

Ghatsdoper : manglukh sub. SSL 8692875069

(shetty)

PH 8

B/405

Gopal Jha

78/2508

Wednesday, February 21, 2024
12:31 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 2771 दिनांक: 21/02/2024

गावाचे नाव: खरवई
दस्तऐवजाचा अनुक्रमांक: उहून2-2508-2024
दस्तऐवजाचा प्रकार : करारनामा
नादर करणाऱ्याचे नाव: गोपाल सुरजकांत झा

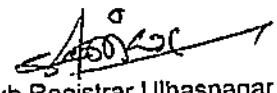
नोंदणी फी
दस्त हानाळणी फी
पृष्ठांची संख्या: 68

रु. 30000.00
रु. 1360.00

एकूण:

रु. 31360.00

आपणास मूळ दस्त, थंयनेल प्रिंट, सूची-२ अंदाजे
12:51 PM ह्या वेळेस मिळेल.


Sub Registrar Ulhasnagar 2
सह दुय्यम निबंधक वर्ग-२

उल्हासनगर-२

बाजार मूल्य: रु.3067000 /-
मोबदला रु.3325000/-
भरवलेले मुद्रांक शुल्क : रु. 199500/-

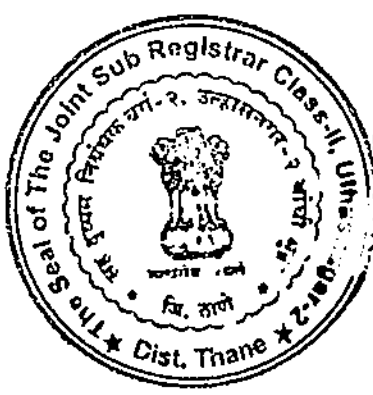
- 1) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015951362202324E दिनांक: 21/02/2024
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु.1360/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224215204070 दिनांक: 21/02/2024
बँकेचे नाव व पत्ता:

गोपाल झा

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202402162024	16 February 2024 11:34:52 AM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका अंबरनाथ				
उप मूल्य विभाग	8/18-ई-2) खरवई गावातील उर्वरीत सर्व मिळकती				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर न भू क्रमांक	सर्व्हे नंबर#41		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
9730	49500	53200	61800	53200	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	61.941 चौ मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	बांधीव
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वग .	0 (0) वर्ग	बांधकामाचा दर.	Rs 25289/-
उद्दवाहन सुविधा .	आहे	मजला .	1st To 3rd Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट वाढ	= 100 / 100 Apply to Rate = Rs 49500/-				
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा.यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((49500*9730) * (100 - 100)) + 9730) = Rs 49500/-				
1) मुख्य मिळकतीचे मूल्य	- वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 49500 * 61.941 = Rs 3066079.5 -				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	* मुख्य मिळकतीचे मूल्य * तळघराचे मूल्य * भेड्ढेनाईन मजला क्षेत्र मूल्य * लगतच्या गच्चीचे मूल्य (खुली बात्कनी) * वरील गच्चीचे मूल्य * बंदिस्त वाहन तळाचे मूल्य * खुल्या जमिनीवरील वाहन तळाचे मूल्य * रंगारती भोवतीच्या खुल्या जागेचे मूल्य * बंदिस्त बात्कनी * स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3066079.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 3066080/- = ३ तीस लाख सहासष्ट हजार ऐंशी /-				

Home Print

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२



उल्हासनगर-२
२५०५ २०२४
१ ६६



CHALLAN
MTR Form Number-6



GRN	MH315951362202324E	BARCODE	[Barcode]		Date	21/02/2024-11:13:32	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR			Full Name	MS SHREE DEVELOPERS			
Location	THANE							
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 405 WING B TULSI AANANTA			
	Account Head Details		Amount In Rs.	Premises/Building				
0030046401	Stamp Duty		199500.00	Road/Street	KHARWAI			
0030063301	Registration Fee		30000.00	Area/Locality	TAL AMBERNATH			
				Town/City/District				
				PIN		4	2	1 5 0 3
				Remarks (If Any)	SecondPartyName=GOPAL SURJKANTT JHA~			
				Amount In	Two Lakh Twenty Nine Thousand Five Hundred Rupees			
Total			2,29,500.00	Words	Only			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
	Cheque-DD Details			Bank CIN	Ref. No.	69103332024022113016 2854756480		
Cheque/DD No.				Bank Date	RBI Date	21/02/2024-11:14:17 Not Verified with RBI		
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. . Date	Not Verified with Scroll			

Department ID :

Mobile No. : 0000000000

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

संदर्भ चालान केवल दृश्यम निराधारक कार्यालयों में नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालान लागू नाही.



