

110

मुल्यांकन तक्ता

A.B.I. Ajay mehta  
Mehrao Alankar B.L.

दुय्यम निबंधक खालापूर, जि. रायगड.

भावाचे नाव	प्रभाव / ग्रामीण / नगर परिषद	विभाग क्रमांक	जागेचा दर	बांधकामाचा दर
भानवज	नगर परिषद	16146		44,500/-

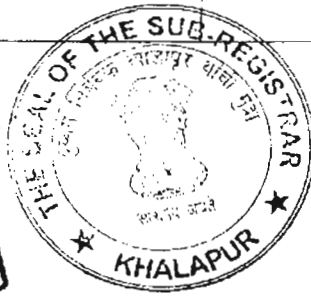
मिळकतीचे वर्णन

भोजे-भानवज खोली, ता. खालापूर येथील अगिश्वा (हाईटल) विलिंगमधील आंमोल नं. 110 पथला भजला.

342.168 चौ. मी. मर म्हणजेय 31.80 चौ. मी.  
15.2792 चौ. मी. मर म्हणजेय 1.42 चौ. मी.

मिळकतीच्या क्षेत्राचा तपशिल	मिळकतीचे मुल्यांकन
33.42 चौ. मी.	पल्लेन किंमत जाऊ
एकुण बाजार मुल्यांकन	29,22,300/-
ठरलेली किंमत	17,74,500/-
एकुण आवश्यक मुद्रांक शुल्क	1,46,200/-
आवश्यक नोंदणी फी	29230/-

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**CHALLAN**  
**MTR Form Number-6**

GRN	MH009784877201617E	BARCODE		Date	23/03/2017-21:56:08	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)		PAN No.(If Applicable)	AAAPM6225H		
Office Name	KLR_KHALAPUR SUB REGISTRAR	Full Name	AJAY MUKUNDRAI MEHTA				
Location	RAIGAD	Flat/Block No.	OFFICE NO 110 FIRST FLOOR BUILDING NAME				
Year	2016-2017 One Time	Premises/Building	YOGESHWAR HEIGHTS				
Account Head Details		Amount In Rs.					
0030048401	Stamp Duty	146200.00	Road/Street	VILL BHANVAJ KHOPOLI TAL KHALAPUR RAIGAD			
0030063301	Registration Fee	29230.00	Area/Locality	KHOPOLI			
			Town/City/District				
			PIN		4	1	0 2
			Remarks (If Any)	PAN2=AABCJ6207G--SecondPartyName=Ms JEET REALTY PVT LTD THROUGH DIRECTOR NATWARLAL DAMJI THAKKAR--CA=2922300--Marketval=1774500			
			Amount In	One Lakh Seventy Five Thousand Four Hundred Thirty			
Total		1,75,430.00	Words	Rupees Only			
Payment Details			FOR USE IN RECEIVING BANK				
UNION BANK OF INDIA			Bank CIN	Ref. No.	02901792017032341829	59792651	
Cheque-DD Details			Date	23/03/2017-22:06:47			
Cheque/DD No.			Bank-Branch	UNION BANK OF INDIA			
Name of Bank			Scroll No. , Date	Not Verified with Scroll			
Name of Branch							



Mobile No. : Not Available

**AGREEMENT**  
  
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**FOR SALE**

Date: 24/03/2017

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**AGREEMENT FOR SALE**

In Respect of Office bearing Office No. 110, on the First Floor in the building named as "Yogeshwar Heights" Admeasuring carpet Area of the Office 342.168 Sq. ft. i. e. 31.80 Sq. mtr., and admeasuring carpet Area of the Dry Area 15.2792 Sq. ft. i. e. 1.42 Sq. mtr., constructed on Gaothan plots of land in the extended Gaothan Scheme of Village Bhanvaj, Khopoli, Tal. Khalapur, Dist. Raigad and the description whereof as per the property cards maintained by City Survey office Khopoli bearing City Survey No. 4793, admeasuring 273.2 Sq. Mtrs., type of holding 'A' and City Survey No. 4794, admeasuring 264.1 Sq. Mtrs., type of holding 'A' and City Survey No. 4796, admeasuring 267.6 Sq. Mtrs., type of holding 'A' and City Survey No. 4797, admeasuring 252.6 Sq. Mtrs., type of holding 'A' situated lying and being at Revenue Village:- Bhanvaj Khopoli, Tal. Khalapur, Dist. Raigad.

Consideration Amount Rs.: 29,22,300/-  
Valuation for Stamp Duty Rs.: 17,74,500/-  
Stamp Duty Paid Rs.: 1,46,200/-

ARTICLES OF AGREEMENT is made at Khopoli, on this <sup>22<sup>nd</sup></sup> Day of March, 2017.

BETWEEN

M/s. Jeet Realty Pvt. Ltd., a company incorporated under the provisions of the Indian Companies Act having its office at Bazarpath, Khopoli, Tal. Khalapur, Dist. Raigad, (PAN No. AABCJ 6207 G) through Director (by resolution passed in the meeting of the board of Directors) **Shri. Natwarlal Damji Thakkar**, Age 78 Years, Occupation Business, Residing at, Flat No. 1, First Floor, Yashoda Kunj, Laxminagar, Khopoli, Tal. Khalapur, Dist. Raigad 410 203, hereinafter referred to as "the Owners & Builders and Developers" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their Director/s, member/s, successor/s, heirs, executor/s, administrator/s, attorney and assigns) of

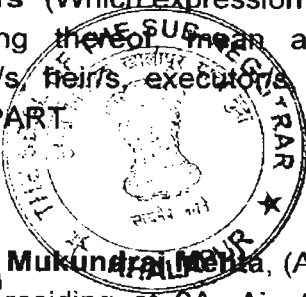
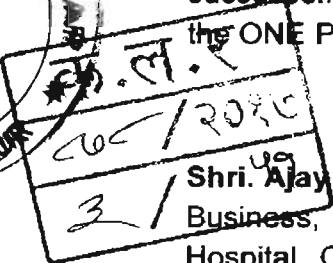
the ONE PART.

AND

**Shri. Ajay Mukundra Mehta**, (AAAPM 6225 H) Age 57 years, Occupation Business, residing at 9A, Ajanta Apartments, Carmichael Road, Jaslok Hospital, Cumballa Hill, Mumbai 400 026 hereinafter referred to as "the Office Purchaser" (Which expression shall unless it be repugnant to the context or meaning thereof, mean and include his/her/their member/s,

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*(Signature)*



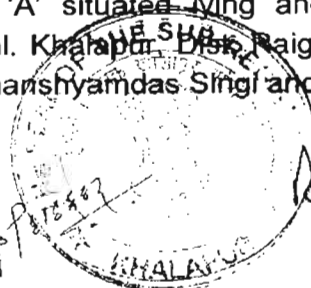
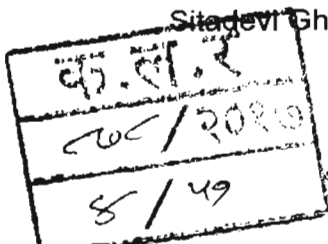
successor/s, representative/s, attorney, executor/s, administrator/s and assigns) of the OTHER PART.

**WHEREAS**, all that pieces and parcels of Gaothan plots of land in the extended Gaothan Scheme of Village Bhanvaj, Khopoli, Tal. Khalapur, Dist. Raigad and the description whereof as per the property cards maintained by City Survey office Khopoli bearing City Survey No. 4793, admeasuring 273.2 Sq. Mtrs., type of holding 'A' and City Survey No. 4794, admeasuring 264.1 Sq. Mtrs., type of holding 'A' and City Survey No. 4796, admeasuring 267.6 Sq. Mtrs., type of holding 'A' and City Survey No. 4797, admeasuring 252.6 Sq. Mtrs., type of holding 'A' situated lying and being at Revenue Village:- Bhanvaj Khopoli, Tal. Khalapur, Dist. Raigad are "Owned and possessed" by **M/s. Jeet Realty Pvt. Ltd.** The above said Gaothan plots of land are more particularly described in the Schedule hereunder written and the said Gaothan plots of land for the sake of brevity shall hereinafter be referred to or called as "said Gaothan plots of land".

**AND WHEREAS** all that pieces and parcels of Gaothan plots of land bearing City Survey No. 4793, admeasuring 273.2 Sq. Mtrs., type of holding 'A' and City Survey No. 4794, admeasuring 264.1 Sq. Mtrs., type of holding 'A' situated lying and being at Revenue Village:- Bhanvaj Khopoli, Tal. Khalapur, Dist. Raigad were owned and possessed by Smt. Sitadevi Ghanshyamdas Singi.

**AND WHEREAS** Smt. Sitadevi Ghanshyamdas Singi sold and conveyed all that pieces and parcels of Gaothan plots of land bearing City Survey No. 4793, admeasuring 273.2 Sq. Mtrs., type of holding 'A' and City Survey No. 4794, admeasuring 264.1 Sq. Mtrs., type of holding 'A' situated lying and being at Revenue Village:- Bhanvaj Khopoli, Tal. Khalapur, Dist. Raigad to **M/s. Jeet Realty Pvt. Ltd.** by the said Sale Deed dated 13/04/2012. That at the time of Sale Deed Smt. Sitadevi Ghanshyamdas Singi handed over actual, physical and legal possession of land bearing City Survey No. 4793 and 4794 to the Purchaser i.e. **M/s. Jeet Realty Pvt. Ltd** through its Director **Shri. Natwarlal Damji Thakkar**. The said Sale Deed is duly registered in the Office of Sub Registrar of Assurances Khalapur at Sr. no. 1554/2012 on 13/04/2012.

**AND WHEREAS** all that pieces and parcels of Gaothan plots of land bearing City Survey No. 4796, admeasuring 267.6 Sq. Mtrs., type of holding 'A' and City Survey No. 4797, admeasuring 252.6 Sq. Mtrs., type of holding 'A' situated lying and being at Revenue Village:- Bhanvaj Khopoli, Tal. Khalapur, Dist. Raigad were owned and possessed by Smt. Sitadevi Ghanshyamdas Singi and Smt. Charu Aditya Singi.



*Signature*



**AND WHEREAS** Smt. Sitadevi Ghanshyamdas Singi and Smt. Charu Aditya Singi sold and conveyed all that pieces and parcels of Gaothan plots of land bearing City Survey No. 4796, admeasuring 267.6 Sq. Mtrs., type of holding 'A' and City Survey No. 4797, admeasuring 252.6 Sq. Mtrs., type of holding 'A' situated lying and being at Revenue Village:- Bhanvaj Khopoli, Tal. Khalapur, Dist. Raigad to **M/s. Jeet Realty Pvt. Ltd.** by the said Sale Deed dated 13/04/2012. That at the time of Sale Deed Smt. Sitadevi Ghanshyamdas Singi and Smt. Charu Aditya Singi handed over actual, physical and legal possession of land bearing City Survey No. 4796 and 4797 to the Purchaser i.e. **M/s. Jeet Realty Pvt. Ltd** through its Director **Shri. Natwarlal Damji Thakkar**. The said Sale Deed is duly registered in the Office of Sub Registrar of Assurances Khalapur at Sr. no. 1553/2012 on 13/04/2012.

**AND WHEREAS** the Owners i. e. Directors of the **M/s. Jeet Realty Pvt. Ltd.** have decided to develop the said Gaothan plots of land by constructing building thereon as per approved/sanctioned plan/s and specifications of Khopoli Municipal Council, Khopoli along with the Commencement Certificate / Construction Permission.

**AND WHEREAS** that being owners **M/s. Jeet Realty Pvt. Ltd.** have the sole and exclusive right to develop the said Gaothan plots of land by constructing building thereon and to sell the flats/shops/offices in the building to be constructed by the Owners & Builders and Developers on the said Gaothan plots of land and to enter into agreement/s with the purchaser/s of the flats / shops /offices and to receive the sale price in respect thereof.

**AND WHEREAS** the Owners & Builders and Developers are entitled to develop the said Gaothan plots of land by effecting construction thereon. The Owners & Builders and Developers have duly complied with the legal procedure required in that respect.

