

**N DONE**  
2/24

All other proposals sourced by HLST and Branches  
(which are not under Builder Tie up - High value or NRI)

O/c Received

**STAE BANK OF INDIA - HOME LOAN**

BRANCH CODE / NAME: Tarapur 18708 RACPC FILE NO. 1HL

|                     |                      |                        |                 |           |                        |
|---------------------|----------------------|------------------------|-----------------|-----------|------------------------|
| PMAY (Y/N)          | Rinn Raksha (Y/N)    | Moratorium (Months)    | PAL             | Tie Up    | Take Over (Y/N)        |
| LOAN TYPE           | Women (Y/N)          | All are Salaried (Y/N) | Term / Maxgain  | CRE (Y/N) | Amount                 |
| Interest Rate       | 1 Yr MCLR + SPREAD = |                        |                 | LOS ID =  | 33,50,000<br>34,00,000 |
| Applicant           | 1 <sup>st</sup>      |                        | 2 <sup>nd</sup> |           | 3 <sup>rd</sup>        |
| Name                | Moham Abiullah       |                        | Manjira Moham   |           | Debate                 |
| CIF No.             | 80982503034          |                        | 86403866246     |           |                        |
| Mobile No.          | 9892904939           |                        |                 |           |                        |
| Savings Ac. No.     |                      |                        |                 |           | 3101=23                |
| e-KYC done (Y/N)    |                      |                        |                 |           |                        |
| CIBIL CRIF attached |                      |                        |                 |           |                        |

PROPERTY ADDRESS filled up as per Schedule of Property:

YLAPHL 20242006662847 501240221038001

| VENDORS                | VENDOR NAME   | Sent Date | Received Date | Fees paid (Y/N) |
|------------------------|---------------|-----------|---------------|-----------------|
| TVSR Legal Report 1    | vs legal      |           |               |                 |
| TVSR Legal Report 2    |               |           |               |                 |
| Valuation Report 1     | vasthala      |           |               |                 |
| Valuation Report 2     |               |           |               |                 |
| ITR VERIFICATION       | SEARCH - NA - |           |               |                 |
| Residence Verification |               |           |               |                 |
| Office Verification    |               |           |               |                 |

| ATTACH DEVIATION / CONCESSION NOTES - If any                                 | RBO Submission Date | Signature & Name of SBI Staff |
|--|---------------------|-------------------------------|
| a) Rol Interest Concessions  |                     |                               |
| b) Credit Card Defaults (in latest 5 years)                                  |                     | BST                           |
| c) Break in Form 16 more than 3 months                                       |                     |                               |
| d) Non availability of Form 16 or ITR  |                     |                               |
| e) Multiple Filing of ITR of two different years in same year                |                     | Mouli A                       |
| f) RINN RAKSHA   |                     |                               |
| g) Third Party Guarantee Waiver on Takeover of HL                            |                     |                               |
| h) NRI Home Loan up 70 years of age  |                     |                               |
| i) NRI Service for time period less than 2 years                             |                     |                               |
| j) Non availability of Income Tax Returns (except for Middle east countries) |                     |                               |

| Name              | Cell No. | PF No. / HLC Code No. |
|-------------------|----------|-----------------------|
| Branch Manager    |          |                       |
| HLST / BST Member |          |                       |
| HLC               |          |                       |

BRANCH MANAGER TAKE CARE OF FOLLOWING BEFORE SENDING THE FILE TO RACPC:

- CHEQUES FOR PROCESSING / SEARCH REPORT / VALUATION REPORT etc
- GIVE CORRECT SOURCING ENTITY CODE AT QDE (Quick Data Entry Stage) STAGE ON LOS.
- DO NOT USE PF Nos. AS SOURCING ENTITIES IF THE FILE IS SOURCED BY HOME LOAN COUNSELOR
- DEVIATIONS SUBMITTED UPFRONT TO RBO & TAG THE APPLICATION FILE APPROPRIATELY
- PROPERTY DETAILS / MORATORIUM / RINN RAKSHA ARE CLEARLY FILLED UP ON APPLICATION FORM
- TAKE EXISTING LOAN ACCOUNT STATEMENTS / DEVIATIONS - IF ANY - AS PER CIBIL CREDIT REPORTS
- PROVIDE FULL SIGNATURE (No Initials) & S.S. No. on Borrower's Photo / Signature Authentication / Complete Filled Up Asset Liability Confirmation / EACH PHOTOCOPY of KYC - Financial - Property Papers!
- SHARE RACPC EMAIL ID / CELL PHONE NUMBER OF COORDINATOR / PROCESSING OFFICER WITH CUSTOMER
- SOURCING ENTITY TO ENSURE THAT HOME LOAN FILE IS LOS PROCESSING FIT
- CUSTOMER MUST BE MADE AWARE OF THE DATE ON WHICH HOME LOAN FILE REACHED RACPC

21/02/24

|                         |                    |                |                       |                |
|-------------------------|--------------------|----------------|-----------------------|----------------|
| Signature / Name / Date |                    |                |                       |                |
| RECEIVED                | By BM / HLST / HLC | By CO-OD RACPC | By Processing Officer | By CM AMT Head |



# SAI POOJA ENTERPRISES

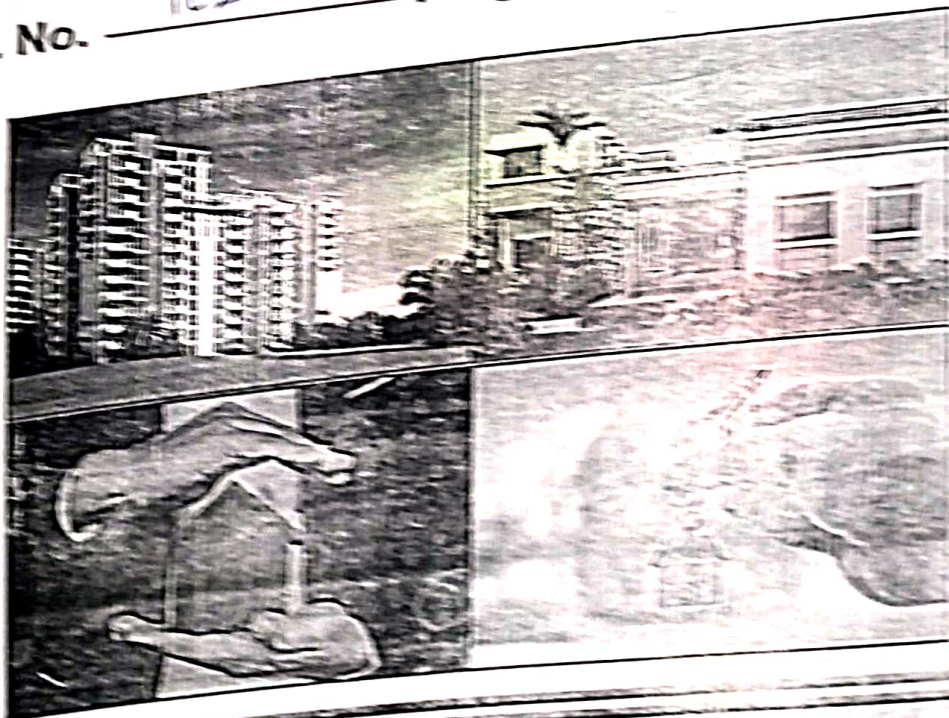


## AGREEMENT FOR SALE

Mr. / Mrs. Mohani K. Kulkarni

Apartment Name Sai Pooja Enterprises Project

Flat. No. 109 Wing - Floor 2nd



72/1730

Thursday, February 08, 2024

3:21 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: गांवदेवी  
दन्तऐवजाचा अनुक्रमांक: कलन3-1730-2024  
दन्तऐवजाचा प्रकार: करारनामा  
मादर करपाऱ्याचे नाव: मोहन जाबा कुळकर --

पावती क्र.: 1973 दिनांक: 08/02/2024

नोंदणी फी ₹. 30000.00  
दन्त हाताळणी फी ₹. 1240.00  
पृथांची संख्या: 62

एकूण:

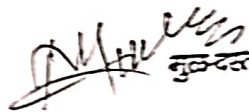
₹. 31240.00

आरग्याम मूळ दन्त, धवनेल प्रिंट, सूची-२ अंदाजे  
3:40 PM ह्या वेळेन निघेल.

सह. दुय्यम निबंधक दग. र. कल्याण-३

बाजार मुल्या: ₹. 3157500/-  
मोबदला ₹. 4250000/-  
भरलेले मुद्रांक शुल्क: ₹. 297500/-

- 1) देयकाचा प्रकार: DHC रकम: ₹. 1240/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224082303085 दिनांक: 08/02/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015264315202324E दिनांक: 08/02/2024  
बँकेचे नाव व पत्ता:

  
मुळ दत्तऐवज परत निघेल.