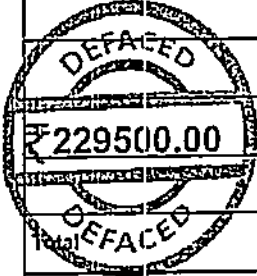
उह न - २
२५०५ २०२४
२ १ ६



CHALLAN
MTR Form Number-6



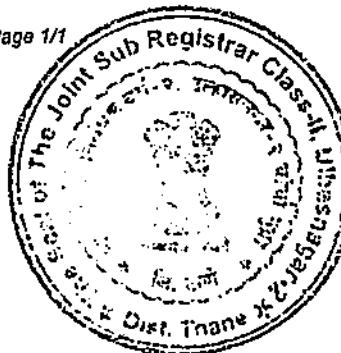
GRN	MH015951362202324E	BARCODE	[Barcode]		Date	21/02/2024-11:13:32	Form ID	25.2			
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)						
Office Name ULH2_ULHASNAGAR 2 JT SUB REGISTRAR					Full Name		MS SHREE DEVELOPERS				
Location THANE					Flat/Block No.		FLAT NO 405 WING B TULSI AANANTA				
Year 2023-2024 One Time					Promises/Building						
Account Head Details				Amount in Rs.		Road/Street		KHARWAI			
0030046401 Stamp Duty				199500.00		Area/Locality		TAL AMBERNATH			
0030063301 Registration Fee				30000.00		Town/City/District					
						PIN		4 2 1 5 0 3			
					Remarks (If Any)		SecondPartyName=GOPAL SURJKANTT JHA-				
				Amount In		Two Lakh Twenty Nine Thousand Five Hundred Rupees					
				2,29,500.00		Words		Only			
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK						
Cheque/DD Details					Bank CIN		Ref. No.		69103332024022113016		2854756480
Cheque/DD No.					Bank Date		RBI Date		21/02/2024-11:14:17		Not Verified with RBI
Name of Bank					Bank Branch		IDBI BANK				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				



Department ID : Mobile No. : 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दृश्यम निरासक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-78-2508	0308426717202324	21/02/2024-12:31:25	IGR129	30000.00
2	(IS)-78-2508	0008426717202324	21/02/2024-12:31:25	IGR129	199500.00
Total Defacement Amount					2,29,500.00



वर्ष - २	
२५०८	२०२४
३	२

Ward No. : 8/18
Village : Kharwai
Actual Value : Rs. 33,25,000
Market Value : Rs. 30,67,000/-

AGREEMENT FOR SALE
THIS AGREEMENT MADE AT BADLAPUR
ON THIS 21ST DAY OF FEB 2024

B E T W E E N

M/s. Raj Group, a partnership firm, having its office at 6, Guru Ashray, Katrap-MIDC Road, Badlapur (E), Taluka Ambarnath, District Thane, through its partner **Mr. Sanjay Atmaram Patel**, hereinafter called and referred to as the Owner (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said firm, all its partners, or partners for the time being of the said firm jointly and severally and the survivor/s of them and their respective heirs, executors and assignees) being the Party of the First Part.

AND

M/s. Shree Developers, a partnership firm, having its office at G-704, Tulsi Aangan Cooperative Housing Society Limited, Katrap Road, Kulgaon, Badlapur (East), District Thane through its Partner **Mr. Meet Dinesh Patel** 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 said firm, all its partners, or partners for the time being of the said firm jointly and severally and the survivor/s of them and their respective heirs, executors and assignees) being the Party of the Second Part.

A N D

Mr. Gopal Surjkanth Jha aged about 48 years, occupation **Service**, **Ms. Rupam Gopal Jha** aged about 27 years, occupation **Service**, residing at - **Amar Nagar, Darga Road Mulund Colony, Mumbai-400082**, hereinafter called and referred to as the Purchaser (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her heirs, executors, administrators and assigns) being the Party of the Third Part;

WHEREAS the Owner owns and possesses and / or well and sufficiently entitled to all that piece and parcel of land lying being and situate at village Kharwai, Taluka Ambarnath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing

Survey No.	Hissa No.	Area sq. mts.
41	2/2	5100

and the Promoter have acquired the said land bearing Survey No. 41/2/2 admeasuring 5100 sq. metres under the Deed of Conveyance dated 15.10.2015 registered at the office of Sub-Registrar of Assurances at Nhasnagar-2 under serial No. 9836/2015 from **Shri Abdul Majid Ebrahim Shaikh** and others and the said land stands mutated in the name of the Owner under mutation entry No. 1094 as the owner thereof and the said land hereinafter called and referred to as the Property No. I.