**AND WHEREAS** the Owners & Builders and Developers have proposed to construct building having Offices and Residential Flats / shops / offices on the said Gaothan plots of land comprising of stilt / First Floor and five upper floors as per sanctioned plan or more upper floors if permitted by Khopoli Municipal Council, Khopoli.

**AND WHEREAS** the Commencement Certificate / Construction Permission in respect of proposed construction to be done has been issued by Khopoli Municipal Council, Khopoli, vide its letter bearing outward No. KMC/Ba.Vi./Ba.Pa./127/206 dated 18/04/2012. The construction carried on in the said Gaothan plots of land is perfectly legal and as per the rules and regulations of the competent Development



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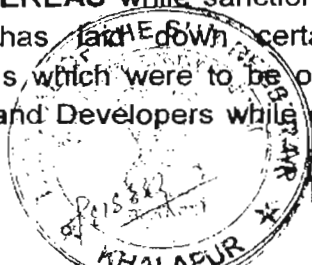
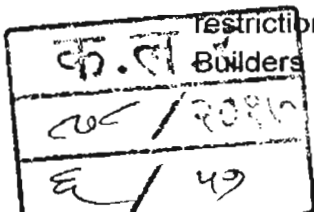
**AND WHEREAS** it is further declared by the Owners & Builders and Developers that the building plan is duly sanctioned and approved by the Khopoli Municipal Council, Khopoli; vide its letter bearing outward No. KMC/Ba.Vi./Ba.Pa./127/206 dated 18/04/2012.

**AND WHEREAS** the Owners & Builders and Developers appointed Mr. Pradip Choudhary who was registered with Council of Architects for the preparation of the designs and drawings of the building to be constructed. That after sanction of the building plan, the Owners & Builders and Developers have appointed M/s. Axis Consultant who is registered with Council of Architects for the preparation of the structural designs and drawings of the building to be constructed. The Owners & Builders and Developers have accepted professional supervision of Mr. Bharat Dodiya, Engineers and structural engineer till the completion of the construction of the building.

**AND WHEREAS** the Office Purchaser have demanded from the Owners & Builders and Developers and the Owners & Builders and Developers have given inspection to the Office Purchaser of all the documents of title relating to the said Gaothan plots of land as well as the requisite official orders passed by the competent authorities such as Khopoli Municipal Council, Khopoli and also plans and specifications, designs prepared by the Architect and sanctioned by the Khopoli Municipal Council, Khopoli in accordance with Development Control Rules as well as all other documents specified in The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963 as well as the rules made there under or as per the rules and regulations of the Co-operative Housing Society Act, as the case may be.

**AND WHEREAS** a copy of Title Certificate in respect of the Said Gaothan plots of land as well as the revenue records regarding title of the Owners in respect of the Said Gaothan plots of land is issued by Advocate and is annexed hereto. And all other relevant revenue records showing the nature of the title of the Owners to the said Gaothan plots of land on which the building is to be constructed and copy of the plan/s and specification/s of the Flat / Office / Shop agreed to be purchased by the Office Purchaser and approved by the concerned local authority have been inspected by the Office Purchaser before entering into this agreement and is/are fully satisfied with the title and the ownership of the Owners and/or Builders and Developers".

**AND WHEREAS** while sanctioning the plan/s, Khopoli Municipal Council, Khopoli has laid down certain terms, conditions, stipulations and restrictions which were to be observed and performed by the Owners & Builders and Developers while developing the said Gaothan plots of land

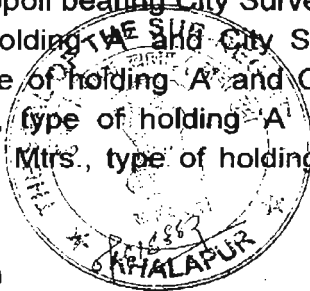
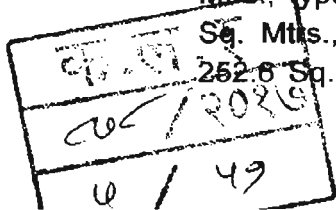


and upon due observance and performance of which only the completion and/or occupation certificate in respect of the building to be constructed shall be granted by the Khopoli Municipal Council, Khopoli.

**AND WHEREAS** the Owners & Builders and Developers have started development work/ construction/ erection of the building in accordance with the building plan/s sanctioned by the Khopoli Municipal Council, Khopoli comprising of stilt / First Floor and five upper floors on the said Gaothan plots of land more particularly described in the Schedule hereunder written and the Owners & Builders and Developers have completed the construction of the said building. The Khopoli Municipal Council, Khopoli vide its letter bearing out ward No. KMC/BANDHKAM/1857/4026 dt. 30/10/2015 issued completion / occupation Certificate. Hence the said office is ready for use and occupation.

**AND WHEREAS** the Office Purchaser personally visited site and inspected Office to be purchased, during visit the Owners & Builders and Developers provided copy of Occupation Certificate issued by the Khopoli Municipal Council, Khopoli. The Owners & Builders and Developers have completed construction to my satisfaction. The fixtures and fittings provided are of standard and quality and all are in good and working condition. The carpet area of the Office to be purchased is as agreed and i the Office Purchaser personally verified the area and it is not below the carpet area of the Office. I the Office Purchaser do not have any complaint in respect of carpet area of the Office. The work, workmanship, building material and construction is of good quality and there is no any defect in the construction of the Office and i have no doubt of any kind about the measurements, workmanship, materials used and amenities provided. That alterations, changes and modifications made are accepted by the Office Purchaser and do not have any grievances in respect thereof. The construction of the Office is completed and it is to my satisfaction in all respect.

**AND WHEREAS** the Office Purchaser has requested to the Owners & Builders and Developers for the allotment of Office bearing Office No. 110, on the First Floor in the building named as "Yogeshwar Heights" Admeasuring carpet Area of the Office 342.168 Sq. ft. i. e. 31.80 Sq. mtr., and admeasuring carpet Area of the Dry Area 15.2792 Sq. ft. i. e. 1.42 Sq. mtr., constructed on Gaothan plots of land in the extended Gaothan Scheme of Village Bhanvaj, Khopoli, Tal. Khalapur, Dist. Raigad and the description whereof as per the property cards maintained by City Survey office Khopoli bearing City Survey No. 4793, admeasuring 273.2 Sq. Mtrs., type of holding 'A' and City Survey No. 4794, admeasuring 264.1 Sq. Mtrs., type of holding 'A' and City Survey No. 4796, admeasuring 267.6 Sq. Mtrs., type of holding 'A' and City Survey No. 4797, admeasuring 252.6 Sq. Mtrs., type of holding 'A' situated lying and being at Revenue



*[Handwritten Signature]*

Village:- Bhanvaj Khopoli, Tal. Khalapur, Dist. Raigad. A copy of the Floor Plan of the Office agreed to be purchased by the Office Purchaser from the Owners & Builders and Developers is annexed hereto.

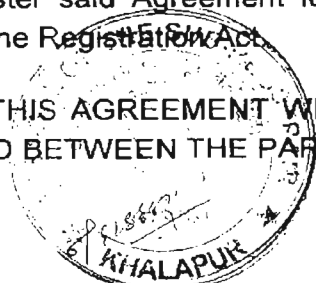
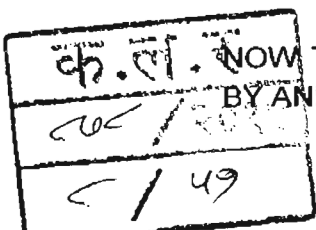
**AND WHEREAS** the Owners & Builders and Developers have agreed to sell to the Office Purchaser Office No. 110, on the First Floor in the building named as "Yogeshwar Heights" Admeasuring carpet Area of the Office 342.168 Sq. ft. i. e. 31.80 Sq. mtr., and admeasuring carpet Area of the Dry Area 15.2792 Sq. ft. i. e. 1.42 Sq. mtr., constructed on Gaothan plots of land in the extended Gaothan Scheme of Village Bhanvaj, Khopoli, Tal. Khalapur, Dist. Raigad and the description whereof as per the property cards maintained by City Survey office Khopoli bearing City Survey No. 4793, admeasuring 273.2 Sq. Mtrs., type of holding 'A' and City Survey No. 4794, admeasuring 264.1 Sq. Mtrs., type of holding 'A' and City Survey No. 4796, admeasuring 267.6 Sq. Mtrs., type of holding 'A' and City Survey No. 4797, admeasuring 252.6 Sq. Mtrs., type of holding 'A' situated lying and being at Revenue Village:- Bhanvaj Khopoli, Tal. Khalapur, Dist. Raigad. (Hereinafter referred to as "**the said Office and / or the said Premises**") and more particularly described in the Second Schedule hereunder written at or for the price and on the terms and conditions hereinafter mentioned.

**AND WHEREAS** prior to execution of these presents the Office Purchaser has paid to the Owners & Builders and Developers a sum of Rs. **29,22,300/-** (Rs **Twenty Nine Lacs Twenty Two Thousand Three Hundred** only) being full, final and total amount of consideration in respect of the Office agreed to be sold by the Owners & Builders and Developers to the Office Purchaser as an advance payment or deposit (the Payment and receipt whereof the Owners & Builders and Developers doth hereby admit and acknowledge). The said amount is paid by the Office Purchaser to the Owners & Builders and Developers as under:

Bank	Cheque No.	Date	Amount
The Union Bank of India	542431	21/03/2017	29,22,300/-
		Total	<b>29,22,300/-</b>

**AND WHEREAS** under section 4 of The Maharashtra Ownership Flats (Regulation of The Promotion of Construction, Sale, Management and Transfer) Act 1963, the Owners & Builders and Developers are required to execute a written agreement for sale in respect of said flat /office/ premises agreed to be sold to the Office Purchaser, being these presents and also to register said Agreement for Sale with proper Registration Authorities under the Registration Act.

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

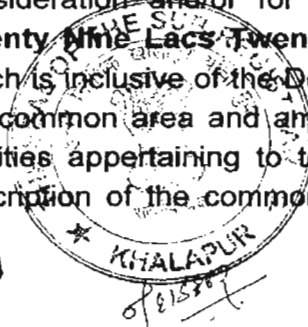
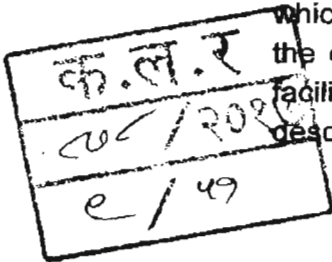


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- (a) The Owners & Builders and Developers constructed a building comprising of stilt / ground and five upper floors on the said Gaothan plots of land more particularly described in the schedule hereunder written in accordance with the Plans, specifications and designs approved by the Khopoli Municipal Council and completed construction of the building. The Office Purchaser has inspected and approved the modifications as the Owners & Builders and Developers considered necessary or that required by the Khopoli Municipal Council, Khopoli. The Owners & Builders and Developers have commenced the construction of the building on the said Gaothan plots of land and the Owners & Builders and Developers have completed the construction of the said building. The Khopoli Municipal Council, Khopoli vide its letter bearing out ward No. KMC/BANDHKAM/1857/4026 dt. 30/10/2015 issued completion / occupation Certificate. Hence the said Office is ready for use and occupation.
- (b) The Office Purchaser hereby agreed to purchase from the Owners & Builders and Developers and the Owners & Builders and Developers agreed to sell to the Office Purchaser Office bearing **Office No. 110**, on the **First Floor** in the building named as "**Yogeshwar Heights**" Admeasuring **carpet Area of the Office 342.168 Sq. ft. i. e. 31.80 Sq. mtr.**, and admeasuring **carpet Area of the Dry Area 15.2792 Sq. ft. i. e. 1.42 Sq. mtr.**, constructed on Gaothan plots of land in the extended Gaothan Scheme of Village Bhanvaj, Khopoli, Tal. Khalapur, Dist. Raigad and the description whereof as per the property cards maintained by City Survey office Khopoli bearing City Survey No. 4793, admeasuring 273.2 Sq. Mtrs., type of holding 'A' and City Survey No. 4794, admeasuring 264.1 Sq. Mtrs., type of holding 'A' and City Survey No. 4796, admeasuring 267.6 Sq. Mtrs., type of holding 'A' and City Survey No. 4797, admeasuring 252.6 Sq. Mtrs., type of holding 'A' situated lying and being at Revenue Village:- Bhanvaj Khopoli, Tal. Khalapur, Dist. Raigad. in the building constructed by the Owners & Builders and Developers on the said Gaothan Plots of land (which is inclusive of the amenities, special and additional amenities/facilities areas of common areas, staircase and all other common areas and facilities (hereinafter collectively referred to as the said premises/office) and shown in the Red Colour boundary line on the Floor Plan hereto annexed for/at lumpsum consideration and/or for the total price of **Rs. 29,22,300/-** (Rs. **Twenty Nine Lacs Twenty Two Thousand Three Hundred only**) which is inclusive of the Development charges, proportionate cost of the common area and amenities, special and additional amenities, facilities appertaining to the said premises, the entire, extent and description of the common / Limited Common areas and facilities,



*[Handwritten signature]*

amenities which are more particularly described in the Schedule written hereunder. The fixtures and fittings and amenities to be provided by the Owners & Builders and Developers in the said building are set out in Annexure hereto annexed. The Owners & Builders and Developers agreed to sale said office without any right, title, interest in the open parking space/open space in the said building.