पदाकाराची सही

तिपांक  
सह. दुय्यम निबंधक कल्याण-३.



|   |   |   |  |  |                               |
|---|---|---|--|--|-------------------------------|
| Valuation ID: 202402085618  |   | मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव ) |  | 30 February 2024 02:27:47 PM                     |                               |
| मूल्यांकनाचे वर्ष   | 2023  | जिल्हा                                    | ठाणे                                     | मूल्यांकन विभाग                                  | ठाणे                          |
| जिल्हा  | ठाणे  | मूल्यांकन विभाग                           | ठाणे                                     | जिल्हा मूल्यांकन विभाग                           | ठाणे                          |
| क्षेत्राचे नाव  | 7028-विभाग 18अ गावदेवी - मध्य रेल्वेच्या पश्चिमेकडील सर्व भाग<br>Kalyan/Dombivli Municipal Corporation सर्व्हे नंबर न भू क्रमांक सर्व्हे नंबर ॥   |   |  |  |                               |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.                                 | निवासी सदनिका   | कार्यालय                                  | दुकाने                                   | औद्योगिक   | मोकळ्यापट्टे पत्रक<br>शे मीटर |
| खुली जमीन   | 21700   | 63800                                     | 73100                                    | 85200  | 73100                         |
| बांधीव क्षेत्राची माहिती  | बांधीव क्षेत्र Built Up   | बांधीव क्षेत्राचे उंची                    | बांधीव क्षेत्राचे उंची                   | बांधीव क्षेत्राचे उंची                           | बांधीव क्षेत्राचे उंची        |
| बांधीव क्षेत्राची माहिती  | 47.678 चौ. मीटर   | 1.38 मी. ती                               | 1.38 मी. ती                              | 1.38 मी. ती                                      | 1.38 मी. ती                   |
| बांधीव क्षेत्राची माहिती  | आहे   | मिळकतीचा वापर - मिळकतीचे उंची - मजला -    | निवासी सदनिका 0 TO 23rd 1st To 4th Floor | मिळकतीचा प्रकार - बांधकामाचा दर - कार्टि क्षेत्र | बांधीव १६३६६००/- ३६७२३६ मीटर  |
| Sale Type - Resale  | First Sale Date - 16/06/2005  |   |  |  |                               |
| Sale/Resale of built up Property constructed after circular dt.02/01/2018 |   |   |  |  |                               |
| मजला निहाय घट/वाढ   | = 100 / 100 Apply to Rate= Rs.63800/-   |   |  |  |                               |
| घसा-पानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर                               | = ((वार्षिक मूल्यदर - खुल्या जमीनीचा दर) * घसा-पानुसार उंचीवारी) * खुल्या जमीनीचा दर  |   |  |  |                               |
|   | = ((63800-21700) * (100 / 100)) - 21700   |   |  |  |                               |
|   | = Rs.63800/-  |   |  |  |                               |
| A) मुख्य मिळकतीचे मूल्य   | = उरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र  |   |  |  |                               |
|   | = 63800 * 47.678  |   |  |  |                               |
|   | = Rs.3041728.8/-  |   |  |  |                               |
| B) लगतच्या गळीचे खुली बात्कनी क्षेत्र                                     | 4.53 चौ. मीटर   |   |  |  |                               |
| लगतच्या गळीचे खुली बात्कनी मूल्य  | = 4.53 * (63800 * 40/100)   |   |  |  |                               |
|   | = Rs.115605.6/-   |   |  |  |                               |
| Applicable Rates  | = 3, 9, 18, 19, 14  |   |  |  |                               |
| एकत्रित अंतिम मूल्य   | = मुख्य मिळकतीचे मूल्य - तक्रारचे मूल्य - मजलाद्वारे मजला क्षेत्र मूल्य - लगतच्या गळीचे खुली बात्कनी क्षेत्र - उरील गळीचे मूल्य - बांधीव बांधकामाचे मूल्य - खुल्या जमीनीवरील बांधकामाचे मूल्य - उगारलेले मिळकतीचे मूल्य - बांधीव बात्कनी - उगारलेले बांधकाम |   |  |  |                               |
|   | = A + B - C - D - E - F - G - H - I - J   |   |  |  |                               |
|   | = 3041728.8 - 0 - 0 - 0 - 0 - 115605.6 - 0 - 0 - 0 - 0  |   |  |  |                               |
|   | = Rs.315334/-   |   |  |  |                               |
|   | = ₹ एकतीस लाख सचायत्र हजार तीन शें चौतीस /-   |   |  |  |                               |

Home Print

कलम - ३

दल नं. १७६० | २०२४

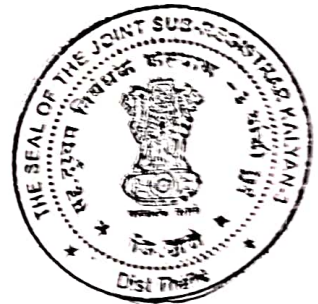
१ | ६२





|   |                    |
|---|--------------------|
| <b>Department of Stamp &amp; Registration, Maharashtra</b>  |                    |
| Receipt of Document Handling Charges  |                    |
| PRN 0224082303085   | Date 08/02/2024    |
| Received from JOINT SUB REGISTRAR, Mobile number 9858788888, an amount of Rs.1240/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R.Kalyan 3 of the District Thane. |                    |
| Payment Details   |                    |
| Bank Name IBKL  | Date 08/02/2024    |
| Bank CIN 10004152024020802931   | REF No. 2885381932 |
| This is computer generated receipt, hence no signature is required.   |                    |

|                |      |
|----------------|------|
| <b>कलम - ३</b> |      |
| दस्ता नं. १०८० | २०२४ |
| २४२            |      |



CHALLAN  
MTR Form Number-6



|                                     |                       |  |  |  |                       |
|-------------------------------------|-----------------------|--|--|--|-----------------------|
| 015264315202324E                    | BARCODE               | Date                                   | 08/02/2024-11:17:10                      | Form ID  | 25.2                  |
| Inspector General Of Registration   |                       | Payer Details                          |  |  |                       |
| Stamp Duty                          | TAX ID / TAN (If Any) |  |  |  |                       |
| Registration Fee                    | PAN No./If Applicable | ATQPK3092H                             |  |  |                       |
| KLN3_KALYAN NO 3 JOINT SUB REGISTRA | Full Name             | MOHAN ABA KULKAR                       |  |  |                       |
| THANE                               | Flat/Block No.        | SAJAN SHANTARAM HEIGHT FLAT NO 102 1ST |  |  |                       |
| 2023-2024 One Time                  | Premises/Building     | FLOOR                                  |  |  |                       |
| Account Head Details                |                       | Amount In Rs.                          |  | GAONDEVI DOMBIVALI WEST                            |                       |
| 01 Stamp Duty                       |                       | 297500.00                              | Road/Street                              |  |                       |
| 01 Registration Fee                 |                       | 30000.00                               | Area/Locality                            | THANE  |                       |
|                                     |                       |  | Town/City/District                       |  |                       |
|                                     |                       |  | PIN                                      | 4 2 1 2 0 2  |                       |
|                                     |                       |  | Remarks (If Any)                         | SHANTARAM  |                       |
|                                     |                       |  | PAN2=APLPM5317C-SecondPartyName=MADHUKAR |  |                       |
|                                     |                       |  | MHATRE-                                  |  |                       |
|                                     |                       |  | Amount In                                | Three Lakh Twenty Seven Thousand Five Hundred Rupe |                       |
|                                     |                       |  | Words                                    | es Only  |                       |
|                                     |                       | 27,500.00                              | FOR USE IN RECEIVING BANK                |  |                       |
| Bank Details                        |                       | Bank CIN                               | Ref. No.                                 | 69103332024020810985                               | 737902501             |
| Cheque-DD Details                   |                       | Bank Date                              | RBI Date                                 | 08/02/2024-11:19:30                                | Not Verified with RBI |
| DD No.                              |                       | Bank-Branch                            | IDBI BANK                                |  |                       |
| Bank                                |                       | Scroll No. , Date                      | Not Verified with Scroll                 |  |                       |
| Branch                              |                       | Mobile No. : 7021563594                |  |  |                       |

चलान - ३  
 दात क्र. १७५० | २०२४  
 ३ | ६२



Document ID :  
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 चालान केवल दस्तावेज निकायक कार्यालयत मोदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. मोदणी न करताल्याच्या दस्त्यासाठी सदर चालान लागू

*K.V. Datta*  
*Mohan A. Kulkar*  
 श्री. मो. मो. कुल्कार



**AGREEMENT FOR SALE**

ARTICLE OF AGREEMENT made and entered in to at Dombivli Dist. Thane this  
8 day of Feb 2024.

BETWEEN

MR. MADHUKAR SHANTARAM MHATRE age 62 years , Occupation : Business.  
 PAN NO. APLPM5317C,

Residing at : 8, Shantaram Mhatre CHS, Retibundar Cross Road. Opp. Nilkamal  
 Bungalow, Umeshnagar, Dombivli West 421202 hereinafter referred to as "THE LAND  
 OWNER"(which expression shall unless it be repugnant to the context or meaning thereof  
 mean and include his heirs, administrators and assigns) of the FIRST PART.

AND

1. MR. MOHAN ABA KULKAR , aged 59 years, PAN NO. ATQPK9092H. UID  
 NO. 6847 1624 8266

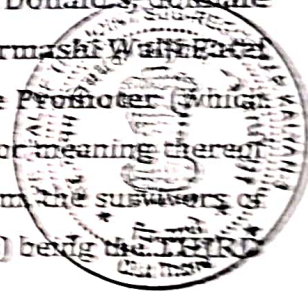
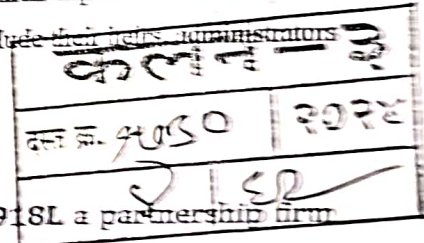
2. MRS. MANJIRI MOHAN KULKAR , aged 58 years, PAN NO. CBXPK5154M.  
 UID NO. 2962 2309 2757

Residing at : Room No. B/331, Jijamata Nagar , G.D. Ambedkar Marg, Bal Gopal  
 Mandal , Near Milan Industry , Kalachowki, Mumbai 400033

hereinafter referred to as "THE FLAT PURCHASER"(which expression shall unless it  
 be repugnant to the context or meaning thereof mean and include their heirs, administrators  
 and assigns) of the SECOND PART.