AND WHEREAS the Owner owns and possesses and / or well and sufficiently entitled to all those pieces and parcels of land lying being and situate at village Kharwai, Taluka Ambarnath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing

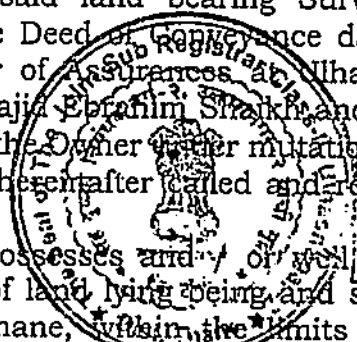
Survey No.	Hissa No.	Area sq. mts.
41	3	400

[Signature]

[Signature]

[Signature]

[Signature]



2406 2024

and the Owner has acquired the said land bearing Survey No. 41/3 admeasuring 400 sq. metres by and under Deed of Conveyances dated 05.11.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 9840/2015 from Smt. Hawabi Ahmed Shaikh and others and the said land stands mutated in the name of the Owner under mutation entry No.1091 as the owner thereof and the said land hereinafter called and referred to as the Property No. II. AND WHEREAS the Owner own and possess and / or well and sufficiently entitled to all those pieces and parcels of land lying being and situate at village Kharwai, Taluka Ambarnath, District Thane, within the limits of the Kulgaon Badlapur

Municipal Council bearing

Survey No.	Hissa No.	Area sq. mts.
41	4	530

and the Owner has acquired the said land bearing Survey No. 41/4 admeasuring 530 sq. metres by and under Deed of Conveyances dated 21.10.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 9324/2015 from Abdul Majid Ibrahim Shaikh and others and the said land stands mutated in the name of the Owner under mutation entry No.1111 as the owner thereof and the said land hereinafter called and referred to as the Property No. III.

AND WHEREAS by an Agreement for Joint Venture dated 17.11.2020, the Owner and the Promoter have mutually agreed to carry out the development on the said property thereby using, utilising and consuming the maximum potentiality of Floor Space Index along with all increases and incentives therein as may be sanctioned and approved by the municipal authorities from time to time on the terms and conditions as inter-alia provided and envisaged therein and accordingly the Promoter herein is well and sufficiently carry out the joint development together with the right to develop the same by way of carrying out the entire scheme of construction of buildings and structures as may be sanctioned and permitted by the Town Planning Authorities thereby using, utilizing and consuming the maximum potentiality of floor space index, transferable development rights, staircase floor spaces and other permitted increases from time to time till the completion of the said scheme of construction and its conveyance in favour of the cooperative housing society or corporate body as the case may be.

AND WHEREAS the Owner and the Promoter with the intention to construct the building have amalgamated the Property No. I, Property No. II and Property No. III totally admeasuring 6030 sq. metres and have obtained the building commencement certificate from Kulgaon Badlapur Municipal Council under No. KBMP/NRV/BP/2096/2020-2021 unique No.95 dated 08.03.2021 which comprises of

Survey No.	Hissa No.	Area sq. mts.
41	2/2	5100
41	3	400
41	4	530
Total →		6030

AND WHEREAS the sanction accords the permission for construction of :

Building Wing "A" - Stilt Plus Eleven Upper Floors

Building Wing "B" - Stilt Plus Fourteen Upper Floors

AND WHEREAS the Owner and the Promoter have clearly brought to the notice, knowledge of the Purchaser and have disclosed to the Purchaser that on the land bearing Survey No. 40, Hissa No. 2, admeasuring 2350 sq. metres of Village Kharwai, being in the vicinity of the said property, the Owner intends to avail from the Promoter herein and the Promoter herein and the Promoter agreed to construct the infrastructural and recreational facility on such property as shown on the plan annexed hereto by Red colour and that the membership of such infrastructural and recreational facility shall be provided to the Purchaser and such membership will be availed by the Purchaser from and through the Promoter herein and the Purchaser shall always abide by the rules and regulations as laid down by M/s. Shree Developers and/or their transferee / agency and that the Purchaser herein along with the other purchasers shall be liable and responsible to pay and contribute the proportionate charges, expenses, levies and outgoings thereto from

[Handwritten signatures and marks]

other Promoter in the vicinity of such land without any recourse and consideration to the Purchaser herein and further the M/s. Shree Developers and/his nominees and transferee shall be well and sufficiently entitled to obtain the developmental benefits and construction thereon as may be sanctioned by the concerned town planning authority as they may be deem fit and proper. The Purchaser herein shall expressly and irrevocably become the member of such infrastructural and recreational facilities and such facilities is and shall be open to the Purchasers of the flats and units in and around the vicinity of the said land and the scheme of construction and further M/s. Shree Developers shall be entitled to grant the membership to any persons of their own choice and as they may deem fit and proper.

