४३२००/२१३३/सी.आर.-२३०/०१/यु.डी.-११, दि.१०/३/२००५ अन्वये सदरहू इमारतीवर रेन वॉटर हार्वेस्टिंग सिस्टीम कार्यान्वित करणे आवश्यक राहिल.
३८. प्रस्तावित जागेमध्ये पायाभूत सुविधांची पुरेशी तरतूद करणे अनुज्ञाग्राही यांचेवर बंधनकारक आहे.
३९. अनुज्ञाग्राही व्यक्तीने (प्रॉटीने) अशा जमिनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमिनीच्या ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यात आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.
४०. अनुज्ञाग्राही व्यक्तीने अशा जमिनीचे बिगरशेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांकापासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमिनीच्या वापरात बदल



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केला असेल तर तो दिनांक त्याचे एक महिन्याच्या आत तलाक्याबाबत शहापूर तहसिलदारास कळविले पाहिजे जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसूल जमिनीच्या वापरात बदल व बिगरशेतकी आकारणी नियम १९६९ मुदत नियम हे अन्वये त्याचावर कार्यवाही करण्यास असा अनुज्ञाप्राही पात्र ठरेल.

४१. अशा जमिनीच्या त्या प्रयोजनाथे वापर करण्यास अनुज्ञाप्राहीस परवानगी देण्यात आली असेल त्या प्रयोजनाथे वापर करण्यास प्रारंभ करण्याच्या दिनांकापासून सदर अनुज्ञाप्राहीने त्या जमिनीच्या संबंधात दर चौ.मी. मागे रु.०.१० पेस या दराने बिगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यात येणार नाही.

४२. या आदेशात नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाप्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाप्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता जिल्हाधिकारी ठाणे हे निर्दिष्ट करतील असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

४३. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेती जमीन अधिनियम, १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम, १९५८ इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्यांचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबीच्या बाबतीत लागू होतील, त्या उपबंधांच्या अधीन असेल.

४४. प्रस्तावित जमिनीचे भविष्यात जमिनमालकी हक्काबाबत वाद निर्माण झाल्यास व अन्य कोणी त्याबाबत हक्क सिध्द केल्यास सदरची बांधकाम परवानगी ही एकतरफी रद्द समजण्यात येईल.

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

४६. वरील अटी व शर्तीमध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदी विरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर विनिर्दिष्ट मुदतीच्या आत अशा शर्तीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी जिल्हाधिकारी ठाणे यांनी निर्देश देणे विधी संमत असेल तसेच जिल्हाधिकारी, ठाणे यांना अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा त्यात फेरबदल करण्याचे काम करून घेण्याचा किंवा त्या प्रित्यर्थ आलेला खर्च अनुज्ञाप्राही व्यक्तीकडून जमिन महसलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

४७. उपरोक्त कोणतीही रक्कम अनावधानाने/गणितीय चुकीमुळे अर्जदार यांनी आवश्यकतेपेक्षा कमी अदा केलेली असल्यास उर्वरीत रक्कमेचा भरणा अर्जदार/जमिनमालक/विकासक यांनी करणे बंधनकारक आहे.

४८. अर्जदार यांनी सादर केलेली माहिती व कागदपत्रे खोली किंवा दिशाभूल करणारी असल्यास सदर परवानगी रद्द समजण्यात येईल व त्यास अर्जदार, मालक व वास्तूविशारद हे सर्वस्वी जबाबदार राहतील.



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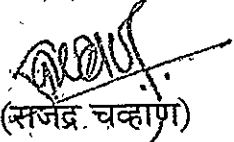
४९.या बांधकाम आदेशान्वये जमिनीचे फक्त कृषिक-प्रयोजनाकडून बांधकाम आराखड्यात दर्शविलेनुसार बांधकाम परवानगी देणेत येत असून मालकी हक्कामध्ये कोणताही बदल करणेत येत नाही. सदरचे आदेश म्हणजे मालकी हक्काचे प्रमाणपत्र नाही. प्रश्नांकित जमिनीचे मालकी हक्काबाबत भविष्यात वाद उद्भवल्यास किंवा न्यायालयात जमिनीचे मालकी हक्काबाबत बदल झाल्यास बांधकाम परवानगी एकतरफा रद्द होण्यास अर्जदार हे पात्र राहतील.
५०.वरील कोणत्याही अटी व शर्तीचा भाग झाल्यास सदरची सुधारीत बांधकाम परवानगी रद्द होईल.

सही/-

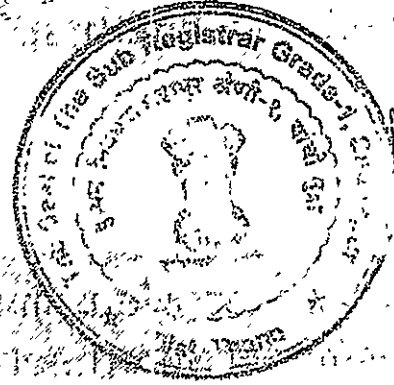
(राजेश ज. नावेंकर)
जिल्हाधिकारी ठाणे

प्रत :- श्री.सोमेश पांडुरंग काठोळे व सौ.रोहीणी रमेश काठोळे दोघे रा.वासिंद, ता.शहापूर, जि.ठाणे