AND

M/S. TIRUPATI DEVELOPERS, Pan No AACFT9918L a partnership firm  
 having its office at : 1, Patel Apartment, Opposite Mac Donald's, Gokhale  
 Road, Naupada, Thane (W) through its partner Mr. Karmashir W. Patil  
 Age 60 Years. hereinafter called and referred to as the Promoter (which  
 expression shall unless it be repugnant to the context or meaning thereof  
 mean and include the partners constituting the said firm, the survivors of  
 them, their heirs, executors, administrators and assigns) being the FIRST  
 PART;



K. V. Derty

Patil

श्री. श्री. श्री. कुलकर्

AND WHEREAS Shri. Dattu Sajao Bhoir and others are the owners of all that piece and parcel of land lying, being and situate at village Gaondevi, Taluka Kalyan, District Thane, bearing Survey No. 1 Hissa No. 11 admeasuring 5600 sq. meters within the limits of Kalyan Dombivli Municipal Corporation, Taluka & Sub-Registration District Kalyan, District & Registration District Thane, and more particularly described in the First Schedule hereunder written (hereinafter referred to as 'the said land'.)

AND WHEREAS in accordance with the said permissions The Owners MR. DATTU SAJAO BHOIR, & Others, therein as The Owners, has assigned the development rights of the said property to M/S. TIRUPATI DEVELOPERS, of the Promoters/ Developers herein vide Development Agreement dt. 16/06/2005, which is registered with Sub-Registrar Kalyan 3 on under document No. 2514/2005 as well as Power of Attorney on the date 16/06/2005 which is registered with Sub-Registrar Kalyan 3 on under document No. 2515/2005 and there by acquired all the rights of construction of building on the said plot of land consisting of several Flat/Shop/ Office and all the rights to sell, transfer and/or dispose off in any other manner the various Flat/Shop/Office in the building proposed to be constructed by them on the said plot of land. The Owners also gave all rights to the Promoters/Developers to demand, accept/ receive amount of consideration i.e. sale price of various Flat/Shop/ Office from the various prospective purchasers of the respective Flat/Shop/Office and accordingly the Promoters/Developers herein have been put in

|            |           |
|------------|-----------|
| Kalyan - 3 |           |
| 2514/2005  | 2515/2005 |
| u          | u         |

... is not in a possible to develop the said land by themselves and therefore, she has expressed her intention to assign her rights of development in respect of the said land favor of the Builder.



... as such the Builder has decided to construct on the said the said property a new building of Ground + 7 Upper floors thereafter referred to as 'the said Building'. AND WHEREAS the Owner has entered into a standard agreement with an Architect registered with the Council of Architects; and such agreement is as per the agreement prescribed by the Council of Architects; the Builder has appointed a structural Engineer for the preparation of the structural design and drawing of the buildings and the Builder accepts the professional supervision of the Architect and the structural Engineer till the completion of the Building.

*[Handwritten signatures and dates]*  
 16.11.2005  
 16.11.2005



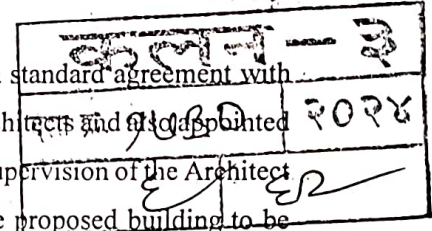
**AND WHEREAS** by virtue the Builder alone has the sole and exclusive right to sell the Flat in the said building to be constructed by the builder on the said land and to enter into agreement/s with the purchaser/s of the Flat and to receive the sale price in the respect thereof;

**AND WHEREAS** as demanded by the Flat Purchaser/s, the builder has given inspection to the Flat Purchaser/s of all the documents of title land relating to the said land they said construction permission and the plans, designs and specifications prepared by the Builder's Architect and of such other documents as are Specified under the Maharashtra Ownership Flats Regulation of the promotion of Construction, sale, management and transfer) Act 1963 (hereinafter referred to as "the said Act") and the rules made there under.

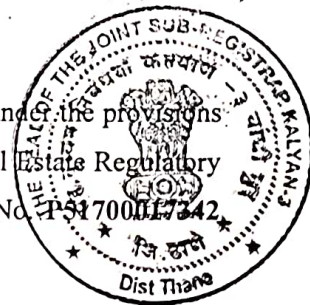
**AND WHEREAS** Searcher MAYUR N. SURTE, Searcher of the Promoters/Developers have investigated about the title of the Owners in respect of the said land and accordingly has issued the Title Certificate based on the Search Report dated 21/07/2018 of SHRI. MAYUR N. SURTE, who had taken searches for 3 years from 2016 to 2018

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

**AND WHEREAS** the Promoters/Developers have entered into a standard agreement with RACHANA ARCH, Architects registered with the Council of Architects and appointed a Structural Engineer and thereby have accepted the professional supervision of the Architect and Structural Engineer till the completion of construction of the proposed building to be constructed on the said land.



**AND WHEREAS** the Promoter has followed the requisite procedure under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority and the said authority has granted the registration bearing No. P51700017342 dated 07/08/2018.



**AND WHEREAS** during the course of sanction and approval the Promoter have intended to construct the building on the Plot No. B admeasuring 731.33 sq. meters and have accordingly obtained the building commencement certificate from the Kalyan Dombivli

*Handwritten signature*

*K.V. Bhat*

*श्री. ग. गी. ३००२*

Municipal Corporation under No. RDMP /NRV/BP/DV/CC /0005/18 dated 25.01.2018 for construction of building consisting of Ground (pt), Still (pt) plus First Floor to Fourth Floor plus Fifth Floor (pt), Sixth Floor (pt), Seventh Floor (pt) (Residential + Commercial) on Plot No. B admeasuring 731.33 sq. meters which is hereinafter called and referred to as the "said property" and more particularly described in the "first schedule" hereunder written.

AND WHEREAS further the Promoter has followed the requisite procedure for use of the land for non-agricultural purpose and in pursuance thereof to the letter issued Tahsildar under file No. Mahasul/F-2/Jaminabab/Vinisheluti/Mauje-Gavdevi/SR-110 /2016 dated 12.08.2016

AND WHEREAS in view of the above said circumstances, by an Agreement for Development dated 15/06/2005 executed between the said Owner of the one hand and M/S. TIRUPATI DEVELOPERS the Promoters/Developers herein on the other hand, the said owners have assigned to the Promoters / Developers all the rights of construction of building on the said plot of land consisting of several Plats/units and 35% rights to sell, transfer and /or dispose off in any other manner the various Plats/units in the building proposed to be constructed by them on the said plot of land and the said owners also gave all rights to the owners to demand, accept, receive money, consideration, sale price of various flats/units from the various prospective purchasers; of the respective Flats/units and Promoters/Developers herein have been put in possession of the said land.

AND WHEREAS as per the agreement dt. 15/06/2005 M/S. TIRUPATI has agreed as per development rights to give 35% of sanction F.S.I.

कराण्डा  
TO MR. SHARAD SHANTARAM MHATRE  
प्लॉट नं. २७३० ७०२४  
LAND WHEREAS

accordingly out of them an area admeasuring \_\_\_ sq. ft. built up has been allotted to the landlord MR. SHARAD SHANTARAM MHATRE,



now MR. SHARAD SHANTARAM MHATRE, desires to sale her flat purchased by purchaser.

AND WHEREAS as such by virtue of the said agreement dt. 15/06/2005 the Owner alone has the full and exclusive right to sell these abovementioned flats in the said building already constructed by the Builder on the said land and to enter into agreement/s with the purchaser/s of the flats and to receive the sale price in the respect thereof;

K.V. Pinto

श.श. म. म. म.

Shi. M. M.



AND WHEREAS the Purchaser on coming to know that the various flats under construction are offered for sale, expressed his/her/their desire to purchase and/or acquire on ownership basis on Flat bearing No. 102 on 1<sup>st</sup> floor, admeasuring 36.67 sq.mt. carpet plus Encl. Balcony Area 3.06 sq.mt. plus Open Balcony Area \_\_\_\_ sq.mt. and open terrace of 4.53 sq. metres in the building being known as/to be known as "SAJAN SHANTARAM HEIGHT" situated at - GAONDEVI, Dombivli (West) 421202 Taluka Kalyan, District Thane. together with all the amenities, fitting and fixtures as mentioned and more particularly described in the schedule (Amenities & specifications) hereunder written.

AND WHEREAS the price / consideration of the said flat is agreed to be Rs. 42,50,000/- ( Rupees Forty-Two Lakhs Fifty Thousand Only ) excluding the other charges and expenses mentioned in the various other clauses of this Agreement;

AND WHEREAS upon a request by the purchaser, the Owner has made a full and true disclosure of the nature of her title to the said land on which the proposed building is being constructed and has also given the purchaser inspection of the plans and specification of the said proposed building.

AND WHEREAS the purchaser has seen the site of the building & the work of construction of the said proposed building being progress and is satisfied with the quality of the work and has approved the same.

AND WHEREAS the owner agree to sell to the purchaser and the purchaser agree to purchase/acquire from the Owner the above said flat upon the terms and conditions hereinafter appearing.

|              |      |
|--------------|------|
| 102 - 102    |      |
| वे. सं. 9030 | 2028 |
| L            | ER   |

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

1. The builder has constructed the said proposed building as mentioned hereinabove accordance with the plans designs and specifications hereof sanctioned and approved by the concerned local authority with such variations & modifications as the owners may deem necessary and proper and as per the requirements and directions of the planning authority or body.