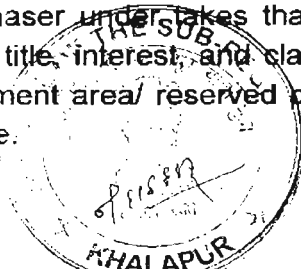
The Office Purchaser undertakes that the Owners & Builders and Developers have not sold parking space and i the Office Purchaser has not purchased parking space in the premises of the building. I the Office Purchaser hereby also under take that I shall not object the allotment of right to use parking space by the Builders and Developers to other flat/shop/office purchasers in the building and shall not create nuisance, disturbance and annoyance to the other flat / shop / office purchasers and the Builders and Developers and also under take to abide by the rules and regulations, terms and conditions of the agreement here onwards.

That the Owners & Builders and Developers have given inspection of the said Office to the Office Purchaser and i the Office Purchaser have no grievances against the Builder / Developer in respect of said Office.

- (c) That total purchase price / consideration of **Rs. 29,22,300/-** (Rs. **Twenty Nine Lacs Twenty Two Thousand Three Hundred only**) is paid by the Office Purchaser to the Owners & Builders and Developers as mentioned hereinabove.
- (d) The Owners & Builders and Developers have observed, performed and complied with all the terms, conditions, stipulation and restrictions, which have been imposed by the Khopoli Municipal Council, Khopoli and other concerned authorities or other local authority at the time of sanction of the plan or thereafter and therefore the Owners & Builders and Developers have obtained occupation and / or completion certificates in respect of the said premises.
- (e) The Office Purchaser hereby agrees and confirms that the Owners & Builders and Developers reserve the rights to sell the open terrace to anyone which they deems fit. The Owners & Builders and Developers are entitled to allot basement to any one else if the Purchaser of any Flat/shop/office is not purchasing the basement in the building to be constructed by the Owners & Builders and Developers. The Office Purchaser undertakes that the Office Purchaser is not having any right, title, interest, and claim/s or demand whatsoever in respect of basement area/ reserved parking place/ open space /reserved open Space.



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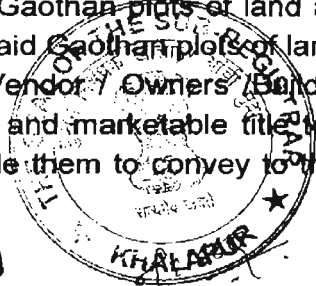


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- (f) The Owners & Builders and Developers hereby declare that the floor space index available in respect of the said Gaothan plots of land are as mentioned in the sanctioned plan and no part of the said floor space index has been utilized by the Owners and/or Builders and Developers elsewhere for any purpose whatsoever. In case the said floor space index has been utilized by the Owners and/or Builders and Developers elsewhere, then the Owners and/or Builders and Developers shall furnish to the Office Purchaser all detailed particulars in respect of such utilization by them. In case while developing the said Gaothan plots of land the Owners and/or Builders and Developers have utilized floor space index in any other land or property by way of floating floor space index, it shall be disclosed by the Owners and/or Builders and Developers to the Office Purchaser.
  
- (g) The Owners & Builders and Developers are entitled to consume the entire present F.S.I. as per the sanctioned plan. The balance F.S.I. or any additional F.S.I. or T.D.R. (Transfer of Development Rights) that may be granted in future for the said property shall be consumed by the Owners & Builders and Developers even after the property is conveyed to the Society / Apartment / Association that may be formed. The Owners & Builders and Developers are entitled to make use of the said F.S.I. / T.D.R. as and when they desire. The Office Purchaser undertakes not to object any further construction that shall be carried out by the Owners & Builders and Developers for consuming the said balance F.S.I. or any additional F.S.I. / T.D.R. that shall be granted in future. The Office Purchaser is giving his/her/their consent for the same by this agreement itself to the Owners & Builders and Developers.
  
- (h) That the Owners & Builders and Developers shall, before handing over possession of the Office to the Office Purchaser and in any event – if the Owners & Builders and Developers decides to form a separate society of flat/office/office purchasers in the said building project before execution of a conveyance of the said Gaothan plots of land in favour of a co-operative society to be formed by the purchaser of flats / offices / garages in the building to be constructed on the said Gaothan plots of land (hereinafter referred to as “the society” / “the limited company”), make full and true disclosure of the nature of their title to the said Gaothan plots of land as well as encumbrances, if any, including any right, title, interest or claim or any party in or over the said Gaothan plots of land and shall as far as practicable ensure that the said Gaothan plots of land are free from all encumbrances and that the Vendor / Owners / Builders and Developers has / have absolute, clear and marketable title to the said Gaothan plots of land so as to enable them to convey to the said Society / Company such absolute,



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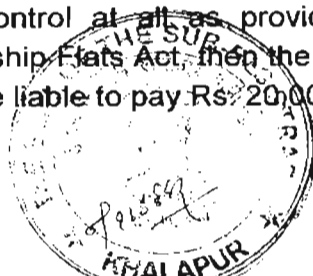


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clear and marketable title on the execution of a conveyance of the said Gaothan plots of land by the Owners and/or Builders and Developers in favour of such society or company.

- (i) The Office Purchaser agree to pay to the Owners & Builders and Developers interest at the rate of 21 % per annum on all the amounts that may become due to the Owners & Builders and Developers and payable by the Office Purchaser to the Owners & Builders and Developers under terms of this Agreement from their due dates till the dates of delayed payments.
- (j) If Office Purchasers commits default in payment of any amount due and payable by the Office Purchaser to the Owners & Builders and Developers on their respective due dates under this agreement after notice in writing about payments (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and / or the Office Purchaser commits breach of any other terms and conditions herein contained.
- (k) Provided always that the power of termination herein before contained shall not be exercised by the Owners & Builders and Developers unless and until the Owners & Builders and Developers shall have given to the Office Purchaser fifteen days prior notice in writing of their intention to terminate this agreement and of specified breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Office Purchaser in remedying such breach or breaches within a reasonable time after giving of such notice.
- (l) The Owners & Builders and Developers completed construction of the said building and hand over the possession of the said premises to the Office Purchaser on or before **31<sup>st</sup> March 2017** provided that the Owners & Builders and Developers shall be entitled to reasonable extension of time for giving delivery of the office on the aforesaid date on account of (1) War, Civil Commotions or Act of God (3) Any notice, order, rule, notification of the Govt. &/or other public or competent authority except breaches and/or contraventions by the Owners & Builders and Developers on their own account.
- (m) If the Owners & Builders and Developers fail or neglect to give the possession of the Office to the Office Purchaser except on reasons stated herein above and except on account of any reasons beyond their control at all as provided in Section 8 of The Maharashtra Ownership Flats Act, then the Owners and/or Builders and Developers shall be liable to pay Rs. 20,000/- as a penalty to the Office Purchaser.

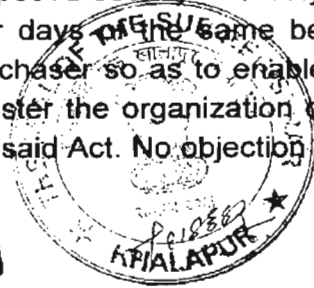
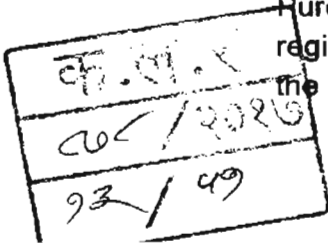
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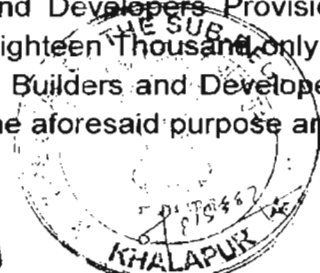
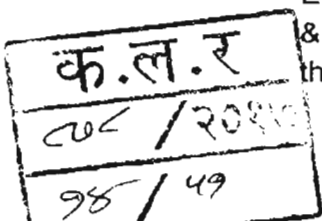
- (n) The Owners & Builders and Developers shall have a right, until the proposed limited company or a society is formed and the building is conveyed / leased, to make the additions, raise stories and put up additional structures as may be permitted by Municipal Council and other competent authorities, Such additional structures and stories and such other property will be sold by the Owners & Builders and Developers as they are entitled to dispose it off in any way they choose and the Office Purchaser hereby consents to the same and agreed not to raise any objection and granted his/her/their consent by this agreement itself.
- (o) In the event of the society or the Limited Company being formed and registered before the sale and disposal by the Owners & Builders and Developers of all the premises in the said building. The power and authority of the society so formed of authorizing and control of the Owners & Builders and Developers over any matter concerning the said building, the construction and completion thereof and all amenities appertaining to the same and in particular the Owners & Builders and Developers shall have right, title, interest, authority and control over the unsold Flat /Shop/office, parking places and disposal thereof.
- (p) The Owners & Builders and Developers agree to execute the conveyance / lease of the said Gaothan plots of land in favour of the Co-operative Society / Limited Company or any other organization that may be formed by the Owners & Builders and Developers along with FLAT/OFFICE Purchasers such conveyance / lease shall be executed by the Owners & Builders and Developers only after the completion of the entire building and sale of the entire FLATS/SHOP/OFFICE therein. The Owners & Builders and Developers shall as far as practicable execute such conveyance / lease as early as possible.
- (q) The Office Purchaser along with other FLAT/SHOP/OFFICE Purchaser / Purchasers of premises in the building shall join with the Owners & Builders and Developers in forming and registering the society or a Limited Company. In such names as may be decided by the Owners & Builders and Developers and for this purpose also from time to time sign and execute the application for registration and / or membership and other papers and documents necessary for the formation and registration of the society or Limited Company and for becoming a member and approving, including the Bye laws of the proposed society and duly fill in, sign and return to the Builder within four days of the same being forwarded by the Builder to the Office Purchaser so as to enable the Owners & Builders and Developers to register the organization of the Office Purchaser under Section 10 of the said Act. No objection shall be taken by the Office Purchaser if any



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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.