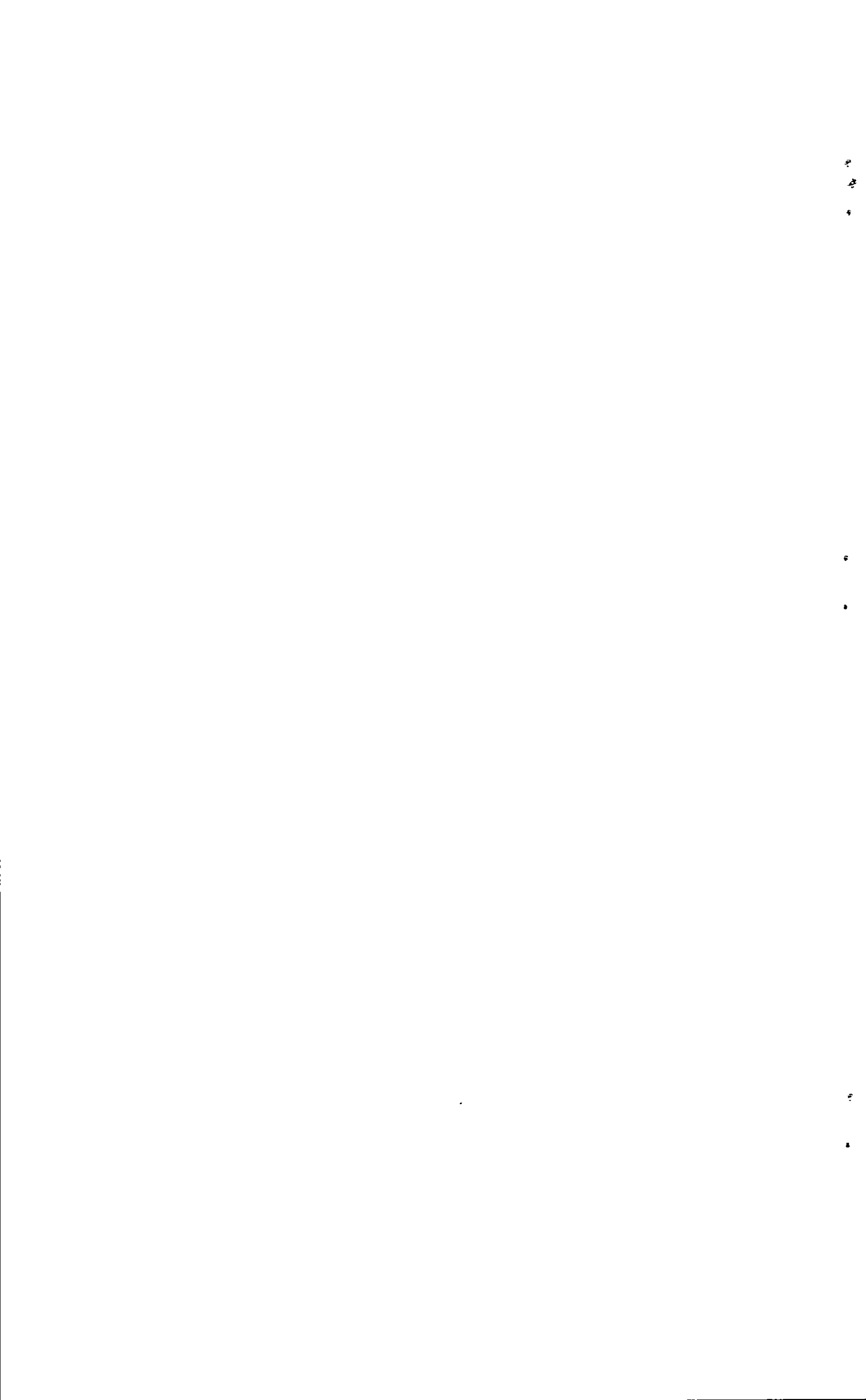
आदेश निर्गमित केले



(सजद चव्हाण)
तहसीलदार (महसूल)
जिल्हाधिकारी कार्यालय ठाणे



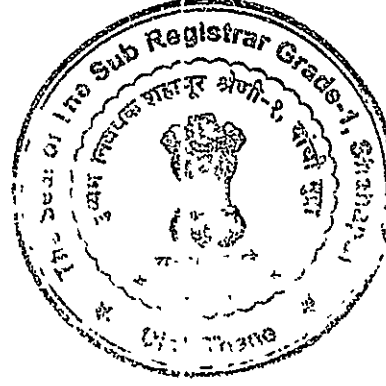
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कने ४९	EE	



Date :- 02/05/2022

To

Mr. Vikram Ramesh Kathole
House No. 184, Kathole Ali,
At / Post Vasin, Taluka Shahapur
Dist Thane Pin 421604



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Dear Sir,

Sub: - Title Search Report

Ref.: - My legal Opinion and Search report dated

Name of the Owners :-

1) Shri Ramesh Pandurang Kathole and 2) Sau. Rohini Ramesh Kathole.

Description and Nature of Title of Property/ Property:-

Name of Purchaser/ Borrowers	Survey No./ Gut No. / CST No. / House No.	Location	Boundaries	Type Residential/ Commercial/ Industrial/ Agricultural
1) Shri Ramesh Pandurang Kathole and 2) Sau. Rohini Ramesh Kathole	Survey No. 168/5/1/A Area :- 14.50 sq mtr	Village Vasind, Tal. Shahapur, Dist Thane, Assed under Shahapur Nagar Panchayat and Sub District Registration Shahapur	East :- 24 Meter Road West :- S No. 168/5/(P) South :- S No. 168/5/1/(P) North :- Hissa No. 2	Residential, Free hold land

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Search Report

I have taken search through utility provided by Dept. Of Registration & Stamps, Maharashtra vide Receipt no. 1112384355 dated 25/04/2022 and through their website <https://freesearchigrservice.maharashtra.gov.in/> with respect to above mentioned property for the period of 30 years i.e, from 1993 to 2022 & found following transactions.

SEARCH REPORT IS AS UNDER

Year	Transaction	Year	Transaction
1992	Nil	2007	Nil
1993	Nil	2008	Nil
1994	Nil	2009	Nil
1995	Nil	2010	Nil
1996	Nil	2011	Nil
1997	Nil	2012	Nil
1998	Nil	2013	Nil
1999	Transactions Doc reg. no. 299/1999 31/03/1999	2014	Nil
2000	Nil	2015	Nil
2001	Nil	2016	Nil
2002	Nil	2017	Nil
2003	Nil	2018	Nil
2004	Nil	2019	Nil

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Adv. AMEY ATHAVALE & ASSO.

2005	Nil	2020	Nil
2006	Nil	2021	Nil

1) TRANSACTION FOR THE YEAR 1999

Type of Transaction : Sale Deed

Document No.277/1999 Date 31/03/1999

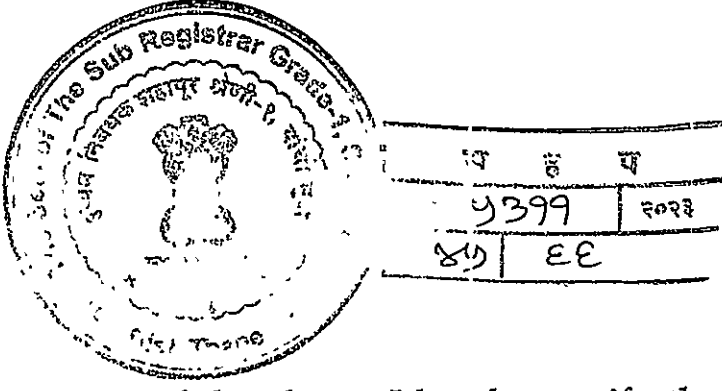
Seller :- 1) Shri Madhu Dhondu Kathole, 2) Smt. Sulochana Dhondu Kathole &

3) Smt. Sitabai Motiram Kathole

Purchaser: - 1) Shri Ramesh Pandurang Kathole & 2) Sau. Rohini Ramesh Kathole.

Property : - Survey No. 168/5/1 pai area 0.14.50 H.R.P., situated in Village Vasind Tal. Shahapur, Dist. Thane

On the basis of Search conducted, it is noticed that apart from the aforesaid transaction in year 1999, I do not find any other transaction relating to the said land in the offices of the Sub-Registrar, Shahapur, Murbad and Kalyan, Dist. Thane. However as informed by you said survey no. was previously numbered as 168/5/1/Pai and after digitalization of land records number of the aforesaid property was changed to 168/5/1/A.



In view of the above, I hereby certify that for the given period i.e. from 1993 to 2022, no adverse transaction is registered at the office of Sub Registrar of Assurances, Shahapur with respect to aforesaid property.