*[Handwritten signatures]*

*V. Bhat*

श्री. मं. मो. कुंठकर

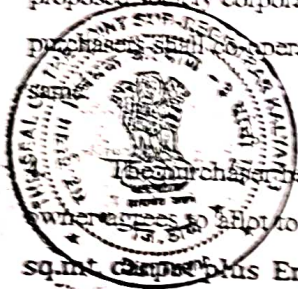
The Flat Purchaser's hereby accorded his/her consent as required under section 7 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters/Developers will be entitled to make any such alterations in the structure in respect of the Flat/Unit agreed to be purchased / Acquired by him /her and /or the structure of the building as may be necessary and/or expedient in the opinion of the architect/Engineer.

2. The Builders here agreed to observe, perform and comply with all the terms, conditions, stipulations and restriction, if any, which may have been imposed by the concerned planning authority at the time of sanctioning the said plan or thereafter & may, before handing over possession of the flat/unit to the purchaser, obtain from the concerned local authority occupation and/or completion certificate in respect of the said building in which the said flat is situated.

3. The builder hereby declares that the floor space index available in respect of the said land is as shown in the approved plan and that no part of the said floor space index has been utilized by the Owner elsewhere for any purpose whatsoever and in case any part of the said floor space index is utilized elsewhere, then the owner shall furnish to the purchasers all the particulars in respect of such utilization of the said floor space index by the owners. In case, while developing the said land, if the owners have utilized any floor space index of any other land or property by way of floating floor space index, then the particulars of such floor space index shall be disclosed by the owners to the purchaser. It is expressly agreed by and between

|                    |      |
|--------------------|------|
| कल्याण - ३         |      |
| फ.अ.र. (F.S. Di)   | २०२४ |
| दस्तावेज क्र. १३३० |      |
| २९                 |      |

the parties hereto that the residual of the said land or the layout not consumed will be available to the owners for all times and that they have exclusive right to utilize the same at any other property at their will without having required to pay any additional consideration to the proposed society corporate body of all the flat/ unit purchasers AND THA and the flat/unit purchasers shall cooperate the owners in this regard and shall not take any objection to the



The purchaser hereby agrees to purchase and/or acquire from the owner and the owner agrees to allot to said Flat bearing No. 102 on 1<sup>st</sup> floor, admeasuring 36.67 sq.mt. plus Encl. Balcony Area 3.06 sq.mt. plus Open Balcony Area \_\_\_\_\_ sq.mt. and open terrace of 4.53 sq. metres in the building being known as/to be known as "SAJAN SHANTARAM HEIGHT" situated at : GAONDEVI, Dombivli (West) 421202 Taluka Kalyan, District Thane.

श्री. सं. मो. कुकर  
L.V. Bhat  
[Signature]



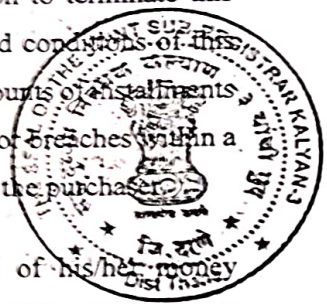
5. The Owner agree that she shall before handing over possession of the said flat to the purchaser on or before 30 June 2023 and in any event before execution of a conveyance of the said building together with the said land in favour of a corporate body to be formed by the purchaser of flats in the building to be constructed on the said land (hereinafter referred to as "The said society") make full and true discourse of the nature of their title to the said land as well as encumbrances, if any, including any right title, interest of claim of any part in or over the said land and shall, as far as possible, ensure that the said land is free from encumbrances and the owners have absolute, clear and marketable title to the said land so as to enable them to convey to the said society such absolute, clear and marketable title on the execution of a conveyance of the said land by owners in favour of the said society.

6.a) The purchaser agrees that she shall pay each of the installments hereinabove indicated on time as agreed and shall not commit any default. It is agreed that as fixed in clause No.4 of this agreement when any installment becomes due, the owners shall make demand of such due installments in writing and the purchaser shall make the payments to the owners at their office within 7 days from the receipt of such written communication. The purchaser agreed that his/her failure to pay the agreed installment on demand within the period of 7 days as treated stipulated hereinabove shall be treated as default on the part of a purchaser in which event the owners shall have option to rescind the present agreement which if exercised shall bring the present agreement to its end. In such event the purchaser shall be entitled to the refund money paid by him/her after deduction there from costs, charges and expenses such as legal charges for preparation and registration of proper cancellation Deed & other relevant documents, interest on unpaid installments, costs, charges and expenses in respect thereof, if any.


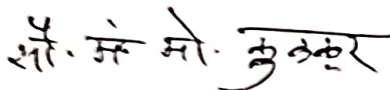
b) Provided always that the option or right of the owners hereinafter obtained of rescinding this agreement shall not be exercised by them unless and until the purchaser is given 15 days prior notice in writing by the owners of their intention to terminate this agreement mentioning therein specific breach or breaches of terms and conditions of this agreement and default on the part of the purchaser in payment of the amounts of installments and other outgoing and after giving opportunity to remedy such breach or breaches within a reasonable time of fifteen days from the date of receipt of the notice by the purchaser.

c) The purchaser agrees that he/she shall not claim a refund of his/her money immediately and shall be entitled to a refund only after a fresh booking of the said flat/unit by the owner. The owners agrees that in case this agreement is rescinded by them under

|           |      |
|-----------|------|
| 07/06/23  |      |
| ₹. 9030   | 2023 |
| Purchaser |      |



K.V. Butkar

this clause, they shall repay the purchaser his/her money on fresh booking of flat/unit.

d) It is hereby agreed that after the present agreement is rescinded for reasons stated in this clause, the owners shall have right to book the said flat /unit again to the other purchaser herein shall have no claim whatsoever of any / or over the said flat / unit.

e) After fresh booking of the said Flat/ unit, the owners shall inform the purchaser herein (who has committed a default) about the time and place to receive back his/her money.

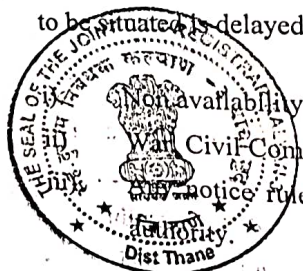
7. If the Owner elect not to exercise their option of rescinding the present agreement on account of any default committed by the purchaser as contemplated by clause 6 of this agreement, the purchaser agrees to pay the owners interest @ 18% per annum on the amounts which become due and payable by the purchaser to the promoter under this agreement from the date of the said amounts become due till the of due amount is paid AND THAT the purchaser hereby- agrees that the owners shall allocate the amount paid by him/her in such case first towards the interest due and remaining towards the installment portion.

8. The fixtures, fittings and amenities to be provided by the builder in the said building and the flat are those that are set out and more particularly described in Annexure attached hereto.

9. The Owner shall as full and final possession of the premises i.e. the said flat to the purchaser on execution of this agreement.

|  |      |
|--|------|
| कलन - ३  |      |
| दस्त क्र. १७५०   | २०२४ |
| PROVIDED that the owners shall be entitled to a reasonable extension of time for the delivery of flat on the aforesaid date, if the completion of the Building in which the flat |      |

to be situated is delayed on account of :



Non-availability of steel, cement, other building material water or electric supply, Civil Commotion or Act of God. Any notice, rule, notification of the Government and or other public companies.

10. The purchaser shall use her flat or permit the same to be used only for the purpose of residence or business as the case may be subject to terms, conditions, rules, regulations and bye-laws of the society and as a prudent user or occupier thereto.

दस्त क्र.

THE SEAL

Handwritten signatures and names at the bottom of the page, including 'K.V. Patel' and 'S.M. ...'.

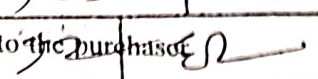


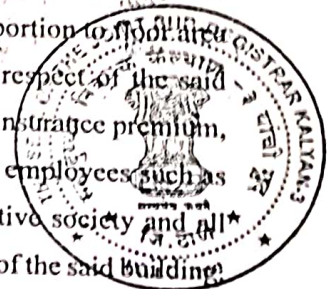
11. The purchaser hereby agrees that all the vacant spaces in the building and within the boundaries of the said property such as stilt, garages, parking spaces, terraces, etc. shall exclusively belong to the owners and that they have full right and authority to sell or assign the said vacant spaces to any person and receive consideration in respect of the same and he shall not take any objection for the same.

12. It is agreed that the purchaser along with other purchasers of flat in the building shall join in forming and registering the co-operative housing society to be known by such name as the owners may decide and for this purpose also from time to time sign and execute such deeds, documents, -applications, affidavits for registration purpose and /or form membership purpose and for framing the bye-laws of such society and shall return the same to the owners as and when demanded by the owners so as to enable the owner to society or organization of all the purchasers in the section 10 of the Maharashtra ownership flat (regulation of the promotion of construction, sale, management & Transfer) Act 1963 as hereinafter called and referred to as the said Act and the Maharashtra ownership flat (regulation of the promotion of construction, sale management & transfer) Rules, 1964 hereinafter called and referred to as the said rules and that the purchaser shall not be entitled to take any objection in any form regarding formation of such society or framing of the bye-laws thereof. It is agreed that the execution of all the necessary documents required for the formation and registration of a co-operative society shall be a precondition for occupation of the said flat by the purchaser.

13. Unless it is otherwise agreed to by and between the parties hereto, the promoters shall within 4 months of registration of the society as aforesaid cause to be transferred to the said society all the right, title and interest of the original owners in the said land together with building/s thereon by obtaining or executing the necessary conveyance of the said land together with building/s thereon in favour of such society and such conveyance shall be in keeping with the terms and conditions of this agreement.