AND WHEREAS the Promoter intend to avail credit facilities and construction loan and assistance from the banks and financial institution by creating charge and mortgage on the said property and/or the construction to be carried out thereon

AND WHEREAS the Promoter have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase floor space index and all other permissible floor space index to be used and utilized on the said property as may be granted by the Kulgaon Badlapur Municipal Council from time to time and further the Promoter has given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed buildings to be constructed on the said property and the Promoter intended to avail additional Floor Space Index as per the provisions of Unified Development Control and Promotion Regulation on the said property.

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

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/ her consent, the Purchaser is offered a flat bearing No. 405 carpet area admeasuring 49.61sq. meters, balcony area 6.70 sq. meters, on 4th floor in Wing B of the scheme of construction known as "Tulsi Aananta" (herein after referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written.


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

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

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

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





1 अतिरिक्त प्रमाण

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Owner, 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 Owner to the project land on which the premises are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

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

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

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Owner and the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

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

AND WHEREAS the Purchaser has applied to the Promoter for allotment of flat bearing No. 405 carpet area admeasuring 49.61sq. meters, balcony area 6.70 sq. meters, on 4th floor in Wing B of the scheme of construction known as "Tulsi Aananta" being constructed on the said property described in the Schedule hereunder written being the said premises.

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

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

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

AND WHEREAS the 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. R51700048896 dated 24/01/2023 authenticated copy is attached in Annexure E.

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

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.

श्रीमान् श्री रुपय्य

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

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

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

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

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

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

AND WHEREAS the Purchaser has applied to the Promoter for allotment of flat bearing No. 405 carpet area admeasuring 49.61sq. meters, balcony area 6.70 sq. meters, on 4th floor in Wing B of the scheme of construction known as "Tulsi Aananta" being constructed on the said property described in the Schedule hereunder written being the said premises.

AND WHEREAS the carpet area of the said premises is 49.61 square meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said premises for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.

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

AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs.51,000/- (Rupees Fifty One Thousand Only) being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment for Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing

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

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

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and

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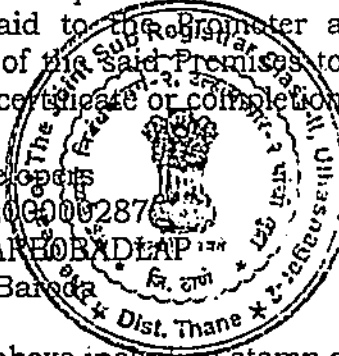
specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

1(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being flat bearing No. 405 carpet area admeasuring 49.61sq. meters, balcony area 6.70 sq. meters, on 4th floor in Wing B of the scheme of construction known as "Tulsi Aananta" (hereinafter referred to as "the Premises") as shown in the Floor plan thereof hereto annexed and marked Annexure D for the consideration of Rs.33,25,000/-(Rupees Thirty Three Lakh Twenty Five Thousand Only) including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1(b) The Purchaser has agreed and assured to pay the total consideration of Rs.33,25,000/-(Rupees Thirty Three Lakh Twenty Five Thousand Only) to the Promoter in the following manner -

- i) 10% paid as advance payment or application fee at the time of execution of this agreement.
- ii) 35% to be paid to the Promoter on completion of the Plinth of the building in which the said Premises is situated.
- iii) 07% to be paid to the Promoter on completion of 2nd slabs of the building in which the said Premises is situated.
- iv) 06% to be paid to the Promoter on completion of 6th slabs of the building in which the said Premises is situated.
- v) 06% to be paid to the Promoter on completion of 10th slabs of the building in which the said Premises is situated.
- vi) 06% to be paid to the Promoter on completion of 14th slabs of the building in which the said Premises is situated.
- vii) 05% to be paid to the Promoter on completion of brick work & internal plaster of the said premises.
- viii) 05% to be paid to the Promoter on completion of external plaster of the said premises.
- ix) 05% to be paid to the Promoter on completion of flooring work, of the said premises.
- x) 10% to be paid to the Promoter on completion of plumbing & electric work of the said premises.
- xi) 05% to be paid to the Promoter at the time of handing over of the possession of the said Premises to the Purchaser on or after receipt of occupancy certificate or completion certificate.

M/s. Shree Developers
A/C No: 3296020000287
IFSC CODE : BARB0BADIAP
Bank : Bank of Baroda



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1(c) The Total Price above including stamp duty, registration and excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Services Tax, and cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the said premises.