Place : - Shahaur

Date :- 02/05/2022

Shri. Amey Gopal Athavale

(Advocate)

अमेय गोपाळ आठवले

अॅडव्होकेट हायकोर्ट

ameyathavale@gmail.com



Adv. AMEY ATHAVALE & ASSO.

Amey Gopal Athavale

M. Com., L.L.B.

ADVOCATE HIGHCOURT

9096757279 9869918317

Correspondence Address : 11, Mangal Dham, Brahman-Ali, Shahapur, Dist. Thane Pin- 421 601

FORMAT - A

(Circular No. 28/2021)

To

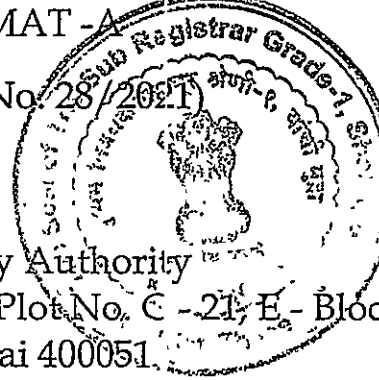
MahaRERA

Maharashtra Real Estate Regulatory Authority

6th & 7th Floor, Housefin Bhavan, Plot No. C - 21, E - Block, Bandra

Kurla Complex, Bandra (E), Mumbai 400051

Tel. No. 022 68111600



LEGAL TITLE REPORT

Sub: Legal Title Report with respect to plot of land having Survey no. 168/5/1/A, situated at village Vasind and Taluka Shahapur, District Thane (hereinafter referred as the said Survey no.) *said Property.*

1) I have investigated the title of the said plot on the request of Mr. Vikram Ramesh Kathole and following documents i.e. :-

1. Description of the property.

Survey No. 168/5/1/A, Area admeasuring 1450 Sq. Mtr., situated at Village Vasind and Taluka Shahapur, District Thané (hereinafter referred as the said Property) and bounded as follows :-

On or towards East: - 12 Meter Road

On or towards West: - S No. 168/5/ (P)

On or towards South: - S No. 168/5/1/ (P)

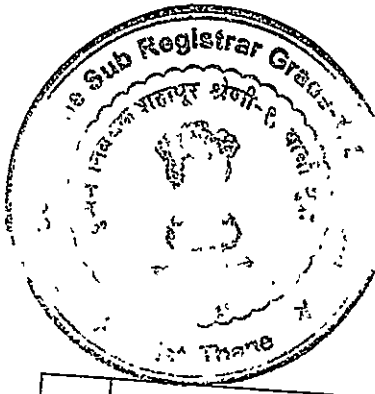
On or towards North: - Hissa No. 2

2. The Documents of allotment of plot

I have investigated the title of the aforesaid Survey number on the request of Mr. Vikram Ramesh Kathole and I have examined following documents.

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Sr. No.	Date of Execution of Document	Details of Registrations of Document / Conveyance	Name of Authority	Remarks
1	06/03/1999	Order TNC/SP/Shahapur/SR-55/98	Sub Division Office Bhiwandi	Xerox seen
2	26/03/1999	NOC	Bhatasa Dam Division No. 1	Xerox seen
3	31/03/1999	Sale Deed of land executed by Vendors 1) Shri Madhu Dhondu Kathole, 2) Smt. Sulochana Dhondu Kathole & 3) Smt. Sitabai Motiram Kathole in favour of 1) Shri Ramesh Pandurang Kathole and 2) Sau. Rohini Ramesh Kathole registered under registration No. 277/1999	Shahapur Sub-Registrar office	Xerox seen
4	30/03/1999	7/12 Extract in respect of S. No. 168/5/1/A bearing name of 1) Shri Madhu Dhondu Kathole, 2) Smt. Sulochana Dhondu Kathole & 3) Smt. Sitabai Motiram Kathole	Talathi Saja Vasind	Xerox seen
5	09/08/2019	Construction Permission ref. no महसूल/क-१/टे-११/बां.प/वासिंद (शहापूर)/ एसआर -५५/१७	Collector Office Thane	Xerox seen

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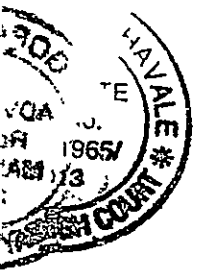
Adv. AMEY ATHAVALE & ASSO.

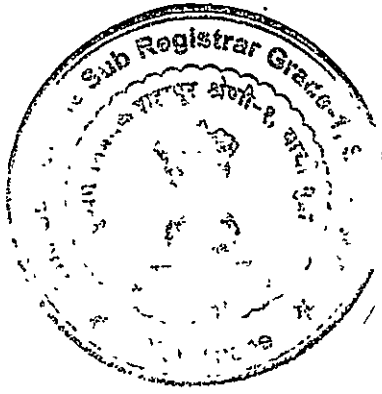
6	12/03/2020	7/12 Extract in respect of S. No. 168/5/1/A bearing name of 1) Shri Ramesh Pandurang Kathole and 2) Sau. Rohini Ramesh Kathole	Talathi Saja Vasind	Xerox seen
7	03/08/2021	Town planning authority approved layout map at विशेषेखांकन/सुधारित/बांप/मी.वासिंद/ता. शहापूर/ससंठाणे/१४४०	Town Planning authority Thane	Xerox Seen
8	20/01/2022	Revised Construction permission bearing no. महसूल/क-१/टे-११/बा.प/वासिंद (ता.शहापूर)/एसआर - १२/२०२१	Collector Office Thane	Xerox seen
9	09/03/2020	Mutation entry no. 6138	Talathi Saja Vasind	Xerox seen
10	30/01/2023	7/12 Extract in respect of S. No. 168/5/1/A bearing name of 1) Shri Ramesh Pandurang Kathole and 2) Sau. Rohini Ramesh Kathole	Talathi Saja Vasind	Xerox seen

3. 7/12 extracts issued by talathi saja vasind. dated 27/01/2023 is seen by me and found names of 1) Shri Ramesh Pandurang Kathole and 2) Sau. Rohini Ramesh Kathole is registered as occupant / owners of the said plot of land.