14.A) Commencing a week after notice in writing is given by the owners to the purchaser that the said flat/unit, is ready for use & occupation, the purchaser shall pay regularly and punctually whenever demanded or not, at all times his/her share (i.e. in proportion to the area of the flat/unit) on the basis of municipal and revenue Assessment, in respect of the said Flat/Unit all outgoing such as rates, taxes, cess, dues, duties, imposition, insurance premium, maintenance charges, charges for common lights and repairs salaries of employees such as clerks, bill collectors, chowkidars, sweepers of the proposed co-operative society and all other expenses of and incidental to the management and the maintenance of the said building. The purchaser also agreed that he/she shall pay his/her proportionate share of water and electric charges whether demanded or not.

|   |      |
|---|------|
| महाराष्ट्र - ३  |      |
| दस्तावेज क्र. १७३०  | २०२४ |
|  |      |



K.V. Bhat



श्री. मं. श्री. 

B) It is agreed that so the said land with buildings thereon) promoter such proportionate share of outgoings as may be determined. The purchaser agrees that till the purchaser's share is so determined, he/she shall pay provisionally every month towards the aforesaid outgoings as his/her monthly contribution

C) The purchaser who is to be the flat/Unit holder agrees and undertakes to pay his/her proportionate share of the aforesaid charges and outgoings as the owners and the-provisional monthly contribution. regularly and punctually on or before the 5<sup>th</sup> day of each and every month in advanced and shall not withhold the same for whatsoever.

D) The Purchaser shall also deposit such other sums as deposits with the promoter may be called upon by the promoter. The deposits shall not carry interest and shall remain with the Owners until a Deed of conveyance is exerted in favor of the society or Corporate Body and the deposit shall then be paid over to the Society or Corporate Body as the case may be after deduction there from the actual expenses incurred in the account.

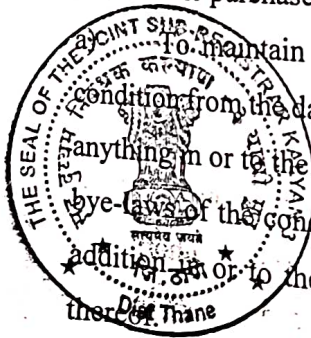
E) The Owner shall maintain an account in respect of various sums received from the Owners and the purchasers as advance or deposit and shall utilize amounts for the purpose for which they have been received.

|              |
|--------------|
| व            |
| दस्ता क्र. १ |

|                 |      |
|-----------------|------|
| करनाम           |      |
| दस्ता क्र. १७३० | २०२४ |
| १३              | ५२   |

At the time of registration the Purchaser shall pay his proportionate share of the duty and registration charges as per the provision of the Bombay Stamp Act, 1958 and the Society as the case may be.

16. The purchaser doth hereby covenant with the promoters as follows ;  
To maintain the Flat at the purchaser own cost in good maintenance and repair condition from the date of possession of the Flat is taken and shall not do or suffer anything in or to the building in which the Flat is situated or contrary to Rule 107 of the bye-laws of the concerned Local authority or any other authority or change addition in or to the building in which the Flat/Unit is situated and the Flat is situated in the Dist. Thane



b) Not to store in the flat any good which are of hazardous combustible nature or are so heavy so as to damage the construction /structure of the building in which the Flat is situated or strong of which goods is objected to by the concerned Local authority and shall not carry or cause to be carried heavy package on upper floors with

श्री. म. न. गुंडा



may damage or likely to damage the staircase, common passage or any other structure of the building in which the flat is situated or on account of negligence or default of the purchaser in this behalf, the purchaser shall be liable for the consequences of the breach.

e) To carry at his own cost all internal repairs to the said Flat and maintain the flat in the same condition, state and order in which it was delivered by the to the purchaser and shall not do or cause to be done anything in or to the building in which the Flat is to be done anything in or to the building in which the Flat is situated or contrary to 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 purchaser shall be responsible and liable for the consequence thereof to the concerned Local Authority and/ or other public Authority.

d) Not to demolish or cause to be demolish the Flat or any part thereof at any time make or cause to be made any addition or alternation of whatever nature in or to the Flat or any part thereof, not any alternation in the elevation and outside color scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains pipes in the flat and appurtenance thereto in good tenantable repair and condition and in particular so asto support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner damage to columns beams, walls slabs or R.C.C. pards or other structural members in the flat without the prior written permission of the Owners and /or the Society.

e) Not to do permit to be done any act or thing which may render void or voidable any insurance policy of the said land and whereby any increased premium shall become payable in respect of the insurance.

f) Not thrown dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat, in the compound or any portion of the said land the building in which the Flat is situated.

g) to pay to the Promoter and /or to the Society within 7 days of the demand by the Society his share of security deposit demanded by the concerned Local Authority or Government, Semi Government Authority for drinking water, electricity or any other service connection to the building in which Flat is situated.

h) To bear and pay increase in local taxes, water charge induce and such other levies, if any, which are imposed by the consumed local authority and/or Government and /or Public authority on account of change of user of the Flat by the Purchaser.

|                         |      |
|-------------------------|------|
| कलम - 3                 |      |
| 2020                    | 2028 |
| [Handwritten signature] |      |



*[Handwritten signatures and names]*  
 श्री. न. नो. दु. शर्मा

**THE FIRST SCHEDULE OF THE SAID LAND**

All that piece and parcel of land admeasuring 731.33 being denoted as **Plot B**, forming a part of land lying, being and situate at **village GAONDEVI, TALUKA KALYAN, DISTRICT THANE**, bearing **Survey No. 1, Hissa No. 11** admeasuring 5600 sq. metres within the limits of the KalyanDombivali Municipal Corporation and bounded as follows :

On or towards East :

On or towards West :

On or towards South :

On or towards North :

**THE SECOND SCHEDULE OF THE SAID FLAT**

Flat bearing No. 102 on 1<sup>st</sup> floor, admeasuring 36.67 sq.mt. carpet plus Encl. Balcony Area 3.06 sq.mt. plus Open Balcony Area \_\_\_ sq.mt. and open terrace of 4.53 sq. metres in the building being known as/to be known as "SAJAN SHANTARAM HEIGHT" situated at : GAONDEVI, Dombivli (West) 421202 Taluka Kalyan, District Thane.

|                |      |
|----------------|------|
| <b>कलन - ३</b> |      |
| दस्त क्र. १७३० | २०२४ |
| १८   ३२        |      |

*K.V. Patil*

*[Signature]*

श्री. गं. मो. *[Signature]*









## **Tirupati Developers**

1, Patel Apartment, Opp. Mcdonald's,  
Gokhale Road, Naupada, Thane (W) - 400 601

Date :

### **ALLOTMENT LETTER**

This is confirm that we have allotted Flat in the Building known as  
"SAJAN SHANTARAM HEIGHT Situated at Survey No. 1, Hissa No. 11,  
Village Gaondevi, Dombivli (West), Taluka Kalyan, Dist. Thane .

To MR. MADHUKAR SHANTARAM MHATRE

By Development Agreement dated 16/06/2005 The Said  
Development Agreement is duly Register in the office of Sub-Registrar  
Kalyan-3 bearing KLN—3- Doc No. 2514/2005 On 16/06/2005

#### **"SAJAN SHANTARAM HEIGHT"**

| FLAT NO     | FLOOR | AREA CARPET   |
|-------------|-------|---|
| Flat No 102 | First | 36.67 sq.mt. carpet plus Encl.<br>Balcony Aera 3.06 sq.mt. and<br>open terrace of 4.53 sq. metres |

|                |      |
|----------------|------|
| कलन - ३        |      |
| दस्त क्र. १०३० | २०२४ |
| २१             | ३२   |

M/S. TIRUPATI DEVELOPERS

*K.V. Patel*  
PARTNER







# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT

FORM 'G'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P51700017342

Project: SAJAN SHANTARAM HEIGHT, Plot Bearing / CTS / Survey / Final Plot No.: NEW SURVEY NO.1 HISSA NO 11 at DOMBIVLI, Kalyan, Thane, 421202;

1. Tirupati Developers having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 400607.

2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled 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 me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The registration shall be valid up to 30/06/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premnand Prabhu  
(Secretary, MahaRERA)  
Date: 15-02-2023 16:45:15

Dated: 15/02/2023

Place: Mumbai

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

|                 |      |
|-----------------|------|
| कलन - ३         |      |
| दस्त क्र. १ ७३० | २०२४ |
| २२/२            |      |





# सहायक न्यायाधीश एवं न्यायाधीश कार्यालय, कल्याण

आस. विभागीय कार्यालय, सीएम कम्प्लेक्स, कल्याण (१६)  
दूरध्वनी नं. ०२०-२२२७२१२२ व २२२७२१२३  
Email id - [judicial@kalyan.nyaya.nic.in](mailto:judicial@kalyan.nyaya.nic.in)

दिनांक १२/०६/२०१६

सहायक न्यायाधीश दिनांक १६/०६/१६

सहायक न्यायाधीश  
सहायक न्यायाधीश कार्यालय, कल्याण  
कल्याण (महाराष्ट्र)

विषय - सहायक न्यायाधीश पदाच्या जागीरिणीत १९९६ च्या कायदा १९९६  
नुसार सहायक न्यायाधीश व सहायक न्यायाधीश पदाच्या  
जागीरिणीत न्यायाधीश, कल्याण, दि. १६/०६/१६

सहायक न्यायाधीश (१९९६) कायदा - सहायक न्यायाधीश कार्यालय, कल्याण  
दूरध्वनी नं. ०२०-२२२७२१२२ व २२२७२१२३, दिनांक १६/०६/१६

| क्र.सं. | सहायक न्यायाधीश पदाच्या जागीरिणीत (१९९६) | सहायक न्यायाधीश पदाच्या जागीरिणीत (१९९६) |
|---------|--|--|
| १९९६    | १९९६                                     | १९९६                                     |