- (r) The Office Purchaser shall take possession of the said premises on or before **31<sup>st</sup> March 2017** as the office is ready. The Office Purchaser shall take possession of the office within fifteen days of the Owners & Builders and Developers giving written notice to the Office Purchaser intimating that the said office is ready for use and occupation.
- (s) The Office Purchaser shall use the Office or any part thereof or permit the same to be used for purpose of commercial or the purpose for which the office is purchased and for no other purpose whatsoever.
- (t) It is hereby specifically agreed by the Office Purchaser that he/she/they will not change the exterior, outside elevation of the color scheme of the building. It has been further agreed that in the event of the Office Purchaser committing default in observing the conditions herein till the formation of the society / apartment / company of the Office Purchaser, the Owners & Builders and Developers are entitled to terminate the agreement. The Builder / Society shall be entitled to rectify the unauthorized change carried out by the Office Purchaser and restore the exterior to its original condition at the cost of the Office Purchaser. The Builder / Society shall not be liable or responsible for any loss or damage that may be suffered by the Office Purchaser while restoring the exterior of the building to its original condition.
- (u) From date of possession the Office Purchaser shall be liable to bear and pay the proportionate share ( i.e. in Proportion to the Floor area of the premises ) of outgoing including the local taxes, betterment charges, development charges ( By Whatever named it are called ) or such other levies by the concerned local authority and / or Government Water Charges, Insurance, Common Light, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Gaothan plots of land and building/s, the Office Purchaser shall pay to the Builders and Developers such proportionate share of outgoing as may be determined for the purpose of calculation of total area, area of basement shall be considered as 1 / 2 (Half). The Office Purchaser further agrees that till the Office Purchaser's share is so determined the Office Purchaser shall pay to the Owners & Builders and Developers Provisional yearly contribution of Rs. 18,000/- (Rs. Eighteen Thousand only) per year towards the outgoings. The Owners & Builders and Developers shall be entitled to utilize such amount for the aforesaid purpose and balance if any shall remain with the Owners

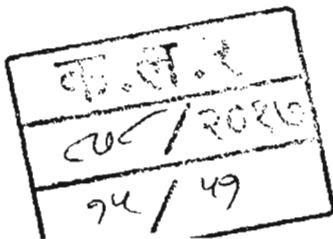


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& Builders and Developers until a conveyance / lease is executed in favour of the society or a Limited Company as aforesaid the Office Purchaser undertakes to pay such provisional yearly contribution and such proportionate share of outgoings regularly on /or before 5<sup>th</sup> day of January of each and every year in advance and shall not withhold the same for any reason whatsoever.

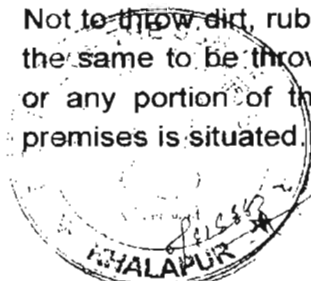
- (v) The Owners & Builders and Developers shall utilize the sum paid by the Office Purchaser to the Owners & Builders and Developers for meeting all legal costs, charges and expenses including professional costs of the Attorneys at law / Advocates of the Owners & Builders and Developers in connection with formation of the society or a Limited company as the case may be preparing rules regulations, and bye laws and cost of preparing and engrossing the conveyance / lease.
- (w) At the time of execution of this agreement, conveyance / lease, the Office Purchaser shall pay to the Owners & Builders and Developers his/her/their share of stamp duty and registration charges payable, if any, by the society or Limited company, on the conveyance or lease or any document or instrument of transfer in respect of the building being constructed on the said property in favour of the society or limited company.
- (x) The Owners & Builders and Developers shall maintain a separate account in respect of sum received by the Owners & Builders and Developers as advance, deposit or sums received on account of share capital for the promotion of society or towards the outgoings, legal charges and utilize the amount only for the purpose for which they have been received. The Owners & Builders and Developers shall also entitle to adjust the deposit of the Office Purchaser towards moneys payable by him/her/them to the Owners & Builders and Developers hereunder.
- (y) The Office Purchaser with intention to bring all person into whomsoever hands said premises may come, do hereby covenant with the Owners & Builders and Developers as follows:
- (a) To maintain the said premises at the Office Purchaser's own cost in good tenantable repair and condition from the date of possession of the premises is taken and shall not do or suffered to be done anything in or to the building in which the premises is situated or staircase or any passages which may be against the rules, regulations or bye laws or concerned local or any other authority or change / alter or make addition in or to the building in which the premises in situated or any part thereof.



*[Handwritten Signature]*

- (b) Not to store in the said premises any goods which are hazardous, combustible or dangerous nature or heavy as to damage the construction or structure of the building in which the said premises is situated or objected by the concerned local authority or likely to damage the staircases, common passages or any other structure of the building in which the Office is situated including entrance of the building and in case any damage is caused to the building or other Office on account of negligence or default of the Office Purchaser in this behalf, the Office Purchaser shall be liable for the consequences of the breach.
- (c) To carry at his/her/their own cost all internal repairs to the said premises in the condition state and order in which it was delivered by the Builder to the Office Purchaser and shall not do or cause to be done anything in or to the building in which the Office is situated and observe the rules and regulations and bye laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provision, the Office Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and / or other public authority.
- (d) 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 whatsoever nature in or the said premises or any part thereof, nor any alteration in or to the said premises elevation and outside colour scheme of the building in which the premises is situated and shall keep the portion, sewers, drains, pipes in the premises and appurtenances thereof in good tenantable repairs and condition, and in particular so as to support shelter and protect the other parts of the building in which the premises is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs, or R.C.C. pardsies or other structural members in the premises without the prior written permission of the builder and / or the society.
- (e) Not to do or permit to be done any act or thing which may render void and voidable any insurance of the said property and the building/s in which the premises is situated or any part thereof whereby any increases premium shall become payable in respect of insurance.
- (f) 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 said land and the building in which the premises is situated.

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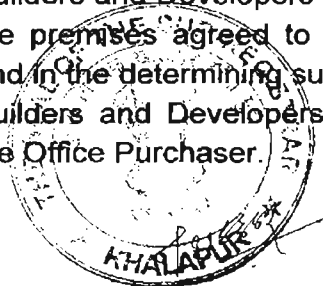
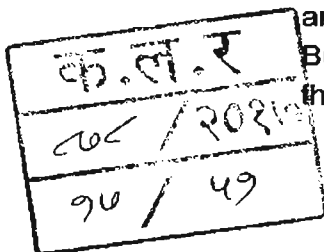




- (g) Pay to the Owners & Builders and Developers within fifteen days of demand by the Owners & Builders and Developers his/her/their share of monthly society charges.
- (h) To bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned local authority and / or government and / or other public authority on account of change of use of the premises by the Office Purchaser.
- (i) The Purchaser shall not let, sub-let, transfer, assign or part with Office Purchaser's interest or benefit factor of this agreement or part with the possession of the office until all the dues payable by the Office Purchaser to the Owners & Builders and Developers under this agreement are fully paid up and only if the Office Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions to the agreements.
- (j) The Office Purchaser shall observe and perform all the rules and regulations which the society or the limited company 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 building and the Offices/Shops/Flats therein and for the observance and performance of the building rules, regulations and bye-laws for the time being in force of the concerned local authority and of Government or other public bodies.

The Office Purchaser shall also observe and perform all the stipulations and conditions lay down by the society / limited company regarding the occupation and use of the premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

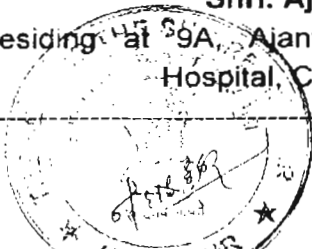
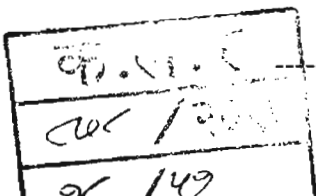
- (k) The Office Purchaser hereby agrees that in the event of any amount is payable by way of premium to the Municipality or to the state government towards betterment charges or development charges or any other tax or payment of a similar nature becoming payable by the Owners & Builders and Developers in respect of the said building, he/she/they shall reimburse to the Owners & Builders and Developers such amount in proportion to the area of the premises agreed to be purchased by the Office Purchaser and in the determining such amount the decision of the Owners & Builders and Developers shall be conclusive and binding upon the Office Purchaser.



*[Handwritten Signature]*

- (l) Till a conveyance of the building in which premises is situated is executed, the Office Purchaser shall permit the Owners & Builders and Developers and their surveyors and / agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and building or any part thereof view and examine the state and conditions thereof.
- (ab) 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 property and building or any part thereof. The Office Purchaser shall have no claim save and except in respect of the premises hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, recreation spaces etc. will remain the property of the Owners & Builders and Developers till formation of the society.
- (ac) Any delay tolerated or indulgence shown by the Owners & Builders and Developers in enforcing the terms of this agreement or any forbearance or giving of time to the Office Purchaser by the Owners & Builders and Developers shall not be construed as waiver on the part of the promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Office Purchaser nor shall the same in any manner prejudice the rights of the Owners & Builders and Developers.
- (ad) The Owners & Builders and Developers shall be at liberty to assign, transfer or otherwise deal with or dispose off there rights, title and interest in the said property hereditaments and premises and building/s constructed or hereafter to be erected thereon. Provided that the Owners & Builders and Developers do not in any way affect or prejudice the right hereby granted in favour of the Office Purchaser.
- (ae) The Office Purchaser and / or Builders and Developers shall present this agreement as well as the conveyance at the proper registration office for registration within the time limit prescribed by the Registration Act and the Owners & Builders and Developers will attend such office and admit execution thereof.
- (af) All notices to be served on the Office Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the Purchaser by registered post / Under Certificate of Posting at his / her / their address specified below:

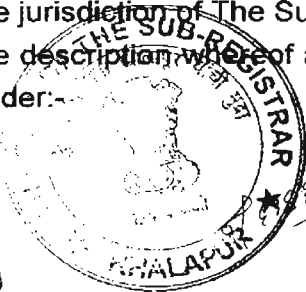
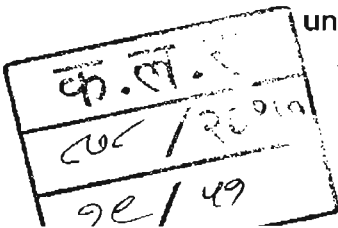
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**Shri. Ajay Mukundrai Mehta,**  
 residing at 9A, Ajanta Apartments, Carmichael Road, Jaslok  
 Hospital, Cumballa Hill, Mumbai 400 026.  
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- (ag) All costs, charges and expenses in connection with the formation of the society as well as the cost of the preparing and engrossing the conveyance / lease, stamp and registration charges thereof and all other agreements, assignment deeds, transfer deeds or any other document/s required to be executed by the Owners & Builders and Developers as well as the entire cost of the Advocate in preparing and approving all such documents shall borne and paid by the society or proportionately by all the Office/Flat/Shop Purchasers in the said building. The stamp and registration charges, incidental to this agreement shall be borne and paid by the Office Purchaser only. The Owners & Builders and Developers shall not contribute anything towards such expenses. The share of such cost, charges and expenses payable by the Office Purchaser, shall be paid him/her/ them immediately on demand.
- (ah) It is agreed by and between the parties hereto that Service Tax, Value Added Tax (VAT) or any other Government Taxes applicable for the transaction, it shall be borne and paid by the Office Purchaser. The Office Purchaser shall keep deposited with the Owners & Builders and Developers the amount of the above mentioned taxes at the time of the execution and registration of this agreement it self.
- (ai) IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of or adjacent to the terrace flat in the said building shall belong exclusively to the respective purchaser of the terrace spaces. It shall belong exclusively to the respective terrace Flat Purchaser. The said terrace shall not be enclosed by the Office Purchaser till the permission in writing is obtained from the concerned local authority and the Owners & Builders and Developers or the society, or the Limited Company.
- (aj) This Agreement shall always be subject to the provisions of The Maharashtra Ownership Flats Act and the Rules made there under / said Act and the Rules made there under.

#### FIRST SCHEDULE

All that pieces and parcels of Goathan plots of land situated lying and being at revenue Village Bhanvaj, Khopoli, Taluka: Khalapur, Dist Raigad, within the territorial limits of Khopoli Municipal Council, Khopoli, in the extended Gaathan scheme of village Bhanvaj, within the jurisdiction of The Sub-Registrar of Assurances at: Khalapur, and the description whereof as per the present Records of Rights are as under:-



*[Handwritten signature]*

City Survey No.	Area Sq. Meter	Type of holding
4793	273.2	A
4794	264.1	A
4796	267.6	A
4797	252.6	A

#### SECOND SCHEDULE

Office bearing Office No. 110, on the First Floor in the building named as "Yogeshwar Heights" Admeasuring carpet Area of the Office 342.168 Sq. ft. i. e. 31.80 Sq. mtr., and admeasuring carpet Area of the Dry Area 15.2792 Sq. ft. i. e. 1.42 Sq. mtr., constructed on Gaothan plots of land in the extended Gaothan Scheme of Village Bhanvaj, Khopoli, Tal. Khalapur, Dist. Raigad and the description whereof as per the property cards maintained by City Survey office Khopoli bearing City Survey No. 4793, admeasuring 273.2 Sq. Mtrs., type of holding 'A' and City Survey No. 4794 admeasuring 264.1 Sq. Mtrs., type of holding 'A' and City Survey No. 4796, admeasuring 267.6 Sq. Mtrs., type of holding 'A' and City Survey No. 4797, admeasuring 252.6 Sq. Mtrs., type of holding 'A' situated lying and being at Revenue Village:- Bhanvaj Khopoli, Tal. Khalapur, Dist. Raigad.