4. Search report for 30 years from year 1993 to 2023 till date.

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I have taken Search in respect of the said property mentioned above through records available / Index -II records kept on the website of Department of Registration and Stamps and on website <https://freesearchigrservice.maharashtra.gov.in/i.e>. for 30 years from January 1994 to till date 2023 of the search. Search is taken vide IGR no. MH012266961202223P Receipt no. 1112749913 dated 27/01/2022

SEARCH REPORT IS AS UNDER

Year	Transaction	Year	Transaction
1993	Nil	2008	Nil
1994	Nil	2009	Nil
1995	Nil	2010	Nil
1996	Nil	2011	Nil
1997	Nil	2012	Nil
1998	Nil	2013	Nil
1999	Transactions Doc reg. no. 299/1999 31/03/1999	2014	Nil
2000	Nil	2015	Nil
2001	Nil	2016	Nil
2002	Nil	2017	Nil
2003	Nil	2018	Nil
2004	Nil	2019	Nil
2005	Nil	2020	Nil
2006	Nil	2021	Nil
2007	Nil	2022	Transactions Doc reg. no. 4334/2022 26/09/2022

Description of transaction

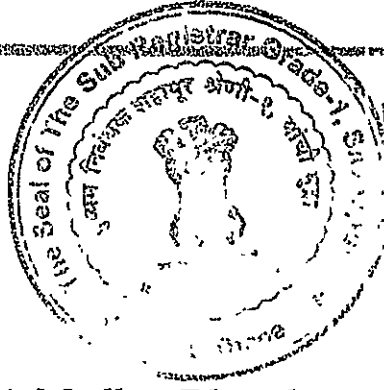
1) TRANSACTION FOR THE YEAR 1999

Type of Transaction: Release Deed

Document No. 277/1999 Date 31/03/1999

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Vendor: - 1) Shri Madhu Dhondu Kathole, 2) Smt. Sulochana Dhondu Kathole & 3) Smt. Sitabai Motiram Kathole.

Purchaser: - 1) Shri Ramesh Pandurang Kathole & 2) Sau. Rohini Ramesh Kathole.

Property: - Survey No. 168/5/1/A, area 0.14.50 H.R.P., situated in Village Vasind Tal. Shahapur, Dist. Thane

2) TRANSACTION FOR THE YEAR 2022

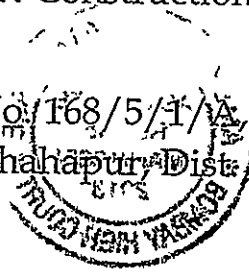
Type of Transaction: Development Agreement

Document No. 4334/2022 Date : - 26/09/2022

Land Owner : - 1) Shri Ramesh Pandurang Kathole & 2) Sau. Rohini Ramesh Kathole.

Developer: - M/s V K Construction through Shri Vikram Ramesh Kathole

Property: - Survey No. 168/5/1/A, area 1,450 Sq Mtr., situated in Village Vasind Tal. Shahapur, Dist. Thane



3) TRANSACTION FOR THE YEAR 2023

Type of Transaction: Power of Attorney

Document No. 4335/2022 Date : - 26/09/2022

Land Owner : - 1) Shri Ramesh Pandurang Kathole & 2) Sau. Rohini Ramesh Kathole.

Developer: - M/s V K Construction through Shri Vikram Ramesh Kathole

Property: - Survey No. 168/5/1/A, area 1,450 Sq Mtr., situated in Village Vasind Tal. Shahapur, Dist. Thane



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I hereby state that except the above-mentioned transactions, I do not find any transaction in contrary to aforementioned Transaction relating to the said plot in the index-II registers made available to me, in the offices of the Sub-Registrar, Shahapur, Dist. Thane.

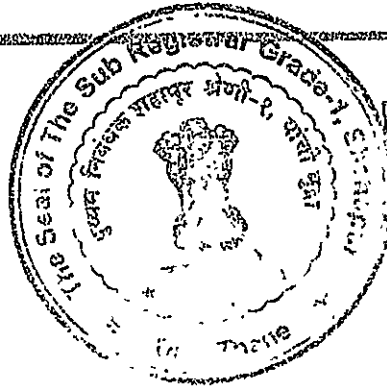
- 2) On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of 1) Shri Ramesh Pandurang Kathole and 2) Sau. Rohini Ramesh Kathole i.e. owner of the plot is clear, marketable and without any encumbrances.
- 3) The report reflecting the flow of the title of the aforesaid owners on the said land is enclosed herewith as annexure A.

Place : - Shahapur

Date:- 20/01/2023

Amey Gopal Athavale
Advocate.





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Adv. AMEY ATHAVALE & ASSO.

Annexure - A

FLOW OF THE TITLE OF THE SAID LAND.

- 1) All that piece and parcel of NA land bearing Survey No. 168/5/1/A admeasure 1450 sq. mtr. H.R.P. situate laying and being at Village Vasind, Tal. Shahapur, Dist Thane and within the limits of then Gram Panchayat Vasind & in the registration Dist. Thane & Sub- Dist. Shahapur.
- 2) The property described above, then survey no. 168/5/1 admeasuring 0.62.00 HRP was originally agricultural land owned by Mr. Dhondu Mahadu Kathole.
- 3) According to the revenue record, by mutation entry no. 1627 dated 30/11/1975, after the death of Dhondu Mahadu Kathole the property transfer to his legal heirs 1) Shri. Madhu Dhondu Kathole & 2) Sau. Sulochana Dhondu Kathole
- 4) Area admeasuring 0.33.00 HRP of above property bearing survey no. 168/5/1/p was declared in possession of shri Kashinath Kathole. Therefore said part of land was transferred in the name of Kashinath Kathole by oral statement recorded before revenue authority and accordingly mutation entry no. 2359 dated 07/12/1984 was recorded in revenue records.
- 5) On 10/03/1990 partition took place in the survey no. 168/5/1. As per the partition Smt. Sulochana Dhondu Kathole and Madhukar Dhondu Kathole receive area share admeasuring 0.07.2 HRP and Smt. Sitabai Motiram Kathole received area admeasuring 0.07.3 HRP. This share is numbered as 168/5/1/Pai in revenue records.



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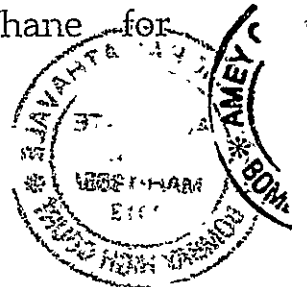


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Mutation entry to that effect was passed in revenue records vide entry no. 2775 dated 10/03/1990.

- 6) Further the owners Shri. Madhukar Dhondu Kathole & others obtained NOC from Executive Engineer Bhatasa Dam Division No. 1 dated 26/03/1999 to use said land for Non agricultural purpose.
- 7) Further to 1) Shri. Madhukar Dhondu Kathole & 2) Sau. Sulochana Dhondu Kathole & 3) Smt. Sitabai Motiram Kathole sold area 0.14.50.00 H.R.P. in the survey no. 168/5/1/p to 1) Shri. Ramesh Pandurang Kathole & 2) Sau. Rohini Ramesh Kathole vide Sale Deed registered at sub registrar assurances Shahapur vide Document no. 277/1999 dated 31/03/1999 mutation entry for the said transaction was recorded at sr. no. 3648 dated 16/04/1999. As the land was owned by the original owners as per tenancy act. Therefore sale permission was obtained from SDO Bhiwandi as per the order no. TNC/SP/Shahapur/SR-55/98 dated 06/03/1999 i.e. before execution of sale deed.
- 8) Sau. Sandhya Gurunath Kathole & others obtained Non Agricultural Permission for the said land vide order no. बिषेप/बांप./मौ. वासिंद/ता. शहापूर/ससंठाणे/१५०८- दिनांक ३०/०७/२०१८
- 9) Sau. Sandhya Gurunath Kathole adjoining land owner & land owners 1) Shri. Ramesh Pandurang Kathole & 2) Sau. Rohini Ramesh Kathole others obtained NA order and building construction permission from Collector office Thane for

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Adv. AMEY ATHAVALE & ASSO.

construction of 4 story building vide order no महसूल/क-१/टे-११/बा.प/वासिंद(शहापूर)/एस आर/५५/१७ dated 09/08/2019. Mutation entry no. 6138 dated 09/03/2020 was passed in revenue records to that effect.