सहायक न्यायाधीश व सहायक न्यायाधीश पदाच्या जागीरिणीत १९९६ च्या कायदा १९९६ नुसार सहायक न्यायाधीश व सहायक न्यायाधीश पदाच्या जागीरिणीत न्यायाधीश, कल्याण, दि. १६/०६/१६

सहायक न्यायाधीश (१९९६) कायदा - सहायक न्यायाधीश कार्यालय, कल्याण दूरध्वनी नं. ०२०-२२२७२१२२ व २२२७२१२३, दिनांक १६/०६/१६

**कलना - ३**

सं. क्र. १५०/२०१६ २०१६

२६/६



सहायक न्यायाधीश पदाच्या जागीरिणीत १९९६ च्या कायदा १९९६ नुसार सहायक न्यायाधीश व सहायक न्यायाधीश पदाच्या जागीरिणीत न्यायाधीश, कल्याण, दि. १६/०६/१६



|  |  |  |  |                                     |
|--|--|--|--|-------------------------------------|
|  |  |  |  | ४०. लिलावाई विश्वनाथ पाटील          |
|  |  |  |  | ४१. पार्यतीबाई गोपीनाथ चौधरी        |
|  |  |  |  | ४२. गुरुनाथ गोविंद कडू              |
|  |  |  |  | ४३. विलास काळू जोशी                 |
|  |  |  |  | ४४. आशा उर्फ रोहीणी दत्तात्रय मिसाळ |
|  |  |  |  | ४५. उर्माला उर्फ कविता किशोर ठाकुर  |

- उपरोक्त विषयांकित जमीन भोगवटादार वर्ग १ ची असून गाव नमुना नं. ७/१२ चे इतर हक्का मध्ये कोणत्याही प्रकारचा दोजा अथवा भार दिसून येत नाही.
- उपरोक्त परिशिष्टात नमुद केल्याप्रमाणे जमीनीचा वर्ग दर्शविण्यात आलेला असून आज रोजीच्या गांव नमुना नं. ७/१२ चे भोगवटादारामध्ये वर परिशिष्टात नमुद केलेल्या खातेदारांची नावे दाखल आहेत.
- सदरची विनिश्चिती ही शासन निर्णय दिनांक २२/०१/२०१६ नुसार करणेत आलेली असून आपणा मार्फत विकास प्रस्ताव दाखल करणारे व्यक्ती/संस्था/कंपनी यांनी जमीनीचे आज रोजीचे ७/१२ नुसार असणारे भोगवटादार यांचे कडून कायदेशिररित्या विकासाचा हक्क प्राप्त करून घेतले असलेबाबतची खाजी प्रथम आपले स्तरावरून करणेत यावी.



प्रस्तुत प्रकरणी विकास परवानगी देण्यापूर्वी अथवा अंतिम मान्यता देणेपूर्वी जमीनीच्या फेरफारा बाबत / अनिलेखाबाबत कोणत्याही दिवाणी न्यायालयात किंवा इतर कोणत्याही रक्षम प्राधिकारी यांचे न्यायालयात दावा / अपिल सुरू नसलेबाबत जमीनमालक/विकासक यांचे कडून प्रतिज्ञापत्र आपले स्तरावर घेणेत यावे.

निवोजन प्राधिकरणास वरीलप्रमाणे विनिश्चिती कळविण्यात येत असली तरी, या प्रमाणपत्रान्वये भोगवटादार वर्ग - १ या धारणाधिकाराची विनिश्चिती करण्यात आलेली जमीन भविष्यात भोगवटादार वर्ग - २ या धारणाधिकाराची असल्याचे निष्पन्न झाल्यास त्यासाठी प्रचलित तरतूदी विचारात घेतल्यानंतर शासनाकडे नियमानुसार देय असणारी नजराण्याची व शासनास देय असलेली अन्य रक्कम विहित कार्यपध्दती अवलंबून संबंधित महसूल प्राधिका-याने मागणी केल्यास सदर रकमा शासनास जमा करणे ही संबंधित भोगवटादाराची जबाबदारी राहिल आणि हे संबंधित भोगवटादारास मान्य आहे, असे संबंधित भोगवटादार यांच्याकडून वंधपत्राच्या लिहून घेणे अनिवार्य राहिल.

कलन

दस्त क्र. १७३० २०२४

२५

पदाधिकारी

- सदर जमीन खाजगी वने संपादन कायदा, आदिवासी हस्तांतरण कायदा त्यादी कायद्याने बाधित होत नाही.
- तसेच विषयांकित जमीन कोणत्याही शासकिय विभाग अथवा पदाधिकारी यांच्याकडून घेतली जाऊ शकते.
- अधिसूचनेने/आरक्षणाने बाधित होत आहे, किंवा नाही याबाबतची खात्री आपल्या स्तरावर घेणेत यावी.
- विषयांकित जमीन भुसंपादनामध्ये येत आहे अगर कसे? याबाबत आपले स्तरावरून संबंधित नक्ष प्राधिकारी यांचे अभिप्राय घेणेत यावेत.
- सदर जमिनीबाबत नागरी जमीन (कमाल मर्यादा व विनियमन) अधिनियम १९७५ मधील तरतुदीबाबत, जी, कसम प्राधिकारी यांचे अभिप्राय आपले स्तरावर घेणेत यावेत.
- शासन निर्णय दिनांक २२/०१/२०१६ मधील निर्देशानुसार महाराष्ट्र जमीन महसूल संहिता, १९६६ चे कलन ४२ अ (१) (अ) व (ब) च्या अनुषंगाने ज्या कोणत्याही व्यक्तीला जमीनीच्या चापरामधील बदलास परवानगी देण्यात





(बांधकाम प्रारंभ प्रमाणपत्र)



कल्याण डोंबिवली महानगरपालिका, कल्याण प्रारंभ  
ऑफिस नं. १/नरवि/वाप/डोंबि/CC/0005/18  
कल्याण डोंबिवली महानगरपालिका, कल्याण  
दि. कि - 25/01/2018

प्रति,  
श्री. दत्तू सजन मोईर व इतर  
कु.मु.प.घा. श्री. करमशी डब्ल्यू. पटेल व श्री.मोहन प्रेभजी पटेल  
व्दारा- सौ. धनश्री राजेश भोसले (रचना आर्च) (वास्तु), डोंबिवली(पूर्व)  
स्थापत्य अभियंता - श्री. राजेश ठाकरे, डोंबिवली.

विवरण:- स.नं. ३५९(जुना), १(नविन), हि.नं.११, प्लॉट 'बी', मोजे-गांवदेवी, डोंबिवली (प.)  
येथे बांधकाम प्रारंभ करण्याच्या परवानगीव बत.

संदर्भ:- आपला क. SE5/GAO/0041/17-18, दि.24/07/2017 रोजीचा  
सौ.धनश्री भोसले (रचना आर्च)(वास्तु), डोंबिवली(पूर्व) यांचे मार्फत सादर केलेला अर्ज.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम १४ तसेच म.प्रा.व.नं.२ अधिनियम १९६६ चे कलम ४५ नुसार स.नं. ३५९(जुना), १(नविन), हि.नं.११, मोजे-गांवदेवी, डोंबिवली(प.) पैकी प्लॉट 'बी', ७३१.३३ चौ.मी. क्षेत्राच्या भूखंडावर १०८७.४७ चौ.मी. चढई क्षेत्राचा विकास करावयास मुंबई शहरी महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक २४/०७/२०१७ च्या अर्जास अनुसरून पुढील शर्तीस अधिनियम राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे रहिवास + वाणिज्य इमारतीच्या बांधकामाबाबत 'बांधकाम प्रारंभ प्रमाणपत्र' देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासदरुत कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.

इमारत - तळ(पै.), स्ट्रिक्ट(पै) + पहिला मजला ते चौथा मजला + पाचवा मजला(पै) + सहावा मजला(पै) + सातवा मजला ( रहिवास + वाणिज्य )

२५

नगररचनाकार (डों.वि.)

कल्याण डोंबिवली महानगरपालिका, कल्याण

- हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम/विकास करण्यास हक्क देत नाही.
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटाप्रमाणे करावे येईल.
- वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभितचे बांधकाम करण्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयात हस्तान्तरण तपासून घेऊन 'जाती पूर्णत्वाचा दाखला' देण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सादर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसेच बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वामुदारांक व आपल्या विरुद्ध नसावी याचेवर राहिल.
- नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल झाल्यास इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा व धित होत असल्यास इमारतीच्या बांधकामाबाबत आपलेवर राहिल.
- भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्य प्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- जागेत जून भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निवारण मालकांचे करणे आवश्यक राहिल.

|                                      |      |
|--------------------------------------|------|
| कलम - ३                              |      |
| दस्तावेज क्र. १५२०                   | २०१७ |
| बांधकाम/विकास करण्यास हक्क देत नाही. |      |
| ३०                                   | ६    |