#### THIRD SCHEDULE

Common Area and facilities: Proportionate equal to the immediate areas abutting the main entrance door after the landing on the said floor of the said premises. With pro rata right along with all purchasers of premises in the said property. (Applicable in case of flats only).

#### FOURTH SCHEDULE

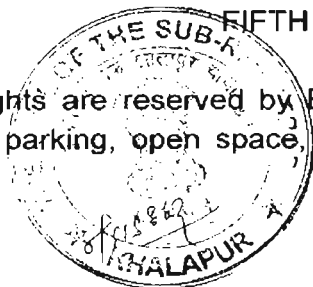
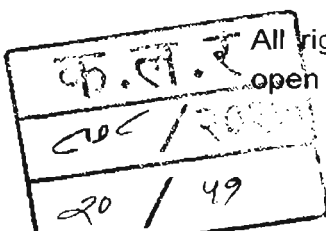
Pro rata right along with all purchasers of premises in the said property in limited common area and facilities i.e. to say:

- (1) Staircase.
- (2) Entrance (Lobby)

The aforesaid provision is not applicable in case of garages and parking places and other similar areas.

#### FIFTH SCHEDULE

All rights are reserved by Builder in case of stilt (On First Floor), open parking, open space, it is exclusively owned by the Owners






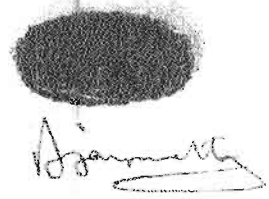
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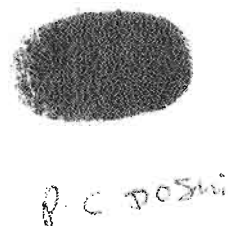


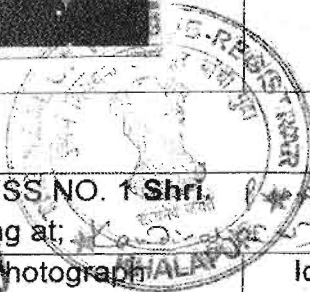
and/or Builders and Developers, No body is concerned in any manner except the owners with this premises.



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand to this writing the day and the year hereinabove written.

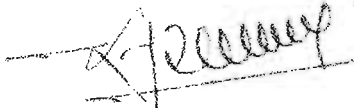
SIGNED, AND DELIVERED BY THE WITHNAMED OWNERS BUILDERS AND DEVELOPERS M/s. Jeet Realty Pvt. Ltd. through Director <b>Shri. Natwarlal Damji Thakkar.</b>		
Photograph	Identification Mark	Signature and thumb impression
	mole on face	

SIGNED AND DELIVERED BY THE WITHNAMED OFFICE PURCHASER <b>Shri. Ajay Mukundrai Mehta.</b>		
Photograph	Identification Mark	Signature and thumb impression
	mole on face	

WITNESS NO. 1 <b>Shri. Prakash Chandrat Joshi</b> Residing at: <b>Ka. D. ... Mumbai</b>		
Photograph	Identification Mark	Signature and thumb impression
	Mark on head	



WITNESS NO. 2 Shri. Yatin Pandurang Dalvi, Residing at: Gagangiri Nagar, Khopoli, Tal. Khalapur, Dist. Raigad 410 203.		
Photograph	Identification Mark	Signature and thumb impression
	mole on face	

Deputed by me  
  
Atty. Sachin R. Patil



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206 / 2020  
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## ANNEXURE – "E"

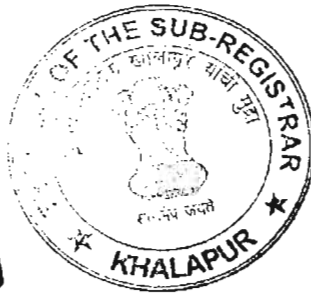
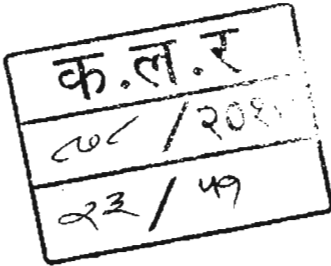
## LIST OF GENERAL AMENITIES

1. 600 x 600 mm vitrified Flooring.
2. Internal plaster will be of Gypsum finish & external of sand faced plaster.
3. Building will be cement painted to the external side & internal will be Oil Bond Distemper.
4. Salwood frame with Decorative solid flush door with good quality fixtures and fittings like night latch, aldrops, safety chain and peephole.
5. Water tank – R.C.C. Overhead water tank of sufficient storage capacity.
6. Green marble/ kotah stone will be provided to the trades of staircase & mid landing of ceramic tiles.
7. Plumbing fitting will be concealed type with std. Fittings.
8. All electrical fitting will be of concealed type with modular switches and standard fittings.
9. Water supply through bore well and through Underground water tank of sufficient capacity for Municipal Water.

१९८६६७

Ajmer

REGISTRAR



क.ल.र
८०८ / ३०००
२५ / ५१







KMC

# खोपोली नगरपरिषद

खोपोली, ता. खालापूर, जि. रायगड, पिनकोड ४१० २०३.  
फोन नं. (०२१९२) २६२२२२, २६३३९६, २६४२११

जावकक्र. खोप/बां. वि./बांप/ १२०/२०६  
खोपोली नगरपरिषद कार्यालय, खोपोली  
दिनांक १८/११/१२

श्री/श्रीमती मै. जयंत रिवरिस्ते प्रा. लि.  
प. न. २४२२२२ इ. नं. २४

विषय: मौजे मौजे व. नं. ४५५३, ४५५४ — हि. नं. — प्लॉट नं. — सि. स. नं. ४५५३, ४५५४  
येथे बांधकाम करण्याच्या मंजूरी बाबत

संदर्भ: आपला दि. २९/११/१२ रोजीचा अर्ज

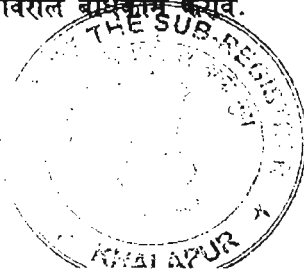
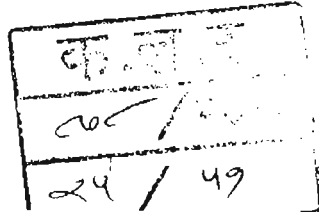
श्री. पु. व. अर्ज

वास्तुशिल्पकार यांचे मार्फत सादर केलेला अर्ज

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये,  
मौजे मौजे व. नं. ४५५३, ४५५४ — हि. नं. — प्लॉट नं. — सि. स. नं. ४५५३, ४५५४  
मध्ये १०५०.५० चौ. मी. भूखंडाचा विकास करावयास महाराष्ट्र नगरपरिषदच्या अधिनियम  
१९६५ चे कलम १०९ अन्वये बांधकाम करण्यासाठी केलेल्या दि. २९/११/१२ च्या अर्जास  
अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिच्या रंगाने दुरुस्ती दाखविल्या प्रमाणे  
लकड-स्टिल्ड, तळ मजला, पहिला मजला, दुसरा मजला, तिसरा मजला, चौथा मजला, रस्त्यासाठी /  
दुकाने / ऑफीस / दवाखाना / हॉस्पिटल / शाळेसाठी / गॅरेज / वाडेभिंतीच्या / इमारतीच्या बांधकामा बाबत,  
बांधकाम परवाना / प्रारंभ प्रमाणपत्र देण्यात येत आहे.

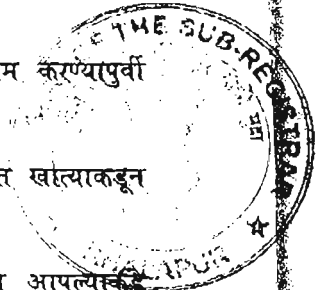
--- अटी ---

- १) ही बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्ष वैध असेल नंतर पुढील वर्षासाठी परवानगीचे नुतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नुतनीकरण तीन वर्ष करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नुतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वांत आलेल्या नियमाचा व नियोजित विकास आराखड्यांच्या अनुषंगाने छाननी करण्यात येईल.
- २) नकाशात रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- ३) बांधकाम चालू करण्यासाठी नगर भूमापन अधिकारी / भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरु करावे.
- ४) बांधकाम जोत्यापर्यंत झाल्यानंतर वास्तुशिल्पकाराचे, मंजुर नकाशाप्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे, व नगरपरिषदेकडून तशाप्रकारे दाखला घेतल्यानंतरच जोत्यावरील बांधकाम करावे.



- ५) इमारती भौवती मोकळ्या सोडाबयाच्या जागेत कोणत्याही प्रकारचे बांधकाम करू नये.
- ६) बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये.
- ७) इमारतीच्या बांधकामाच्या सुरक्षिततेची हमी, स्ट्रक्चरल सेटीची जबाबदारी आपल्या वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- ८) बांधकाम पुर्ततेचा दाखला / बापर परवानगी घेतल्याशिवाय इमारतीचा बापर करू नये. त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पुर्ण झाले आहे, त्याचा नकाशा वास्तुशिल्पकार व स्थापत्य विशारद यांच्या विहित नमुन्यातील दाखल्यासह पाच प्रतीत आवश्यक कागदपत्रासह सादर करण्यात यावा.
- ९) इमारत मंजूर नकाशाप्रमाणे सेप्टीक टँक पाहिजे व संडासचे ड्रेनिज भविष्य काळात मलनिस्सारण नलिकेस स्वखचनि नगरपरिषद अभियंता यांचे परवानगीने जोडणे आवश्यक राहिल. सेप्टीक टँक सुरक्षित अंतरावर असणे आवश्यक आहे.
- १०) सांडपाण्याचे व पाणीपाण्याचे पाणी नगरपरिषदेच्या गटारीस स्वखचनि नगर अभियंता यांचे पसंती प्रमाणे सोडावे लागेल.
- ११) बांधकामाचे मटेरियल रस्त्यावर टाकावयाचे झाल्यास बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल. त्याकरिता नियमाप्रमाणे लागणारी रक्कम व दंड झाल्यास त्या रक्कमेसहित भरावी लागेल.
- १२) बांधकामाच्या वेळी निरुपयोगी माल मटेरियल नगरपरिषद सांगेल त्याठिकाणी स्वखचनि वाहून टाकला पाहिजे.
- १३) बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत अशोक, गुलमोहोर, निलगिरी, करंज इ. पैकी कमीत कमी दहा झाडे लावून त्याची जोपासना केली पाहिजे. तसेच सध्या अस्तित्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.
- १४) नागरी जमिन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- १५) जागेतून किंवा जागे जवळून अतिदाबाची विद्युतवाहिनी किंवा अस्त्रात बांधकाम करण्यापूर्वी संबंधित खात्याकडून नाहरकत दाखला घेतला पाहिजे.
- १६) जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख लागून किंवा जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापूर्वी नाहरकत दाखला घेताना पाहिजे.
- १७) बांधकामाकडे किंवा इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेवर राहिल. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम नगरपरिषदेच्या सोयीप्रमाणे व प्राधान्यते प्रमाणे केले जाईल. तसा रस्ता होईपर्यंत इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेवर राहिल.
- १८) जागेत जुने भाडेकरू असल्यास त्याच्या बाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निवारण मालकाने करणे आवश्यक राहिल व त्या बाबत नगरपरिषद जबाबदार राहणार नाही.
- १९) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय वळवू नये अथवा बंद करू नये.
- २०) सदर प्रकरणी चुकीची अपूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द करणेत येईल.