1(d) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to

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

- 1(e) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ ---% per annum for the period by which the respective installment has been pre-pone. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/ withdrawal, once granted to the Purchaser by the Promoter.
- 1(f) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3 percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1 of this Agreement.
- 1(g) The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/ demand/direct the Promoter to adjust his payments in any manner.
- 2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the premises to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the premises.
- 2.2. Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 hereof (above "Payment Plan").
3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 6030 square meters only and Promoter has planned to utilize Floor Space Index of 1.67 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 2.0 as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said premises based on the proposed construction and sale of premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

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

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

Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

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

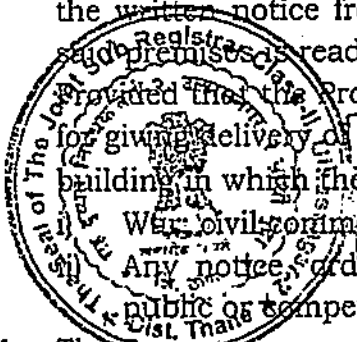
Provided further that upon termination of this Agreement as aforesaid, the Promoter shall deduct 20% of the total amount of consideration received from the Purchaser and shall refund the balance amount within a period of thirty days of the termination.

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

6. The Promoters shall give possession of the said premises to the Allottee/s on or before 31/12/2028. If the Promoters fails or neglects to give possession of the Premises to the Allottee/s on account of reasons beyond their control and of their agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee/s the amounts already received by him in respect of the Premises with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

The Allottee/s shall take possession of the said premises within 15 days of the written notice from the Promoters to the Allottee/s intimating that the said premises are ready for use and occupancy.

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



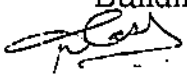
War, civil commotion or Act of God; Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

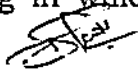
7.1 The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the said premises to the Purchaser in terms of this Agreement to be taken within 15 days from the date of issue of

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such notice and the Promoter shall give possession of the said premises to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchaser s, as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

- 7.2 The Purchaser shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser intimating that the said premises are ready for use and occupancy:
- 7.3 Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser shall take possession of the said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 7.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable.
- 7.4 If within a period of five years from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.
8. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities.
9. The Purchaser along with other Purchaser(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organisation of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the purchasers who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee till the formation and registration of the society or association or limited company.
- 9.1. The Promoter after formation and registration of such ad-hoc committee, its administration and management and with the cooperation and support of the purchasers in the building/s shall form and register the cooperation housing society or association or limited company and within three months of such registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Owners in the said structure of the Building or wing in which the said premises is situated and further the





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Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Owners in the project land on which the building with multiple wings or buildings are constructed.

It is clearly brought to the notice and knowledge of the Purchaser herein that such formation of cooperative housing society or association or limited company and further its transfer of the building and the land underneath it shall always be executed by reserving the overall right, title, interest, possession, increases and incentives in future floor space index and proposed expansion in the scheme of construction as may be permitted under Unified Development Control and Promotion Regulation as well tangible and intangible benefits, privileges, advantages accrued or to be accrued to the Promoter herein in the entire scheme of construction and such stipulations, covenants, rights and interest shall form an integral part of such transfer and assignment. It is further clearly brought to the notice and knowledge of the Purchaser herein that such transfer and assignment shall not prejudice or cause any hardship, obstruction and hindrance to the Promoter in exercising all the right, title, interest, powers and authorities vested in them in respect of the said entire property, the future course of construction, along with increases, incentives in use, utilization, consumption of the floor space index as may be permitted by the municipal and planning authorities in respect of the entire property and every part thereof as well as their absolute right to sell such additional flats and units to any intending purchaser, enter into agreement, receive and appropriate the sale proceeds thereof and to nominate such purchaser to the membership of the existing cooperative housing society or association or limited company as the case may be without any recourse and consideration to the Purchaser, the cooperative housing society or association of limited company as the case may be. It is clearly agreed and assured by the Purchaser that the Purchaser is aware of the said contents and fact thereof and in confirmation thereof has granted his express and irrevocable consent for the same.

9.2. Within 15 days after notice in writing is given by the Promoter to the Purchaser that the premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the premises) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution of Rs.2,275/- per month towards the outgoings. The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/ assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Purchaser shall pay to the Promoters on demand-

- i) requisite amounts towards legal charges, entrance fees and share capital, society formation charges, Water connection charges, grill charges, MSEB meter and deposit charges, solar charges, balcony enclosing charges and other incidental expenses thereto.