- १३) सदर जागेत विहीन असल्यास तसेच
- १४) सदर जागेतून पाण्याचा नैसर्गिक प्रवाह होत असल्यास
- अथवा बंद करू नये
- १५) इतर प्रकारची पुकीची व अपूर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्र रद्द करणारा अधिकारी
- १६) बांधकामाचे साहित्य स्थापना करून घ्यावे अशा सूचना देण्यात आल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक आहे
- त्याकरीता नियमाप्रमाणे लागणारी एकत्रित (सिड) सात्यास त्यासह (सर्व्हा) भरावी लागेल तसेच निष्पत्ती
- १७) पत्तन भूखंडास पिण्याचे पाणी मा नगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक
- कंडो म. पा च्या पाणी पुरवठा विभागाकडून दिलेला निर्देशानुसार स्वतःच हाकणी बांधकाम करणे
- १८) सदर जागेत बांधकाम करण्याबाबत ११ पूर्वीचा परवाना असोय तर तो या बांधकाम प्रारंभ प्रमाणपत्राकडे
- संलग्न पावे
- १९) पाण्याचे व पावसाच्या पाण्याचा विना होणेकरिता महानगरपालिकेच्या मठारास तसेच पोसाडी पाण्याच्या
- वनेय बांधकामासाठी नळाचे कनेक्शन मिळवणार नाही त्यासाठी संबंधितांनी स्वतः बांधकामासाठी महापालिकेच्या
- २०) नकारात रस्तारूढीकरणाखाली दर्शिलेली जमीन तसेच अंतर्गत रस्ते, सार्वजनिक रस्त्यांच्या भाग समजवणारे
- भविष्यात रस्ता रुढीकरणासाठी जाग त्यामध्यास ती कंडो म. पा स विनामूल्य हस्तांतरित करावी लागेल.
- २१) रेडिअन प्रस्तावातील सर्व भूखंड रसे, खुल्या जागा, याची परतानवित नक्शाप्रमाणे जागेवर आखणी करावी
- करून घ्यावी व त्याचेकडील एमार्गिंग प्रोजेक्ट नकाराची पत्र, बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून
- सादर करावी
- २२) भूखंडातील विकास योजना रस्ते कंडो म. पा च्या सार्व. बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व घट्ट
- करून कंडो म. पालिकेस विनामूल्य हस्तांतरित करावे.
- २३) भूखंडातील आरक्षित भाग भरणे करू न व वाडेभित्तीचे बांधकाम करून रितसर नकाराचा व खरेदीखतास
- विनामूल्य हस्तांतरित करावे
- २४) जलनि सारण विभाग व मलनि सारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, कंडो म. पा
- कडील ना-हरकत दाखला बांधकाम नकारासह सादर कराना.
- २५) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अशक्त निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची
- आपणी राहिल
- २६) वरीलप्रमाणे सर्व ना-हरकत दाखल्यास इमारतीचे नकारात फेरबदल करणे आपणांचेर बंधनकारक होई
- २७) नकारात दाखविल्याप्रमाणे बांधकामात फक्त रहिवास + चांगिल्यसाठी उपयोग करवा.
- २८) भूखंडाचा पांदाच रस्ता पक्क्या स्वरूप त तयार कोल्याखेरीज बापर परताना मिळणार नाही.
- २९) बांधकाम पूर्णत्वाचा दाखला घेतल्याशि वाय इमारतीचा बापर सुरू करता येणार नाही. बांधकाम पूर्णत्वा घेतल्या
- वास्तुशिल्पकार व स्थापत्यविशारद यांचा विहित नमुन्यातील दाखल्यासह रितसर परताना सादर करण्यात ये
- ३०) ओल्या व सुवसा कचऱ्यासाठी स्वतः कचराकुंड्यांची व्यवस्था करावी.
- ३१) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे.
- ३२) तेन वॉटर हार्वेस्टिंगबाबत मा कार्यकारी अभियंता पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी
- आपणांचेर बंधनकारक राहिल
- ३३) प्रत्यक्ष जागेवर इमारतीचे बांधकाम चालू करणेपूर्वी बांधकाम मंजूरीचा फलक लक्षात आपणांचेर बंधनकारक हो
- ३४) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहण क
- ३५) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी 'उद्यान' विभागाकडील नाहरकत दाखला सादर करणे आपणांचेर बंधनकारक
- ३६) मा जिल्हाधिकारी ठाणे याचेकडील सनद बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी प्राप्त करून घेणे आपणांचेर बंधनकारक
- ३७) मा महामिळदार, कल्याण याचेकडील निदेशातील अटी आपणांचेर बंधनकारक राहतील.

दस क्र. १

|              |      |
|--------------|------|
| कल्याण       |      |
| दस क्र. १०५० | २०२४ |
| ३१           | ६२   |



व लेल्या अनधिकृत फेरबदलाबाबत आपण महाराष्ट्र शादेशिक व रस्ता

मुसा: दाखलपत्र गुटल्यास पाव राहाल.

कल्याण डोंबिवली महानगरपालिका





दस्तावेजाचा क्र. व वर्ष: 2514/2005

Thursday, June 16, 2005

2:18:09 PM

दुय्यम निबंधक: कात्याण 3

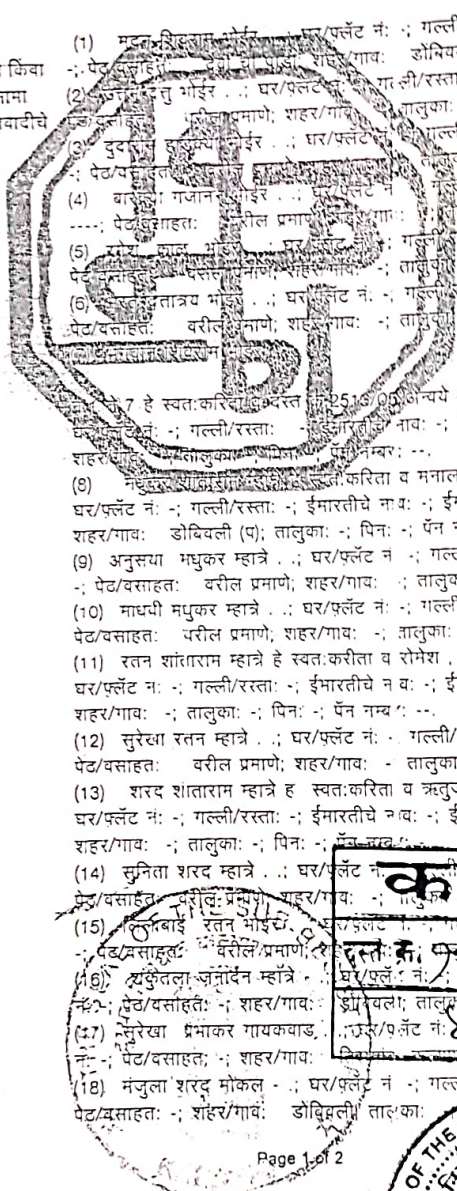
पॉथी 83 \*

Regn. 83 m e

### सूची क्र. दोन INDEX NO. II

गावाचे नाव : गांवदेवी

- (1) विलेखाचा प्रकार, नोंदवल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) नोंदवला रू. 15,800,000.00  
वा.भा. रू. 8,960,000.00
- (2) भू-नायन, फोटोहिस्ता व घरक्रमांक (असल्यास) (1) वर्णन: मौजे गांवदेवी मथिल जुना सर्वे नं.3/9/11, नयिन सर्वे नं.1/11,क्षेत्र 5600 चौ.मी.
- (3) क्षेत्ररूढ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज कतन देण्या-या पत्रकाराचे व संपूर्ण पत्ता नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
  - (1) मुदत विद्वाना मोदी घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (2) कृष्णराव तु भोईर घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (3) बुदबिसा वसुदेव भोईर घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (4) बालकृष्ण गजानन भोईर घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (5) रतन शांताराम म्हात्रे हे स्वतः करिता व मनाला, सर्वेश, मेघना यांचे अपाक पिता घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (6) शरद शांताराम म्हात्रे हे स्वतः करिता व ऋतुजा, सिमरन, सुजल यांचे अपाक घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (7) हे स्वतः करिता व रतन म्हात्रे हे स्वतः करिता व मनाला, सर्वेश, मेघना यांचे अपाक पिता घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (8) सुरेखा रतन म्हात्रे घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (9) अनुसया मधुकर म्हात्रे घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (10) माधवी मधुकर म्हात्रे घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (11) रतन शांताराम म्हात्रे हे स्वतः करिता व रोमेश, रोहित, रोहन यांचे अपाक म्हणून 0. घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (12) सुरेखा रतन म्हात्रे घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (13) शरद शांताराम म्हात्रे हे स्वतः करिता व ऋतुजा, सिमरन, सुजल यांचे अपाक घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (14) सुनिता शरद म्हात्रे घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (15) कृष्णबाई रतन भोईर घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (16) व्यंकटला-जगदीश म्हात्रे घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (17) सुरेखा प्रभाकर गायकवाड घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;
  - (18) मंजुला शरद मोकल घर/फ्लॅट नं. : गल्ली/रस्ता : -; ईमारतीचे नाव : -; ईमारत नं. : -; पेट/वसाहत : -; शहर/गाव : -; तालुका : -; पिन : -; पॅन नम्बर : -;