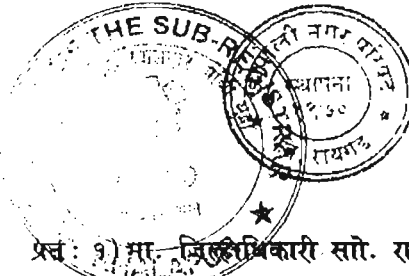
ज. अस्त्रात  
बांधकाम  
करण्यापूर्वी  
संबंधित  
खात्याकडून  
नाहरकत  
दाखला  
घेतला  
पाहिजे  
१६/५९



- २१) सदर जागेत विहीर असल्यास इकडील परवानगी शिवाय बुजवू नये.
- २२) बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्यासाठी नगरपरिषदेवरची जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी नगरपरिषद हमी घेणार नाही.
- २३) सदर जागेत बांधकाम करण्याबाबतचा पुर्वीचा परवाना असेल तर तो याद्वारे रद्द झाला असे समजावे.
- २४) गटारचे व पावसाच्या पाण्याचा निरचरा होणेकरिता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावित.
- २५) मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावली नुसार आवश्यक त्या परवानग्या न घेता बांधकाम / वापर करणे महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ नुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व ५०००/- रु. दंड होऊ शकतो.
- २६) इमारतीच्या भोक्क्या आवारात कचरा कुंडीची व्यवस्था करावी.
- २७) मंजूर नकाशा बाबत प्रमाणपत्र क्र. / दिनांक आणि इतर माहिती लिहून फलक लावावा.
- २८) स्टिल्टची उंची नियमानुसार असावी व चहूबाजूने खुली असावी व ती कोणत्याही परिस्थितीत बंदीस्त नसावी.
- २९) विषयाधिन जागेवरील बांधकाम आय.एस. १३९२० - १९९३ भूकंप रोधक असणे बंधनकारक आहे व ते अभियंताचे देखरेखीखाली पूर्ण करणे अर्जदार / विकास कर्ता यांचेवर बंधनकारक राहिल.
- ३०) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम १५१ (३) नुसार प्रदान केलेल्या विकास नियंत्रण व जमिन वापर याबाबतचे अधिकारांस अधिन राहून ही परवानगी देण्यात येत आहे.
- ३१) बांधकाम साहित्यात प्लाय अॅश अधारीत साहित्याचा वापर करण्यासाठी केंद्र शासनाच्या नियमांची अंमल बजावणी करणे बंधनकारक राहिल. याबाबत वास्तुविशारदाचे प्रमाणपत्र सादर करावे.
- ३२) इमारतीसाठी बसविली जाणारी लिफ्ट ही आय.एस.आय. मार्क असलेली दर्जेदार व नामांकित कंपनीची असावी. तसेच तिची भविष्यात वेळोवेळी सुरक्षिततेच्या दृष्टीने तपासणी करण्यात यावी.
- ३३) नैसर्गिक पावसाळी पाण्याचा वापर करणेसाठी रूफवॉटर हार्वेस्टिंग पध्दतीची यंत्रणा उभारण्यात यावी. तसेच रूफ टॉपचे पावसाळी पाणी जमिनीमध्ये जिरेल अशा पध्दतीचा खड्डा घेवून पाईप व्यवस्था करणेत यावी. जेणेकरून पावसाचे पाणी वाया जाणार नाही व ते जमिनीमध्ये मुरेल.
- ३४) प्रत्येक मजला व प्रत्येक विंग येथे फायर एक्स्टिंग्विशर बसवावे.

IB-REGISTRAR

R. K. L. R.  
20/2020  
20/49



मुख्याधिकारी तथा नियोजन अधिकारी  
खोपोली नगरपरिषद

प्रति: १) मा. जिल्हाधिकारी साठे. रायगड - अलिबाग  
२) तालुका निरीक्षक भूमी अभिलेख खालापूर, जि. रायगड.



KMC

।।अविश्रमो लोकतंत्राधिकारा।।

## खोपोली नगरपरिषद

खोपोली, ता.खालापूर, जि.रायगड, पीनकोड नं ४१० २०३.

फोननं. (०२१९२) २६२२२२, २६३३५६, २६४२११

E mail ID:- cokmckhopoli@gmail.com

जा.क्र.केएमसी/बांधकाम/ १८५७ / ४०२६

दिनांक :- ३० / १ / २०१५

### बांधकाम पूर्णत्वाचा दाखला / भोगवटा प्रमाणपत्र (भागशः)

प्रति,

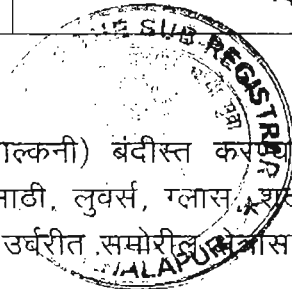
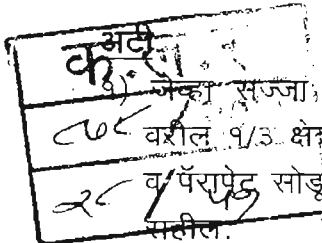
मे.जीत रियालिटी प्रा.लि. पार्टनर नटवरलाल ठक्कर

मु.खोपोली

वास्तुशिल्पकार श्री.भरत डोडीया यांचे दिनांक ०६/१०/२०१५ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी खोपोली नगरपरिषद हद्दीतील मौजे भानवज वाढीव गावाठाण सर्व्हे नं.- हि.नं.- प्लॉटनं.- सि.स.नं.४७९३, ४७९४, ४७९६, ४७९७ येथे नगरपरिषदेकडील बांधकाम परवानगी जावक क्र.केएमसी/बांध/बांप/१२७/२०६(बांधकाम परवानगी क्र. १७/११-१२) दि.१८.०४.२०१४अन्वये मंजूर केलेल्या नकाशा प्रमाणे रहिवासी वाणिज्य बांधकाम पूर्ण केले आहे. सबब त्यांना सोबतच्या नकाशामध्ये हिरव्या रंगात दुरुस्ती दाखविल्या प्रमाणे तसेच खालील अटींवर बांधकामाची वापर परवानगी देण्यात येत आहे.

बांधकाम पूर्ण झाल्याची तारीख -१०/१०/२०१५

मजले	इमारत आणि वापर
तळमजला	--
पहिला मजला	१६ ऑफीस - ३२५.५३४
दुसरा मजला	--
तिसरा मजला	--
चौथा मजला	--
पाचवा मजला	--
एकूण	१६ ऑफीस - ३२५.५३४



असेल तर त्याचे समोरील व वरील १/३ क्षेत्रासाठी लुवर्स, ग्लास शटर्स अथवा ग्रील्स लावणे अनिवार्य राहिल व पॅरापेट सोडून उर्वरित समोरील क्षेत्रासाठी ग्लेज्ड शटर्स बंदिस्त करणे आवश्यक राहिल.

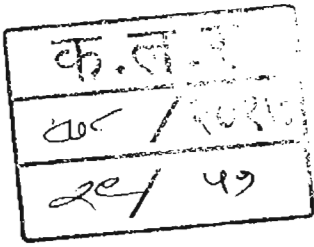
- २) कोणत्याही परिस्थितीत ओटला बंद करता येणार नाही, तसेच तळ मजल्यास व टेरेस फ्लोअरला बाल्कनी करणे अनुज्ञेय असणार नाही.
- ३) भोगवटा प्रमाणपत्र सोबत दर्शविलेल्या मंकाशातील बांधकाम व्यतिरीक्त इतर बांधकाम अनाधिकृत समजणेत येवून त्यावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कार्यवाही करणेत येईल याची नोंद घ्यावी.
- ४) भविष्यात सामासिक अंतरातील जागा नगरपरिषदेस रस्ता रुंदीकरण्यासाठी आवश्यक भासल्यास हस्तांतरीत करावी लागेल. टेरेस व पॉफेट टेरेस करू नये.
- ५) पावसाळी पाणी वाहून वाया जाऊ नये यासाठी रुफटॉप हार्वेस्टिंग करणेत यावे व पाणी जमिनीमध्ये मुरवावे.



मुख्याधिकारी कृष्या नियोजन अधिकारी  
खोपोली नगरपरिषद

प्रत :

कर विभाग - खोपोली नगरपरिषद



भारत सरकार के तहत चलाए जा रहे हैं

सि. नं. ४६६७  
सि. नं. ४६६७

शासकीय पत्रिका

4797

प. नं. २० म.  
७. १२. २०



सि. नं. ४६६७	सं. ५५५	प्री. प्रि. २५२.६	३५
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नं. १६०६ - श्री. नारायण चंद्र घोषलेकर

मार्ग दिशा निर्देश  
सं. नं. ५५५, दि. २५. १०. १९७२



१६०६	SIR १२	H.
१६०६	१२	H.
१६०६	१२	H.

क. ल. र.  
७० / १०  
३० / ५१



34-9-2000  
 20/11/92  
 280  
 11/11/92

14.  
 11/11/92



94/6/92

खरीदी  
 कु. नि. खालापूर याच  
 मंडळी जो खालापूर  
 क्र 9443/92  
 दि 23/8/92  
 मन्वये संपूर्ण संज

जिन रिजॉल्विटी प्रांगरि.

पुणे फौजदारी  
 24/8/92  
 3. 3. 11/92  
 खालापूर

मककल क्र. 629
साली क्र. 22112094
दिनांक: 22/11/2094

**खरी मककल**

भरत प्राप्त दिनांक - 20/11/2094  
 मककल तयार दिनांक - 22/11/2094  
 मककल दिल्याचा दिनांक - 22/11/2094  
 मककल फी - 80 = 80  
 फागद फी - 02 = 02  
 शोध फी - -  
 इतर - -  
 एकूण - 82 = 82

*(Signature)*  
 निमित्तानदार क्र. 2211  
 अधीक्षक भूमि अभिलेख  
 खालापूर, जि. रायगड.



क. र.  
 100  
 39/49







१९/०१/१२ खरेदी  
 दु. सि. खानापूर  
 प्लॉट नं. १५५/११२  
 दि. १३/११/१२  
 अन्य संपूर्ण

जिल्हा  
 जिल्हा रिजिस्ट्रार कार्यालय

जिल्हा  
 उ. अ. भ. ज.  
 खानापूर

नवकल अर्ज क्र.	७२९
पावती क्र.	६६०६३६५
दिनांक:	२०/११/२०१५

**खरी नवकल**

भरम प्राप्त दिनांक - २०/११/२०१५  
 स्थान तयार दिनांक - २०/११/२०१५  
 नवकल दिव्याचा दिनांक - २०/११/२०१५  
 नवकल फी - ६० = ६०  
 काराद जी -  
 शोध फी - ०२ = ०२  
 इतर -  
 एकूण - ६२ = ६२

*Shad...*  
 \* निमतानुसार क्र. २  
 उपा अधीकार भूमि अभिलेख  
 खानापूर, जि. रायगड.



क.स.र.
००/२०१५
३३/५९



भारतवादी श्री. का. ए. ट. ए. च. वा. ए. च. ए. च.

(P. P.) कोपौली नगर बूनावन  
 सि. म. वि. प्र. २९१६, वि. (१५-३६)

राखीव पत्रिका 4793

न. क्रमा २० म.  
 C. P. S. 20 100



४७९३	म. क्र. ५५० १५/०४	सं. प्रि. २०३२	३५
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७९७६ श्री. का. ए. ट. ए. च. वा. ए. च. वा. ए. च. वा. ए. च. वा. ए. च. वा. ए. च.

सं. न. ए. प्रि. क्र. ३३



७५३	३४०००	२३३	५२५

क्र. ७२७  
 २१४९३८५  
 २५/१२/२०१५  
**क. रा. र.**  
 ७० / १३५  
 ३४ / ५१

भारत पात दिनांक = २०१५/१२/०१५  
 दिनांक तयार दिनांक = २२/१५/२०१५  
 नककण दिवाका दिनांक =  
 नककण नं० ३०९००  
 अगद नं० ०२९००  
 सोध नं०  
 THE SUB-R  
 एम्बुष  
 निर्मातानदा  
 उप अधीनक भूमि अभिलेख  
 रायगड.