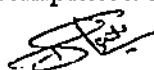




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- ii) requisite amount and charges on account of goods and services tax, stamp duty and registration charges and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.
- iii) the provisional outgoings for municipal taxes, water bill, bore-well common electric expenses if any (24 months contribution in advance is to be paid at the time of possession) as well as requisite lift charges and proportionate expenses thereto.
11. The Purchaser shall pay the requisite costs for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.
13. The Promoter hereby represents and warrants to the Purchaser as follows:
- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
 - ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
 - iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
 - iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
 - v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable law in relation to the Project, project land, Building/wing and common areas;
 - vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser, created herein, may prejudicially be affected;
 - vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of Purchaser under this Agreement;
 - viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Purchaser in the manner contemplated in this Agreement;

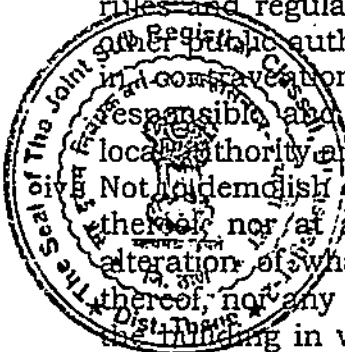




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- ix. At the time of execution of the conveyance deed of the structure to the Association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
- x. The Promoter has duly paid and shall pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the possession of the premises is handed over or building completion or occupation certificate is obtained, whichever is earlier;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the said premises may come, hereby covenants with the Promoter as follows :-
- i. To maintain the said premises the Purchaser's own cost in good and tenable repair and condition from the date that of possession of the said premises is taken and shall not do or suffer to be done anything in or to the building in which the said premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said premises is situated and the said premises itself or any part thereof without the consent of the local authorities, if required.
 - ii. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the said premises on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
 - iii. To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- Not to demolish or cause to be demolished the said premises or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains and pipes in the said premises and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Paradi or other structural members in the said premises without the prior written permission of the Promoter and/or the Society or the Limited Company.



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- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the project land and the building in which the said premises is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the said premises is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and necessary intimation is provided to the Promoter and no objection there for is sought by the purchaser from the Promoter for such transfer and assignment.
- x. The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which said premises is situated is executed in favour of Society/Limited Company, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land or any part thereof, the building in which said premises is situated is executed in favour of Apex Body or Federation, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.
17. IT is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats

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purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.

18. The Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land in accordance with the provisions of Unified Development Control and Promotion Regulation.
19. The Promoters have brought to the clear notice and knowledge of the Purchaser that during the course of construction, the promoter may seek and obtain financial assistance and cash credit facilities from any banks or financial institution and the Purchaser shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. The Promoter agree and undertake such charge, mortgage shall be cleared by the Promoters as per the rules and regulations of the said bank and the Promoter shall obtain necessary consent and no objection for sale and transfer of the flat premises as intended to be acquired by the Purchaser. The Promoter further declare that they shall all material times clear the said charge, mortgage of the said bank and shall deduce clear and marketable title to the said premises and the said entire property.
20. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, lease or assignment in law, of the said Premises or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the said premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.
21. Notwithstanding any other provisions of this agreement the Promoters has disclosed and brought to the knowledge of the Purchaser that it shall be at the sole and absolute discretion of the Promoter :
- to form a separate/combined co-operative housing society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
 - to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased.

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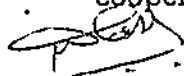
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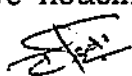
- c) to provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads as well as garden attached to the ground floor flats, if any.
- d) to decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.
- e) to decide from time to time when and what sort of document of transfer should be executed.
- f) to grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.
- g) to form a federation of all the cooperative housing societies to be formed in the said scheme of construction and to convey the said land and the building to a apex body.
- h) to execute the conveyance of the said property in parts, taking into consideration the divisions of property due to road and such conveyance and transfer of land will not be equivalent to the floor space index consumed in the construction of the building situated on the said land conveyed in favour of the society/ies.

and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.