- 10) Further Shri. Ramesh Pandurang Kathole & Sau. Rohini Ramesh Kathole obtained revised construction permission from Collector office Thane to construct a residential and commercial building of 6 floors on the said land vide order no. महसूल/क-१/टे-११/बा.प/वासिंद (ता.शहापूर)/ एसआर - १२/२०२१ dated 20/01/2022.
- 11) Further land owners Shri. Ramesh Pandurang Kathole & Sau. Rohini Ramesh Kathole executed a Development Agreement in favour of M/s V K Construction appeared through its Proprietor Shri Vikram Ramesh Kathole and said development agreement was registered at sub registrar of assurances Shahapur at sr. no. 4334/2022 dated 26/09/2022
- 12) Land owners Shri. Ramesh Pandurang Kathole & Sau. Rohini Ramesh Kathole also executed a Power of Attorney in favour of Shri Vikram Ramesh Kathole and said POA was registered at sub registrar of assurances Shahapur a: sr. no. 4335/2022 dated 26/09/2022

Place : - Shahapur

Date:- 20/01/2023

Amey Gopal Athavale
Advocate.



Receipt (pavti)

408/4334

पावती

Original/Duplicate

Monday, September 26, 2022

नोंदणी क्रं 39म

4:55 PM

Regn.: 39M

पावती क्र.: 5430

दिनांक: 26/09/2022

गावाचे नाव: वासिंद

दस्तऐवजाचा अनुक्रमांक: सहप-4334-2022

दस्तऐवजाचा प्रकार: विकसनकरारनामा

नांदर करणाऱ्याचे नाव: मे. व्ही के कस्ट्रक्शन्सतर्फे प्रोप्रायटर श्री. विक्रम रमेश काठोळे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 30640.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:09 PM ह्या वेळेस मिळेल.

Depcode
Sub Registrar Shahapur
दुयम नियमक श्रेणी-२
- शाहापूर

वाजार मूल्य: रु. 14974500/-

मोवदला रु. 23245000/-

भरलेले मुद्रांक शुल्क: रु. 1162300/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1409202209136 दिनांक: 26/09/2022

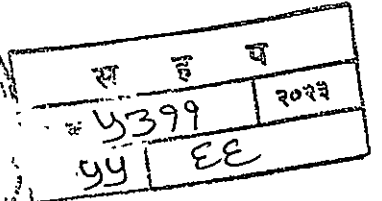
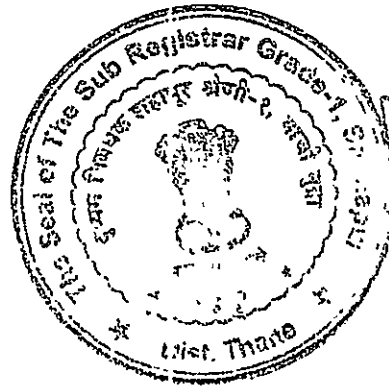
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007732775202223M दिनांक: 26/09/2022

बँकेचे नाव व पत्ता:

Depcode



1/1

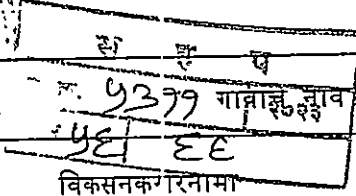
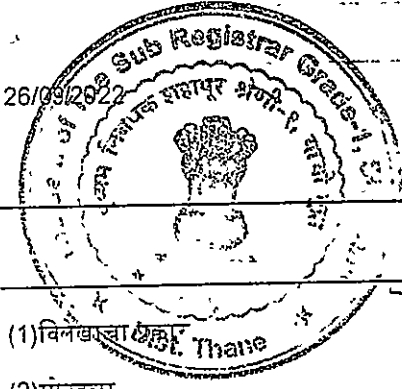
सूची क्र.2

दुय्यम निबंधक : दु.नि. शहापुर

दस्त क्रमांक : 4334/2022

नोंदणी :

Regn:63m



- (1) विनिवृत्तीचा अर्ज (2) मोंदवला (3) वाजारभाव (भाडेपट्ट्याच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) (4) म-मापन, पोटहिम्सा व प्रक्रमांक (अमल्यास) (5) क्षेत्रफळ (6) आकारणी किंवा जुडी देण्यात असेल नव्हा.
- 7) दम्नऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश नमल्यास, प्रतिवादिचे नाव व पत्ता.
- 8) दम्नऐवज करून घेणा-या पक्षकाराचे व रुवा दिवाणी न्यायालयाचा हुकुमनामा रुवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- 9) दम्नऐवज करून दिल्याचा दिनांक
- 10) दम्न नोंदणी केल्याचा दिनांक
- 11) अनुक्रमांक, खंड व पृष्ठ
- 12) वाजारभावाप्रमाणे मुद्रांक शुल्क
- 3) वाजारभावाप्रमाणे नोंदणी शुल्क
- 4) शेर

विकसनकरनामा

23245000

14974500

1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: (विभाग प्रभावक्षेत्र) मॉजे वासिंद, ता. शहापूर येथील विनशेती रांगणकीय स.नं. 168/5/1/अ क्षेत्र 1450 चौ.मी. आकार 145.00 र.पै. वाढवता विकसन करारनामा ((Plot Number : - ;))

1) 1450 चौ.मीटर

1): नाव: रमेश पांडुरंग काठोळे वय: 61; पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वॉर्ड नं: 2, काठोळे अळी, मु.पो. वासिंद, ता. शहापूर, जि. ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड: 421601 पॅन नं: ENIPK3516C

2): नाव: रोहिणी रमेश काठोळे वय: 55; पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वॉर्ड नं: 2, काठोळे अळी, मु.पो. वासिंद, ता. शहापूर, जि. ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड: 421601 पॅन नं: EXSPK4702C

1): नाव: मे. व्ही के केंद्रवशन्ततर्फे प्रोप्रायटर श्री. विक्रम रमेश काठोळे वय: 31; पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: काठोळे अळी, दहागाव रोड, मु. वासिंद, ता. शहापूर, जि. ठाणे, रोड नं: - महाराष्ट्र, THANE. पिन कोड: 421601 पॅन नं: BXDPK1213L

मुख्य दस्ता सोपतची नक्का

(Signature)
दुय्यम निबंधक
शहापुर

न्यांकनासाठी विचारात घेतलेला शील:-

एक शुल्क आकारताना निवडलेला ष्टेद :-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दम्न केम नं.417/2022

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

408/4335

पावती

Original/Duplicate

Monday, September 26, 2022

नोंदणी क्र.: 39म

5:02 PM

Regn.: 39M

पावती क्र.: 5431 दिनांक: 26/09/2022

गावाचे नाव: वासिंद

दस्तऐवजाचा अनुक्रमांक: सहप-4335-2022

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

मादर करणाऱ्याचे नाव: मे. व्ही के कंस्ट्रक्शन्सतर्फे प्रोप्रायटर श्री. विक्रम रमेश काठोळे

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकूण:

रु. 340.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:16 PM ह्या वेळेस मिळेल.