सततवज एडि. नं. १६६-२२००-६६

सोपोंली इतर भूमापन  
स. नं. १२. म. वि. क्र. २९१६, दि. १६-०५-९६]

4796

म. नं. भा. ३००  
०. ११. ६६ २०००

राखीव पत्रिका



सि. नं. ४७६६	सं. नं. ५५५	वै. सि. २६०६	३	
	प्रा. नं. १११			

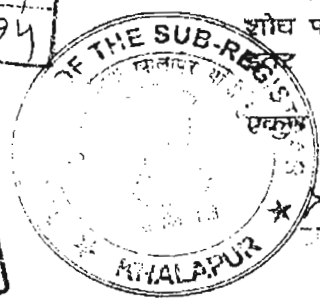
५६०६ - इति. दानश्याम दामसिंगी

म. नं. ३००  
म. नं. ३००

१५-३-२०००	अ. नं. ३३६१६	म.	मि. नं. २४
		दान श्याम दामसिंगी	
		दानश्याम दामसिंगी	
१२/०५१९	अ. नं. ३३६१६	दान	मि. नं. २४
		दान श्याम दामसिंगी	
		दानश्याम दामसिंगी	
		दान श्याम दामसिंगी	
		दानश्याम दामसिंगी	
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		दानश्याम दामसिंगी	
		दान श्याम दामसिंगी	
		दानश्याम दामसिंगी	



नक्शा अंश क्र. ७२१  
 पावती क्र. ६६०६३८५  
 दिनांक: २२/५/२०१५



क. नं. ३५  
 ३५ / ४९

खरीद मक्कल  
 म. नं. दाया दिनांक - २०१५/२०१५  
 म. नं. दाया दिनांक - २२/५/२०१५  
 नक्कल पती - ३० = ००  
 कागद जी - ०२ = ००  
 शोध पती - ३२ = ००

मि. नं. २४  
 अधीक्षक भूमि अभिलेख  
 खानापूर, दि. रायगढ़.



प्रारूप. आई. आर.  
Form I. R.  
निगमन का प्रमाण - पत्र  
CERTIFICATE OF INCORPORATION

ता. \_\_\_\_\_ की. सं. \_\_\_\_\_

CIN U 70 100 MH 2005 PTC 157179

मैं एतद्वारा प्रमाणित करता हूँ कि आज  
कम्पनी अधिनियम (1956 का. सं. 1) के अधीन निगमित की गई है और कम्पनी पट्टीमित  
है।

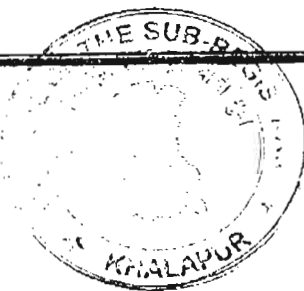
I hereby certify that Jeet Realty Private Limited is this day incorporated under The  
Companies Act, 1956 (No. 1 of 1956) and that the Company is Limited.

मेरे हस्ताक्षर से आज ता. \_\_\_\_\_ को दिया गया।

Given under my hand at MUMBAI this SECOND day of NOVEMBER  
TWO THOUSAND FIVE.



(A.S.SINGH)  
ASSTT. REGISTRAR OF COMPANIES  
MAHARASHTRA, MUMBAI.



क.ल.र  
२८/२००५  
३६/५९





## **JEET REALTY PVT. LTD.**

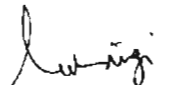
### **RESOLUTION**

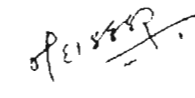
#### **EXTRACT OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY ON 17/03/2017**

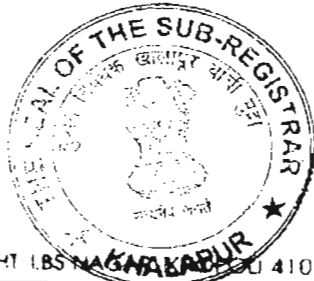
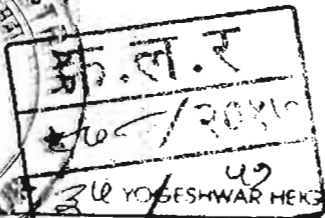
Resolved that pursuant to provisions of the companies Act 2013 the consent of the Board Of Directors hereby given to execute and register the Agreement for sale of office No- 110 of Yogeshwar Height to Mr. Natwarlal Damji Thakkar , Director of the company and to do all such acts and matters as may be necessary to give effect to this resolution and sign on behalf of the company.

Date :- 17/03/2017

For Jeet Realty Pvt. Ltd .

  
G.D. Singi  
Director

  
N.D. Thakkar  
Director



312 YOGESHWAR HEIGHT I.B.S. NAGARABUR 410 203 DIST. RAIGAD PH 02192 262848

क.ल.र  
८०८ / २०१०  
३८ / ५१

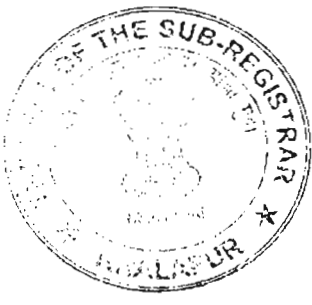




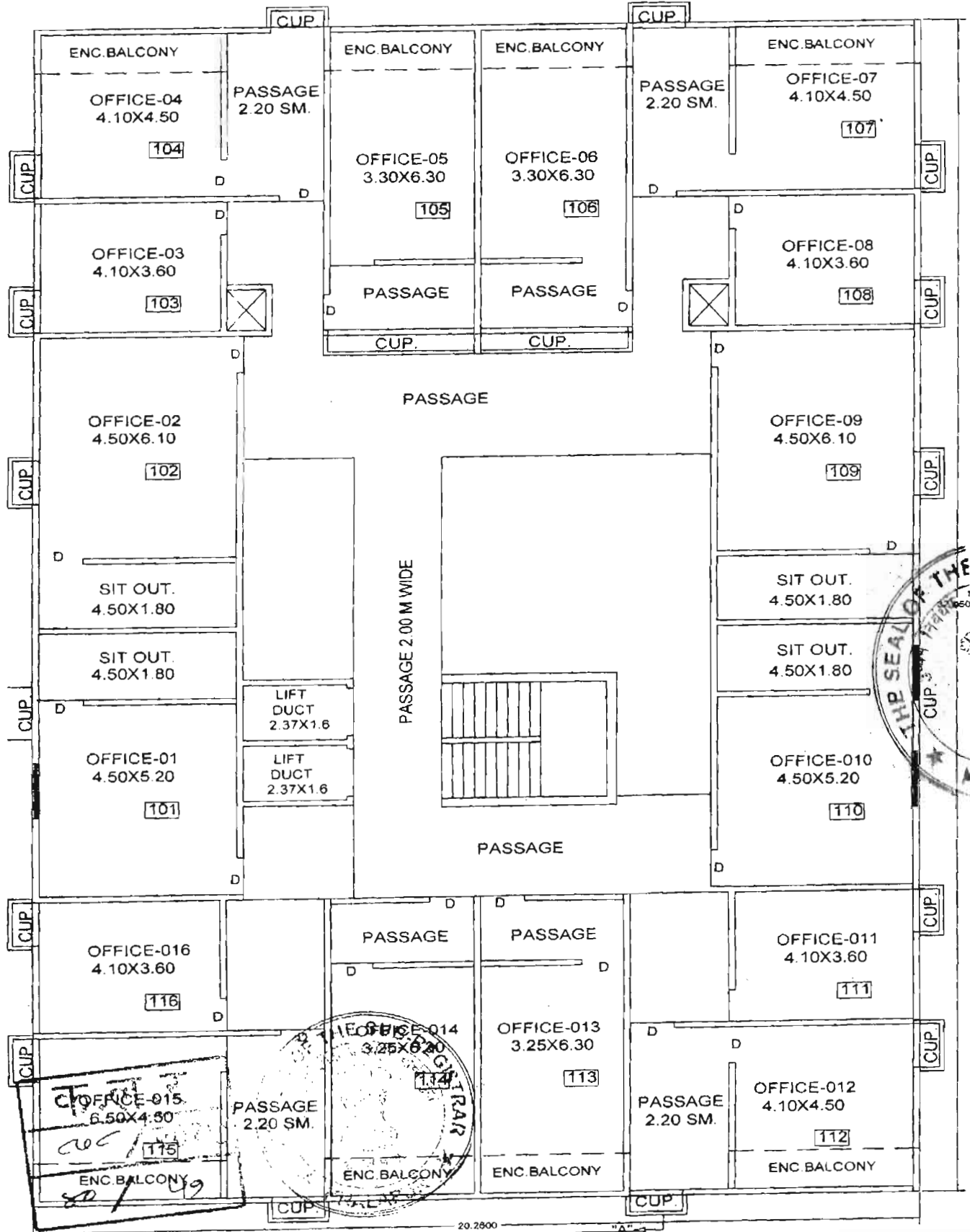
११११११११



क. न. र.
०५ / २००५
३२ / ५१



*Handwritten signatures and notes at the top of the plan.*



FIRST FLOOR PLAN

20.2800



**AREA STATEMENT:-**

1.AREA OF PLOT	1057.50 SQM.
2.PER. BUILT UP AREA	2115.00 SQM.
3.PROP. BUILT UP AREA	2084.029 SQM.
4.EXCESS BALC.AREA	18.66 SQM.
5.TOTAL PRO.B/UP AREA	2102.689 SQM.
6.PERMISSIBLE F.S.I.	2.00
7.PROPOSED F.S.I.	1.99

**SCHEDULE OF OPENINGS:-**

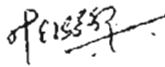
D - 1.00X2.10	W - 1.50X1.20
D1- 0.90X2.10	W - 1.20X1.00
D2- 0.75X2.10	W - _____
	W - 0.90X0.90

**NOTES:-**

- 1.OWNER SHOULD CONSULT TO STRUCTURAL ENGINEER BEFORE COMMENCEMENT OF WORK.
- 2.PLOT BOUNDARY SHOWN BLACK. \_\_\_\_\_
- 3.PROPOSED WORK SHOWN IN RED. \_\_\_\_\_
- 4.DRAINAGE LINE SHOWN IN RED DOTTS. - - - - -
- 5.ALL DIMENSIONS ARE IN MTRS,EXCEPT MENTIONED.

PLAN SHOWING CONSTRUCTION OF BUILDING ON PLOT BEARING GTS NO.4793,4794,4796 & 4797, OF VILLAGE BHANVAJ,TAL.KHALAPUR,RAIGAD, FOR M/S.JEET REALTY Pvt.LTD.

Jeet Realty Pvt. Ltd.



Director Director OWNER'S SIGN.

**ARCHITECT**

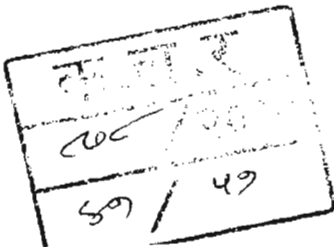


**BHARAT B DODIYA**

66, LBS NAGAR, BHANVAJ ROAD, KHOPOLI.

SCALE 1: 100

DRG.NO. - ARC/02/-09.10.15.