22. The Promoters have shown the layout of the entire property to the Purchaser and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchaser covenant with the Promoters as under :-

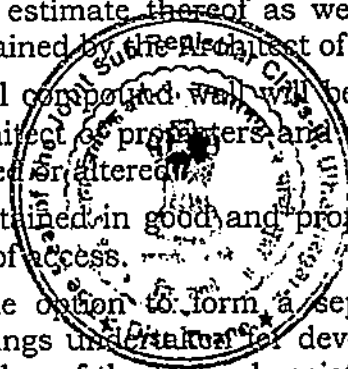
- i) that as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed.
- ii) fencing, partition, retaining walls will not be constructed between the buildings.
- iii) Cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.
- iv) location of electric transformer/ sub-station shall be earmarked/defined by the Architect of the Developers
- v) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.
- vi) the execution of the external compound wall will be as per the design and specification of the architect of promoters and the elevation of the buildings shall not be changed or altered.
- vii) each building shall be maintained in good and proper condition along with the unobstructed right of access.
- viii) the Promoter shall have the option to form a separate co-operative housing society of the buildings undertaken for development and such society will become the member of the Federal society of the said entire layout and the conveyance of the entire layout will be executed in favour of such Federal society and no separate conveyance will be executed in favour of any society.
- ix) it is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoters have acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and / or set backs the area to be handed over and conveyed to the cooperative housing society and / or the corporate body will not be





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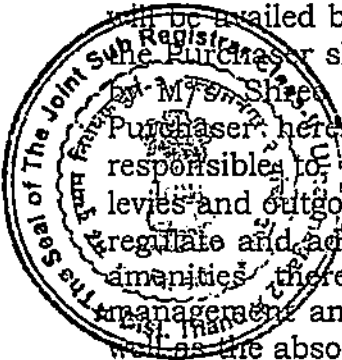
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equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchaser herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the entire buildings constructed in the said property along with the right and interest in the common open spaces, playground etc.,

- x) the Promoter has also brought to the knowledge of the Purchaser that the property on which the building is constructed forms an integral part of the entire scheme of construction of the entire property described in the first schedule and accordingly the Promoter and the Purchaser herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction described in the first schedule along with the other purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoters herein.
23. The Promoter has clearly brought to the notice and knowledge of the Purchaser that there will be changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.
24. The Promoter has clearly brought to the notice, knowledge of the Purchaser and have disclosed to the Purchaser that the Promoter herein has entered into an understanding with M/s. Shree Developers to avail the Club House and amenities thereto from M/s. Shree Developers who are constructing such facilities in the vicinity of the present scheme of construction i.e. on the piece of land owned and possessed by them lying, being and situated at Village Kharvai, Taluka Ambarnath, Dist Thane bearing Survey No. 40/2 admeasuring 2350 sq. metres and such portion of land comprising of Club House and amenities thereto of which the membership will be provided is shown on the plan annexed hereto by Red colour and that such membership will be availed by the Purchaser from and through the Promoter herein and the Purchaser shall always abide by the rules and regulations as laid down by M/s. Shree Developers and/or their transferee / agency and that the Purchaser herein along with the other purchasers shall be liable and responsible to pay and contribute the proportionate charges, expenses, levies and outgoings thereto from time to time to upkeep, manage, maintain, regulate and administer the day to day affairs of the said Club House and amenities thereto to M/s. Shree Developers and the entire control, management and discretion of such Club House and amenities thereto as well as the absolute ownership and possession of the land and the structure thereof shall always vest with M/s. Shree Developers as the owner thereof and that the said M/s. Shree Developers is and shall be well and sufficiently entitled to deal and dispose off with the such land and the construction of Club House and amenities thereto as the said M/s. Shree Developers may deem fit and proper to any purchaser as nominated by any other Promoter in the vicinity of such land without any recourse and consideration to the Purchaser herein and further the M/s. Shree Developers and/his nominees and transferee shall be well and sufficiently entitled to obtain the developmental benefits and construction thereon as may be sanctioned by the concerned town planning authority as they may be deem fit and proper. The Purchaser herein shall expressly and irrevocably become the member of



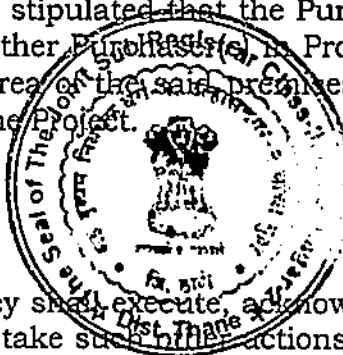
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such Club House and amenities thereto and such facilities is and shall be open to the Purchasers of the flats and units in and around the vicinity of the said land and the scheme of construction and the Purchaser has clearly understood the same and in confirmation thereof has granted his / her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein as well as M/s. Shree Developers the provider of the membership to the Club House and amenities thereto and further M/s. Shree Developers shall be entitled to grant the membership to any persons of their own choice and as they may deem fit and proper.

25. Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Purchaser (s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.
26. This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said premises as the case may be.
27. This Agreement may only be amended through written consent of the Parties herein.
28. It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.
29. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
30. Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchasers in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.



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

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- of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
32. The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchaser, in after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the appropriate office of the Sub-Registrar.
33. The Purchaser and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
34. That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified above.