Accepted
 दुय्यम निबंधक श्री. श्री. श्री.
 शाहापूर

बाजार मूल्य: रु. 1/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 240/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1409202209007 दिनांक: 26/09/2022

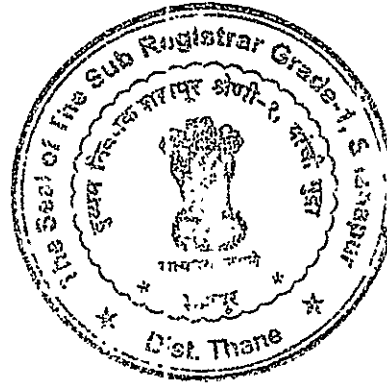
वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007742876202223E दिनांक: 26/09/2022

वँकेचे नाव व पत्ता:

DKK/2022

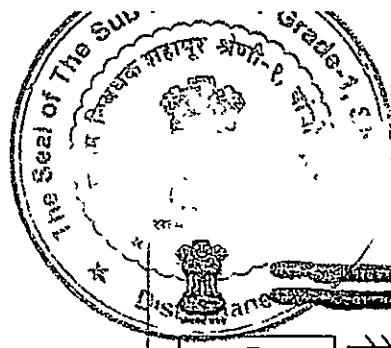


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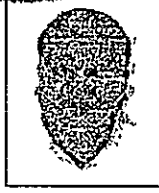
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खरेदीदार



योगेश प्रकाश पाटील
 Yogesh Prakash Patil
 जन्म तारीख / DOB: 20/06/1982
 पुरुष / MALE
 Mobile No.: 9892358188

7181 3968 2302

माझे आधार, माझी ओळख

आयकर विभाग
 INCOME TAX DEPARTMENT
 PATIL YOGESH PRAKASH
 PRAKASH RUNDI PATIL
 20/06/1982
 Permanent Account Number
 AYXPP2168D
 Signature
 भारत सरकार
 GOVT. OF INDIA
 भारत सरकार

YPP/21

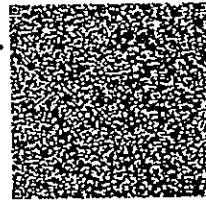


भारतीय तिजोळा महान्याय-प्राधिकरण
 भारतीय तिजोळा महान्याय-प्राधिकरण GOVT. OF INDIA



ई विंग फ्लॉट न 106, तुळजा पार्क, साईनाथ नगर,
 साईबाबा मंदिर जवळ ताल शाहापूर, मुरबाड रस्ता, वाशंद,
 ठाणे,
 महाराष्ट्र - 421601

Address:
 C/O E WING FLAT NO 106, TULJA PARK,
 SAINATHN NAGAR, NEAR SAIBABA MANDIR TAL-
 SHAHAPUR, MURBAD ROAD, Vastind, Thane,
 Maharashtra 421601



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YPP/21

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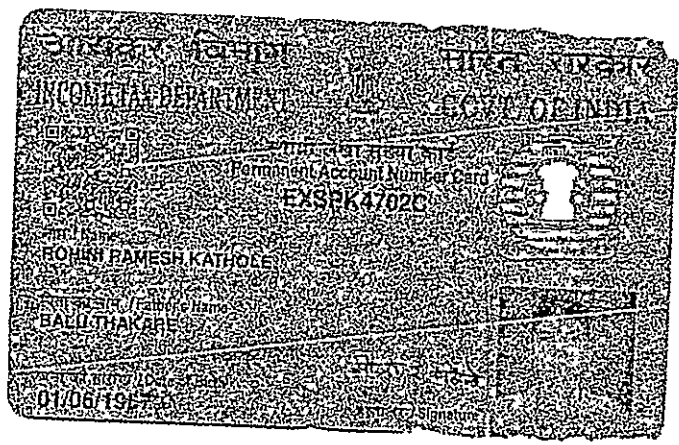
भारत सरकार
GOVERNMENT OF INDIA
Dist. Thane

रोहिणी रमेश काठोळे
Rohini Ramesh Kathole
जन्म वर्ष / Year of Birth 1967
स्त्री / Female



3762 8471 4621

आधार - सामान्य माणसाचा अधिकार



श्री. रं. काठोळे



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता वार्ड नं-२, काठोळे आळी,
मु/पो-वासिंद, ताल-शाहापूर, वसिंद, ठाणे,
महाराष्ट्र, 421604

Address WAFD NO-2, KATHOLE
ALI,
AT/PO-VASIND, TAL-SHAHAPUR,
Vasind, Thane, Maharashtra,
421604

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1800 180 1947

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





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Government of India

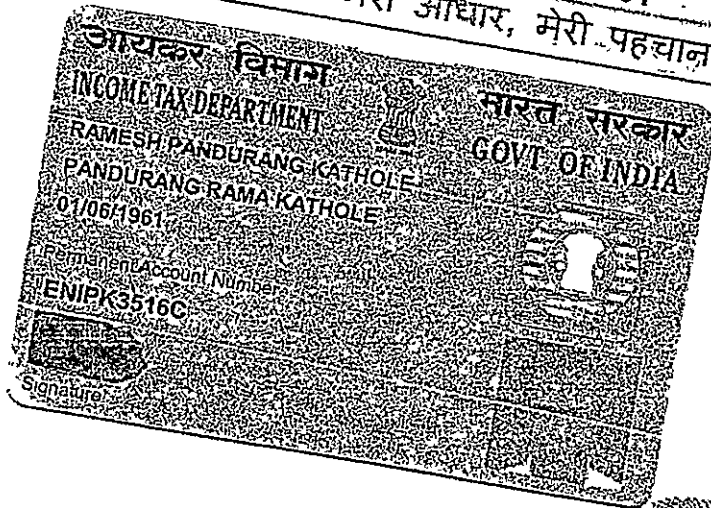


रमेश पांडुरंग काठोळे
Ramesh Pandurang Kathole
जन्म तारीख / DOB: 03/08/1961
पुरुष / Male



2647 8788 2801

मेरा आधार, मेरी पहचान



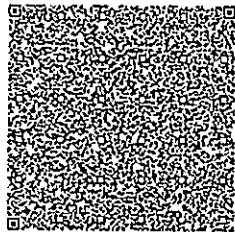
भारतीय विधि प्रहसन प्राधिकरण
Unified Identification Authority of India



पता: वार्ड नं-२, काठोळे आळी, मुणो-वासिंद, ताल-शाहापुर,
वासिंद, तापे, महाराष्ट्र, 421604