APPROVAL OF PLANS:-



दि. 30/10/91 मध्ये प्रालुन दिले अटी  
 प्रमाणे राहणे सुलभी दस्तविल्या  
 नगराधिकारी मुख्याधिकारी  
 खोपोली नगर परिषद खोपोली नगर परिषद



72

क.स.र  
 205 / 2030  
 82 / 49






नटवरलाल दामजी ठक्कर  
 Natwaral Damaji Thakkar  
 जन्म तारीख/ DOB: 07/04/1939  
 पुरुष / MALE

7707 5781 2408

आधार-माझे आधार, माझी ओळख

7715363

 **आधार** प्रमाण प्रमाणिकरण  
 ADDRESS OF INDIA

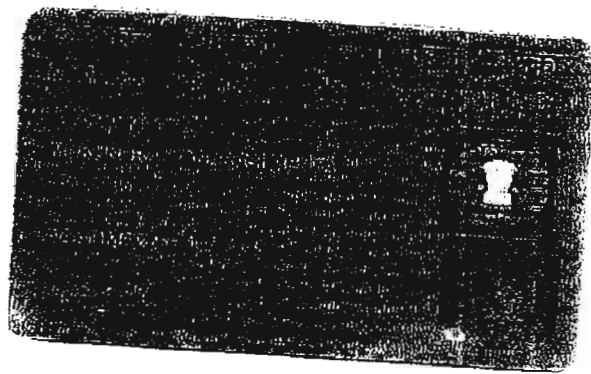
पत्ता: Address:  
 यशोदा कुंज, फ्लॉट नंबर- YASHODA KUNJ, FLAT NO-  
 03, फर्स्ट फ्लोर, लक्ष्मी नगर, 03, FIRST FLOOR, LAXMI NAGAR,  
 खोपोली, पोस्ट- KHOPOLI, POST-KHOPOLI, TALUKA-  
 खोपोली, तालुका-खामापूर, KHALAPUR, Sgaon, Raigarh,  
 माजगा, रायगड, Maharashtra - 410203  
 महाराष्ट्र - 410203

1800 300 1347    help@uidai.gov.in    www.uidai.gov.in    P.O. Box No. 1947, Durgamuda-500 091



क. नं. र  
 ८० / १३९  
 ४३ / ५९





*Ajankulkar*



भारत सरकार  
Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrolment No 1218/62988/00527

To,  
अजय मुकुंदराज मेहता  
Ajay Mukundraj Mehta  
9A, Ajanta Apartments  
Carmichael Road  
Jesikh Hospital  
Mumbai  
Dumballe Hill Mumbai Municipal  
Maharashtra 400028  
9821028824

Ref: 127 / 21J / 213201 / 213709 / P



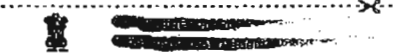
SH421456896FT



आपला आधार क्रमांक / Your Aadhaar No. :

**8835 8066 4993**

आधार - सामान्य माणसाचा अधिकार



अजय मुकुंदराज मेहता  
Ajay Mukundraj Mehta  
अजय शरीर / DOB : 29/12/1960  
पुरुष / Male

**8835 8066 4993**

आधार - सामान्य माणसाचा अधिकार



क.स.र.  
205/202  
58/49



*Ajankulkar*



भारतीय विशिष्ट ओळख प्राधिकरण  
 भारत सरकार  
 Unique Identification Authority of India  
 Government of India

मात्रण क्रमांक / Enrolment No : 1218/16100/05389

16  
 Prasanant Chandrakant Doshi  
 प्रसानंत चंद्रकांत दोशी

28/10/2011  
 B-60A THAKKAR PLAZA HEMU KALANI NO-3 NEAR  
 BHAGVATI HOTEL  
 KANDIVAL WEST  
 Mumbai  
 Maharashtra 400067



UC 01762139 3 IN  
 Ref No: 40283579X-1762139



आपला आधार क्रमांक / Your Aadhaar No. :

**5895 3712 3522**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
 GOVERNMENT OF INDIA

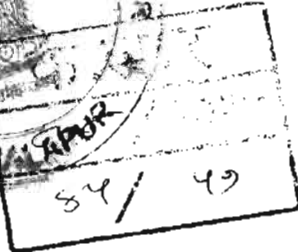
दाराचे नाव / Name  
 Prasanant Chandrakant Doshi



जन्म वर्ष / Year of Birth : 1975  
 लिंग / Male  
 5895 3712 3522

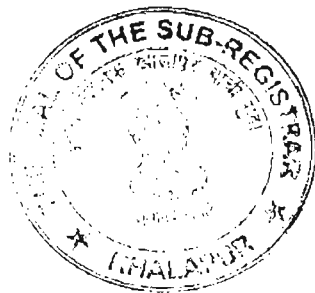


आधार - सामान्य माणसाचा अधिकार



P.C. Doshi

क.ल.र  
७८/२००८  
८९/४९





THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No: MH06 20100005118  
Valid Till: 26-12-2021 (NT)

DOI: 27-12-2001

DLD 17-03-2010

AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	27-12-2001
LMV	15-06-2005



FORM 7  
RULE 16 (2)



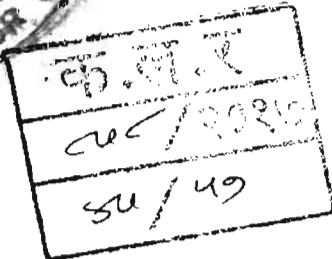
DOB: 17-01-1979 BG:

Name: NATEEN DALVI  
S/D/W of: PANDURANG DALVI  
Add: BUILDING NO-C-1, FLAT-G-2, GAGANGIRI NAGAR,  
TAL-KHALAPUR, DIST-RAIGAD.

PIN: 410203  
Signature & ID of  
Issuing Authority: MH06 201019

Signature/Thumb  
Impression of Holder

*Handwritten signature*



क.स.न.
200 / 200
50 / 49

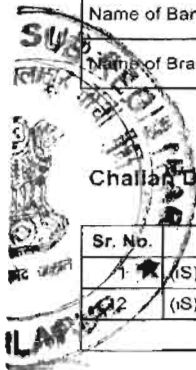
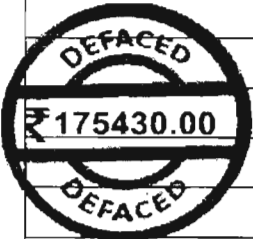






**CHALLAN**  
**MTR Form Number-6**

GRN	MH009784877201617E	BARCODE	[Barcode]			Date	23/03/2017-21:56:08	Form ID	25.2		
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee				TAX ID (if Any)						
Office Name	KLR_KHALAPUR SUB REGISTRAR				PAN No.(if Applicable)	AAAPM6225H					
Location	RAIGAD				Full Name	AJAY MUKUNDRAI MEHTA					
Year	2016-2017 One Time				Flat/Block No.	OFFICE NO 110 FIRST FLOOR BUILDING NAME					
					Premises/Building	YOGESHWAR HEIGHTS					
<b>Account Head Details</b>					<b>Amount In Rs.</b>						
0030046401 Stamp Duty					146200.00						
0030063301 Registration Fee					29230.00						
					Road/Street	VILL BHANVAJ KHOPOLI TAL KHALAPUR RAIGAD					
					Area/Locality	KHOPOLI					
					Town/City/District						
					PIN	4	1	0	2	0	3
					Remarks (If Any)	PAN2=AABCJ6207G-SecondPartyName=Ms JEET REALTY PVT LTD THROUGH DIRECTOR NATWARLAL DAMJI THAKKAR-CA=2922300-Marketval=1774500					
					Amount In	One Lakh Seventy Five Thousand Four Hundred Thirty					
Total					1,75,430.00	Words	Rupees Only				
Payment Details					UNION BANK OF INDIA						
					FOR USE IN RECEIVING BANK						
Cheque/DD Details					Bank CIN	Ref. No.	02901792017032341829		59792651		
Cheque/DD No.					Date	23/03/2017-22:06:47					
Name of Bank					Bank-Branch	UNION BANK OF INDIA					
Name of Branch					Scroll No. , Date	Not Verified with Scroll					
					Mobile No. :	Not Available					



**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-462-878	0005321025201617	24/03/2017-12:29:18	IGR156	29230.00
2	(S)-462-878	0005321025201617	24/03/2017-12:29:18	IGR156	146200.00
<b>Total Defacement Amount</b>					<b>1,75,430.00</b>

Print Date 24-03-2017 12:29:20

CD. ST. R  
COC  
SE / 49



Summary 1 (Goshwara/Bhag-1)

462/878

शुक्रवार, 24 मार्च 2017 12:31 म.नं.

दस्त गोषवारा भाग-1

कलर

40149

दस्त क्रमांक: 878/2017

दस्त क्रमांक कलर /878/2017

बाजार मूल्य: ₹. 17,74,500/- मोबदला: ₹. 29,22,300/-

भरलेले मुद्रांक शुल्क: ₹. 1,46,200/-

दु. नि. सह. दु. नि. कलर यांचे कार्यालयात

पावती:893

पावती दिनांक: 24/03/2017

अ. क्र. 878 वर दि.24-03-2017

सादरकरणाराचे नाव: अजय मुकुंदराय मेहता - -

संजी 12:28 म.नं. वा. हजर केला.

नोंदणी फी

₹.

29230.00

दस्त हाताळणी फी

₹

1020.00

पृष्ठांचा संख्या: 51

दस्त हजर करणाऱ्याची सही:

एकूण: 30250.00

Sub Registrar, Jalapur  
दुय्यम निरंजन खिलोपूर

Sub Registrar, Jalapur  
दुय्यम निरंजन खिलोपूर



दस्ताचा प्रकार: विक्री करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या किंवा किराया मुबई महासंघ प्रदेश विकास पा. अधिकाऱ्यांच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात. किंवा मुबई मुद्रांक (नालमरलेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक निवारणपत्रातील दरसंज्ञाना प्रभाव क्षेत्रात.

शिकका क्र. 1 24 / 03 / 2017 12 : 28 : 13 PM ची वेळ: (सादरीकरण)

शिकका क्र. 2 24 / 03 / 2017 12 : 28 : 39 PM ची वेळ: (फी)



दस्तऐवजा सोबत जोडलेली कागदपत्रे कुळमुखत्यारपत्रे, व्यक्ती ईत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी दस्त निष्पादकांची राहिल.

लिहून देणार

लिहून देणार



24/03/2017 12:33:30 PM

दस्त गोषवारा भाग-2

कलर 49749

दस्त क्रमांक:878/2017

दस्त क्रमांक :कलर/878/2017

दस्ताचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अजय मुकुंदराय मेहता - - पत्ता:फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: श. नऊ/ए, अजंता अपार्टमेंट्स, जसलोक हॉस्पिटल, मुंबई, राड नं. -, महाराष्ट्र, मुम्बई. पिन नंबर AAAPM6225H	लिहून घेणार वय :-57 स्वाक्षरी:-		
2	नाव:श्री जित रियासती प्रा लि तर्फे डायरेक्टर नटवरलाल टामजी ठक्कर - - पत्ता:फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: श. फ्लॉट नंबर एक, पहिला मजला, यशोदा कुंज, लक्ष्मीनगर, खोपोली, ता. खालापूर, जि. रायगड, राड नं. -, महाराष्ट्र, रायगड. पिन नंबर AABCJ6207G	वय :-78 स्वाक्षरी:-		

घरील दस्ताऐवज करून देणार तथाकथित विक्री करारनामा चा दस्त एवज करून दिल्याचे कडवू करतात. शिक्का क्र.3 ची वेळ:24 / 03 / 2017 12 : 29 : 44 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यांना व्यक्तींश. ओळखतात, व त्यांची ओळख पाववितगत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:यतीन पांडुरंग दळवी - - वय:38 पत्ता:रा. मजनागिरी नगर, वरची खोपोली, ता. खालापूर, जि. रायगड पिन कोड:410203	स्वाक्षरी		
2	नाव:- प्रशान्त चंद्रकांत दोशी वय:43 पत्ता:Ra Kandivali Vest Mumbai पिन कोड:400067	स्वाक्षरी		



शिक्का क्र.4 ची वेळ:24 / 03 / 2017 12 : 30 : 43 PM

शिक्का क्र.5 ची वेळ:24 / 03 / 2017 12 : 30 : 50 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Khairatpur

EPayment Details.

Sr.	Epayment Number	Defacement Number
1	MH009784877201617E	0005321025201617

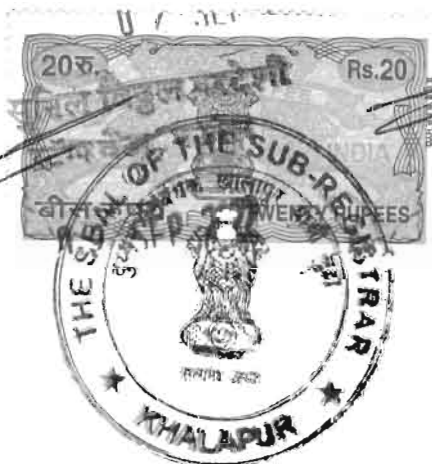
प्रमाणित करण्यात येते की या दस्तावेज एवज 49 रूपांमध्ये

दुय्यम निबंधक खालापूर

नवराचे मुकत वारी नौरण

दुय्यम निबंधक खालापूर

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2. Get print immediately after registration.



अर्ज क्र 200-1/2022  
सदर मुकल अर्जदार श्री  
प्रफुल दामो  
याने त्याच्या अर्जावर  
करून दिली दि.20/01/2022

दुय्यम निबंधक खालापूर