कलस-३  
 रस्ता नं. १७७/३० पिन नं. २४  
 ४/६/०५







|  |               |  |  |
|--|---------------|--|--|
| Date 08/02/2024-11:17:10                           |               | Form ID 25.2                                       |  |
| Payer Details                                      |               |  |  |
| TAX ID / TAN (If Any)                              |               |  |  |
| PAN No. (If Applicable)                            |               | ATQPK9092H   |  |
| Full Name  |               | MOHAN ABA KULKAR                                   |  |
| Flat/Block No.                                     |               | SAJAN SHANTARAM HEIGHT FLAT NO 102 1ST             |  |
| Premises/Building                                  |               | FLOOR  |  |
| Account Head Details                               | Amount In Rs. | Road/Street  |  |
|  | 297500.00     | GAONDEVI DOMBIVALI WEST                            |  |
|  | 30000.00      | Area/Locality                                      |  |
|  |               | THANE  |  |
|  |               | Town/City/District                                 |  |
|  |               | PIN  |  |
|  |               | 4  | 2 1 2 0 2  |
| Remarks (If Any)                                   |               |  |  |
| PAN2=APLPM5317C-SecondPartyName=MADHUKAR SHANTARAM |               |  |  |
| MHATRE-  |               |  |  |
| Amount In  |               | Three Lakh Twenty Seven Thousand Five Hundred Rupe |  |
| Words  |               | es Only  |  |
| 3,27,500.00  |               |  |  |
| FOR USE IN RECEIVING BANK                          |               |  |  |
| Bank Details                                       |               | IDBI BANK  |  |
| Cheque/DD Details                                  |               | Bank CIN   | Ref. No. 69103332024020810985 737902501            |
|  |               | Bank Date  | RBI Date 08/02/2024-11:19:30 Not Verified with RBI |
|  |               | Bank-Branch  | IDBI BANK  |
|  |               | Scroll No. , Date                                  | Not Verified with Scroll                           |
| Defacement Details                                 |               | Mobile No. : 7021563594                            |  |
| Defacement No.                                     |               | Defacement Date                                    |  |
| 0008073319202324                                   |               | 08/02/2024-15:20:35                                |  |
| Remarks  |               | Userid   | Defacement Amount                                  |
| [REDACTED]   |               | IGR126   | 30000.00   |



**CHALLAN**

दस्त क्र. 9030      2024

ye er



02/2024 3 20 39 PM

दिनांक १७/०२/२०२४  
करारनामा

पक्षकाराचे नाव व पत्ता

ना. मधुकर शांताराम म्हात्रे -  
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शांताराम म्हात्रे सी  
पंच पंग. ब्लॉक नं. ८, रोड नं: रेतीवंतर ब्रॉग रोड नीलकमल  
बंगला मयोर उमेश नगर डोंबिवली प. , महाराष्ट्र, ठाणे.  
पिन नंबर: APLPM5317C

पक्षकाराचा प्रकार

विहून वेणार  
वय :- 62  
स्वाक्षरी:-

आयाचित्र



ठसा प्रमाणित



ना. माधवना देणार - मेरग निरुपती डेव्हलपर्स यांच्या तर्फे  
भागीदार कर्मश्री वाळजी पटेल -  
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पटेल अपार्टमेंट ,  
ब्लॉक नं: 1 , रोड नं: मक डोनाल्डस , गोखले रोड, मीपाडा , ठाणे  
पश्चिम , महाराष्ट्र, ठाणे.  
पिन नंबर: AACFT9918L

विहून वेणार  
वय :- 60  
स्वाक्षरी:-



ना. मोहन आया कुळकर -  
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रुम नं.  
बी/331, रोड नं: जिजामाता नगर जी डी आंबेडकर मार्ग  
बाबुगोपाल मंडळ मिलन इंडस्ट्री जवळ काळाचीकी मुंबई , महाराष्ट्र,  
मुम्बई.  
पिन नंबर: ATQPK9092H

विहून वेणार  
वय :- 59  
स्वाक्षरी:-



ना. मजिरी मोहन कुळकर -  
पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रुम नं.  
बी/331, रोड नं: जिजामाता नगर जी डी आंबेडकर मार्ग बाबु  
गोपाल मंडळ मिलन इंडस्ट्री जवळ काळाचीकी मुंबई , महाराष्ट्र,  
मुम्बई.  
पिन नंबर: CBXPK5154M

विहून वेणार  
वय :- 58  
स्वाक्षरी:-



रखोवत करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
दिनांक ०८ / ०२ / २०२४ ०३ : २३ : १८ PM

दस्तावेज अग्रे निवेदीन करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता

ना. अशोक नारायण नाईक -  
वय: 62  
पत्ता: वरळी कोळीवाडा मुंबई  
पिन कोड: 400030

स्वाक्षरी

आयाचित्र



ठसा प्रमाणित



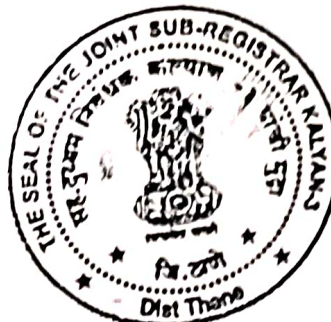
ना. ईश्वरभाई प्रेमजी पटेल -  
वय: 62  
पत्ता: ठाणे  
पिन कोड: 400604

स्वाक्षरी



दिनांक ०८ / ०२ / २०२४ ०३ : २४ : ३१ PM

दिनांक ०८ / ०२ / २०२४ ०३ : २५ : ३६ PM नोंदणी पुस्तक: १ मध्ये  
Sub-Registrar Kalyan 3





गावाचे नाव : गांवदेवी

करारनामा

4250000

3157500

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: , इतर माहिती: विभाग क्र 7/28 दर 63800/- मौजे गावदेवी येथील सर्वे नं 1 हिस्सा नं 11 यावरील सजन शांताराम हाइट विल्डींग मधील मदनिका नं 102 पहिला मजला क्षेत्र 36.67 चौ मीटर कारपेट +3.06 एन्क्लोज वाल्कनी एरिया + 4.53 चौ मीटर ओपन टेरेस( ( Survey Number : 1 ; HISSA NUMBER : 11 ; ) )

1) 36.67 चौ.मीटर

1): नाव:-मधुकर शांताराम म्हात्रे -- वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शांताराम म्हात्रे मी एच एस , ब्लॉक नं: 8, रोड नं: रेतीवंदर क्रॉस रोड नीलकमल बंगल्या समोर उमेश नगर डोंबिवली प. ,

महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-APLPM5317C

2): नाव:-मान्यता देणार - मेसर्स तिरुपती डेव्हलपर्स यांच्या तर्फे भागीदार करमशी वालजी पटेल -- वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पटेल अपार्टमेंट , ब्लॉक नं: 1 , रोड नं: मक डोनाल्डस , गोखले रोड, नौपाडा ,ठाणे पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AACFT9918L

1): नाव:-मोहन आवा कुळकर -- वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. वी/331, रोड नं: जिजामाता नगर जी डी आंबेडकर मार्ग बालगोपाल मंडळ मिलन इंडस्ट्री जवळ काळाचौकी मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:-ATQPK9092H

2): नाव:-मंजिरी मोहन कुळकर -- वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. वी/331, रोड नं: जिजामाता नगर जी डी आंबेडकर मार्ग बालगोपाल मंडळ मिलन इंडस्ट्री जवळ काळाचौकी मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400033 पॅन नं:-CBXPK5154M

08/02/2024

08/02/2024

1730/2024

297500

30000

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

*(Handwritten Signature)*

सह.दुय्यम निबंधक ३ कल्याण क्र.३



SBI



Mohan Aba Kulkar


Junior Associate

मोहन आबा कुळकर


कनिष्ठ सहकारी



भारत सरकार  
GOVERNMENT OF INDIA



मोहन आबा कुलकर  
Mohan Aba Kulkar  
जन्म वर्ष / Year of Birth : 1964  
पुरुष / Male




6847 1624 8266

आधार - सामान्य माणसाचा अधिकार

*[Handwritten signature]*

भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पत्ता S/O आबा कुलकर, कमरे न  
बी/३३१, जिजामाता नगर, ग द अंबेकर  
मार्ग, बाल गोपाल मंडळ, मिलन इंडस्ट्रीयल  
अवळ, काळाचोकी, मुंबई, महाराष्ट्र,  
400033

Address: S/O Aba Kulkar, room no  
B/331, jijamata nagar,  
g d ambekar marg, bal gopal  
mandal, near milan industry,  
kalachowki, Mumbai,  
Maharashtra, 400033

1947  
1800 180 1947

help@uidai.gov.in


www.uidai.gov.in

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


Verified With Original

*[Handwritten signature]*  
Koushik Dutta  
Assistant Manager  
H... (FORT)

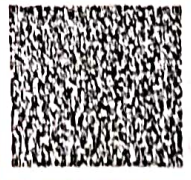
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ATQPK9092H



नाम / Name  
MOHAN ADA KULKAR

पिता का नाम / Father's Name  
ABA VISHNU KULKAR

जन्म की तारीख /  
Date of Birth  
01/06/1964

3007201R

*[Handwritten signature]*

*[Handwritten signature]*



भारत सरकार  
GOVERNMENT OF INDIA



मंजिरी मोहन कुळकर  
Manjiri Mohan Kulkar

जन्म वर्ष / Year of Birth 1965  
स्त्री / Female



2962 2309 2757

आधार - सामान्य माणसाचा अधिकार

सौ. मं. मो. कुळकर



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता W/O मोहन कुळकर, रूम नं  
बी/३३१, जिजामाता नगर, ग.द.आंबेकर  
मार्ग, बाळ गोपाळ मंडळ, मिलन इंडस्ट्रीयल  
जवळ, काळाचौकी, मुंबई, महाराष्ट्र.  
400033

Address: W/O Mohan Kulkar,  
room no B/331, jijamata nagar,  
g.d.ambekar marg, bal gopal  
mandal, near milan industry.  
kalachowki, Mumbai.  
Maharashtra, 400033

1947  
1800 180 1947

help@uidai.gov.in

www  
www.uidai.gov.in

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

Verified With Original

Koushik Dutta  
Assistant Manager  
P.F. No. 5693772  
HLST-South Mumbai (RBO-FORT)

आयकर विभाग  
INCOME TAX DEPARTMENT  
MANJIRI MOHAN KULKAR



भारत सरकार  
GOVT. OF INDIA

सौ. मं. मो. कुळकर



आयकर विभाग

INCOME TAX DEPARTMENT

MANJIRI MOHAN KULKAR

DATTARAM GHADI

10/12/1965

Permanent Account Number

CBXPK5154M

मं. मो. कुलकर्णी

Signature



भारत सरकार

GOVT. OF INDIA