Print Date 30/06/2021

Address: WARD NO-2, KATHOLE ALI,
AT/PO-VASIND, TAL-SHAHAPUR, Vasind
Thane, Maharashtra 421604



2647 8788 2801



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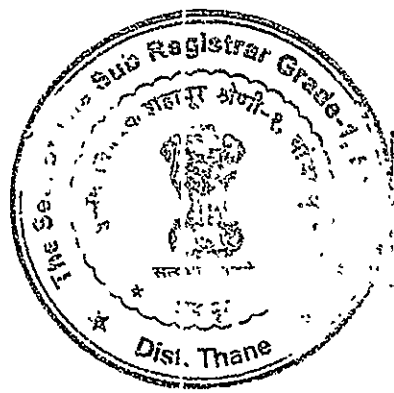
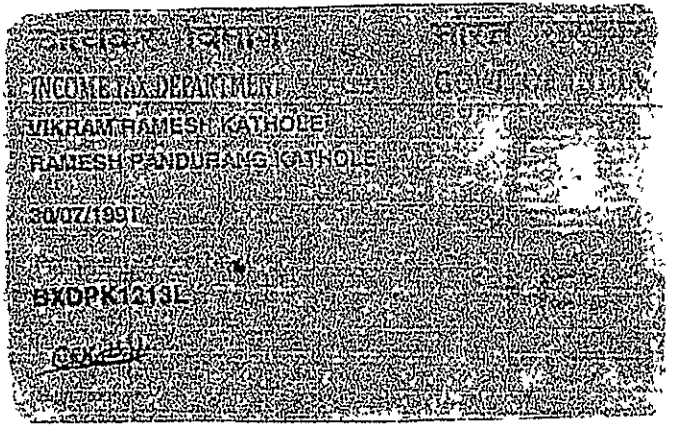
Issue Date: 07/10/2017



विक्रम रमेश काठोळे
Vikram Ramesh Kathole
जन्म तारीख / DOB: 30/07/1991
पुरुष / MALE
Mobile No.: 9837160222

4425 3282 7073
VID : 9165 8425 1841 3323

माझे आधार, माझी ओळख



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भारतीय विधिाङ्ग महचान प्राधिकरण
NATIONAL AUTHORITY OF INDIA

Download Date: 05/03/2022

पत्ता:
घर नं.-१८४, काठोळे आली, तु.वा.वे-वासिंद, त.शहापुर,
वासिंद, ठाणे,
महाराष्ट्र - ४२१६०४



Address:
HOUSE NO.-184, KATHOLE ALI, AT/PO
-VASIND, TAL-SHAHAPUR, Vasind,
Thane, Maharashtra - 421604

4425 3282 7073
VID : 9165 8425 1841 3323

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GOVERNMENT OF INDIA



चंद्रशेखर रायभान पाटील
Chandrashekhar Raibhan Patil
जन्म तारीख / DOB: 01/01/1980
पुरुष / MALE



4908 9254 3280

माझे आधार, माझी ओळख



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भारतीय विधिाङ्ग महचान प्राधिकरण
NATIONAL AUTHORITY OF INDIA

Date: 11/08/2017

पत्ता:
घर नं.-४२, ओल्ड आग्र रोड, श्री राम
मु.पो-वासिंद,ता-शहापुर, वासिंद, ठाणे
महाराष्ट्र - ४२१६०४

Address:
Chandrashekhar Raibhan
Patil HOUSE NO-42 OLD
AGRA ROAD AT/PO-
VASIND, TAL-SHAHAPUR
SHRI RAM NAGAR Vasind
Thane Maharashtra - 421604



DRKathole

114

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भारत सरकार
Government of India



Issue Date 15/10/2011



शिरिशकुमार रायभान पाटील
Shirishkumar Raibhan Patil

जन्म तारीख / DOB 07/07/1988
पुरुष / Male



8109 9978 9275

मेरा आधार, मेरी पहचान



Patil

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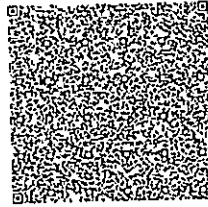
भारतीय विश्वविद्यालय
Unique Identification Authority of India



पता घर नं-४२, श्रीराम नगर जना आशा रोड, मु/पो-
वासिंद, ता-शाहापुर, वासिंद पश्चिम, ठाणे, महाराष्ट्र, 421604

Print Date 12/09/2021

Address HOUSE NO -42 SHREERAM
NAGAR OLD AGRA ROAD, AT/PO-
VASIND, TAL-SHAHAPUR, Vasind West,
Thane, Maharashtra, 421604



8109 9978 9275



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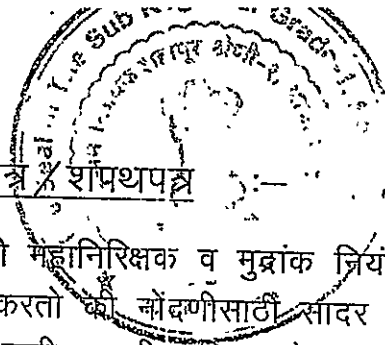


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—: घोषणापत्र शपथपत्र

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मी/आम्ही खालील सही करणार मा.नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म.रा.पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्र वाचून असे घोषित करतो की नोंदणीसाठी सादर केलेल्या दस्तऐवजा मधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही.दस्तातील लिहून देणार/कुळमुखत्यार धारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारींनी मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार हितसंबंधित व्यक्ती याची मालकी तसेच मिळकती व मालकाने नेमुन दिलेल्या कुळमुखत्यारधारक लिहून देणार हयात आहे व फक्त कुळमुखत्यार अद्यापही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक,बोजे, शासन बोजे व कुळमुखत्यार धारकांनी केलेल्या व्यवहाराचा अपो न राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा.न्यायालय/शासकीय कार्यालयांची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक कुळमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणुक/बनावटीकरण/सगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदयानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्षांचा शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.तसेच सादर दस्तामुळे कोणत्याही कायदयाचा भंग होत असल्यास सादर दस्त रद्दबातल होण्यास पात्र राहिल. याची हमी आम्ही घेत आहोत.

नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांचा अधिसूचना दि.०६/०१/२०१८. महाराष्ट्र शासन राजपत्र गुरुवार ते बुधवार, जानेवारी १८-२४, २०१८/पौष २८-महा ४, शके १९३९ मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य, पुणे यांचे परिपत्रक क्रं. का. २ प्र.क्रं.७३३/१५/११३९ दि. १३/०७/२०२२. नोंदणी संहिता नियम २४३(vi).

उपरोक्त शासन निर्णय आम्ही वाचले असून ज्याप्रमाणे अधार व्हेरिफिकेशन करण्यास आमची संमत्ती आहे अधार व्हेरिफिकेशन मध्ये कोणतीही त्रुटी अथवा निदर्शनास आल्या त्याची सर्वस्वी जबाबदारी आमचेवर राहिल

लिहून देणार

लिहून घेणार

स.शे. २ कडेले.



408/5311

मंगळवार, 21 नोव्हेंबर 2023 2:17 म.नं.

दस्त गोषवारा भाग-1

महप

E8/EE

दस्त क्रमांक: 5311/2023

दस्त क्रमांक: सहप /5311/2023

वाजार मूल्य: रु. 26,20,000/-

मोवदला: रु. 27,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,62,000/-

दु. नि. सह. दु. नि. महप याचे कार्यालयात

पावती: 6908

पावती दिनांक: 21/11/2023

अ. क्र. 5311 वर दि. 21-11-2023

मादरकरणाराचे नाव: योगेश प्रकाश पाटील

रोजी 2:15 म.न. वा. हजर केला.

नोंदणी फी

रु. 27000.00

दस्त हाताळणी फी

रु. 1320.00

पृष्ठांची संख्या: 66

एकुण: 28320.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Shahapur

Sub Registrar Shahapur

दस्ताचा प्रकार करारनामा

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

शिक्का क्र. 1 21 / 11 / 2023 02 : 15 : 41 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 21 / 11 / 2023 02 : 16 : 26 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

"सदर तल्लेखला मी नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणी मालकी दाखल करणारा आहे. "दस्तातील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे "दस्ताची सत्यता, वैधता कायदेशीर बाबीमाठी दस्त निष्पादक व कबुलीधारक हे संपुर्ण जबाबदार राहतील दस्तऐवजासोबत जोडलेले कागदपत्रे, कुळमुख्यातरण व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपुर्ण जबाबदारी निष्पादकाची राहिल.

सह. रोजी पाटील
लिहून देणारे:

योगेश प्रकाश पाटील
लिहून देणारे:



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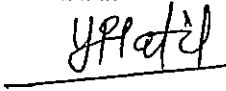

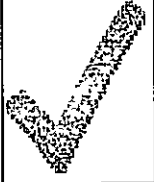

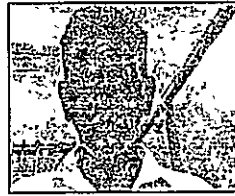
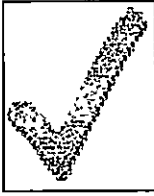
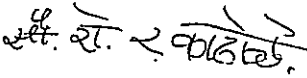

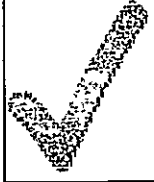
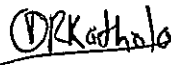

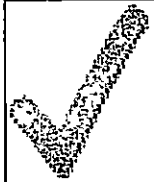
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21/11/2023 2 20:39 PM





दस्त क्रमांक :सहप/5311/2023

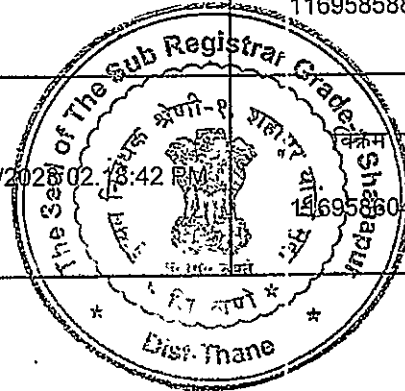
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:योगेश प्रकाश पाटील पत्ता:प्लॉट नं: -, माळा नं -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.ड-106, नुळजा पार्क साईनाथ नगर,वासिद, ना.शहापूर, जि.ठाणे., महाराष्ट्र, ठाणे. पॅन नंबर:AYXPP2168D	लिहून देणार वय :-41 स्वाक्षरी:- 		
2	नाव:रमेश पांडुरंग काठोळे पत्ता:प्लॉट नं: -, माळा नं -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.काठोळे आळी,वासिद, ना.शहापूर, जि.ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:ENIPK3516C	लिहून देणार वय :-62 स्वाक्षरी:- 		
3	नाव:रोहिणी रमेश काठोळे पत्ता:प्लॉट नं: -, माळा नं -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.काठोळे आळी,वासिद, ना.शहापूर, जि.ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:EXSPK4702C	लिहून देणार वय :-56 स्वाक्षरी:- 		
4	नाव:मान्यता देणार - मे व्ही.के.कंस्ट्रक्शन्स तर्फे प्रो.प्रा.श्री.विक्रम रमेश काठोळे पत्ता:प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पत्ता- वासिद, ना.शहापूर, जि.ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:BXDPK1213L	मान्यता देणार वय :-32 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 11 / 2023 02 18 : 24 PM

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

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार योगेश प्रकाश पाटील	21/11/2023 02:20:16 PM	योगेश प्रकाश पाटील M 1176444482881146880 
2	लिहून देणार रमेश पांडुरंग काठोळे	21/11/2023 02:19:56 PM	रमेश पांडुरंग काठोळे M 1169585954459508736 
3	लिहून देणार रोहिणी रमेश काठोळे	21/11/2023 02:19:15 PM	रोहिणी रमेश काठोळे F 1169585883437359104 
4	मान्यता देणार मान्यता देणार - मे व्ही.के.कंस्ट्रक्शन्स तर्फे प्रो.प्रा.श्री.विक्रम रमेश काठोळे	21/11/2023 02:18:42 PM	विक्रम रमेश काठोळे M 1169585804934840320 



शिक्का क्र.4 ची वेळ:21 / 11 / 2023 02 : 20 : 16 PM

शिक्का क्र.5 ची वेळ:21 / 11 / 2023 02 20 : 27 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar, Shahapur

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Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	YOGESH PRAKASH PATIL	eChallan	02300042023112004400	MH011147674202324M	162000.00	SD	0005867577202324	21/11/2023
2		DHC		1123208315260	1320	RF	1123208315260D	21/11/2023
3	YOGESH PRAKASH PATIL	eChallan		MH011147674202324M	27000	RF	0005867577202324	21/11/2023

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

5311 /2023

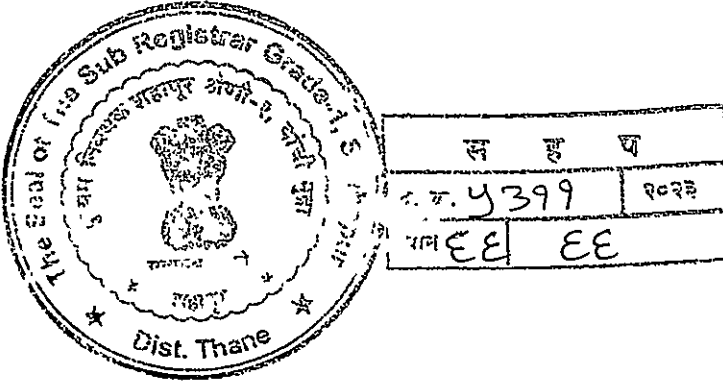
Know Your Rights as Registrants

- 1 Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
- 2 Get print immediately after registration

For feedback, please write to us at feedback.isanta@gmail.com

प्रमाणित करण्यांत येते की, सदर दस्त क्र ५३९९ मध्ये .EE पाने आहेत पुस्तक क्र पी. .वर नोंदला दिनांक: २१/११/२०२३

Midun
दुय्यम निबंधक (श्रे-१), शहापूर



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