It shall be the duty of the Purchaser and the promoter to inform each other their address, email ID or any change in address or email ID subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Purchaser, as the case may be.

35. That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.
36. The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, goods and service tax, value added tax and all other direct and indirect taxes shall be borne by the Purchaser alone.
37. Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
38. That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Ulhasnagar/Kalyan courts will have the jurisdiction for this Agreement.

39. The name of the Project and building shall be "Tulsi Aananta" and this name shall not be changed without the written consent of the Promoters. The name of association shall also be decided by the Promoters at their discretion.

40. It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Purchaser and the same are not agreed to be provided by the promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in Elevations, Designs, and Colours of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Purchaser/s.

41. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

उत्सव आनंता
Rupant

40. It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Purchaser and the same are not agreed to be provided by the promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in Elevations, Designs, and Colours of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Purchaser/s.
41. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the Property)

All that portion of amalgamated land admeasuring 6030 sq. metres comprising of all those pieces and parcels of land lying being and situate at village Kharwai, Taluka Ambarnath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing

Survey No.	Hissa No.	Area sq. mts.
41	2/2	5100
41	3	400
41	4	530
Total →		6030

and collectively bounded as follows :

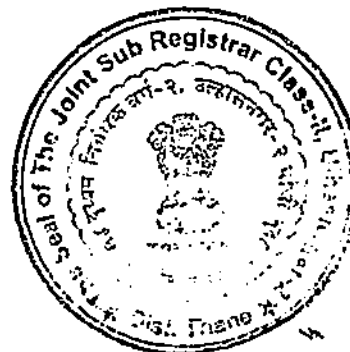
- On or towards East : Survey No-44(A)
 On or towards West : Survey No-40(2)
 On or towards North : Survey No-45
 On or towards South : Survey No-42(P) and 44(C)

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SECOND SCHEDULE ABOVE REFERRED TO
Description of the nature, extent of common areas and facilities.

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

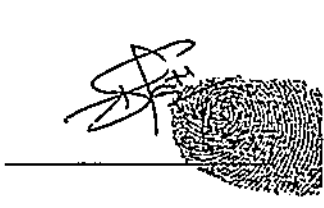
SIGNED & DELIVERED

by the within named Promoter

M/s. Raj Group

Through its partner

Mr. Sanjay Atmaram Patel

M/s. Shree Developers

Through its partner

Mr. Meet Dinesh Patel


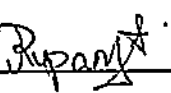

 

SIGNED & DELIVERED
by the within named
Purchaser/s

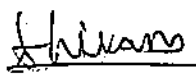
Mr. Gopal Surjkantt Jha

Ms. Rupam Gopal Jha

WITNESS:

Shivam Jha - 

2 पिनकोस्ट - 



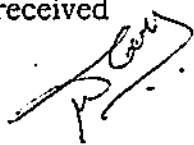
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RECEIPT

Received with thanks from the Purchaser herein a sum of Rs. 51,000/- (Rupees Fifty One Thousand Only) as mentioned in the agreement being the earnest money towards the sale of flat to you by Cheque No.478054, dated 10/12/2023, drawn on Union Bank Of India.

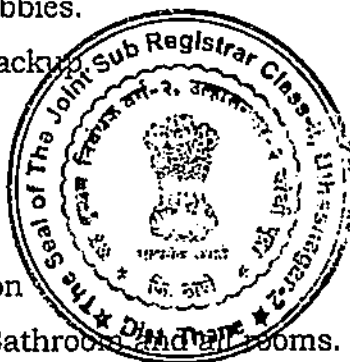
I say received

Promoters



List of Amenities

1. Earthquake Resistance RCC Structure.
2. Granite Kitchen Platform With Stainless Steel Sink.
3. Full Height Glazed Tiles in Kitchen.
4. Decorative Cornices in POP in Living.
5. Semi Acrylic Paint on Internal Wall & Acrylic Paint on External Wall.
6. Full Dado in Bathroom & W.C.
7. Concealed Copper Wiring With Adequate Electric Points with A.C point, Geyser point and inverter point.
8. Advanced Fire Fitting & Detection System
9. Vitrified Flooring in All Rooms
10. Concealed Plumbing with Good Quality C.P. Fitting & Sanitaryware.
11. Aluminum Powder Coating Slide Window.
12. Well Designed Entrance Lobbies.
13. Branded Lift With Power Backup
14. CCTV Camera.
15. Landscaped Garden
16. Children's Play Area
17. Uniquely Designed Elevation
18. Laminated Flush Door in Bathroom and all rooms.

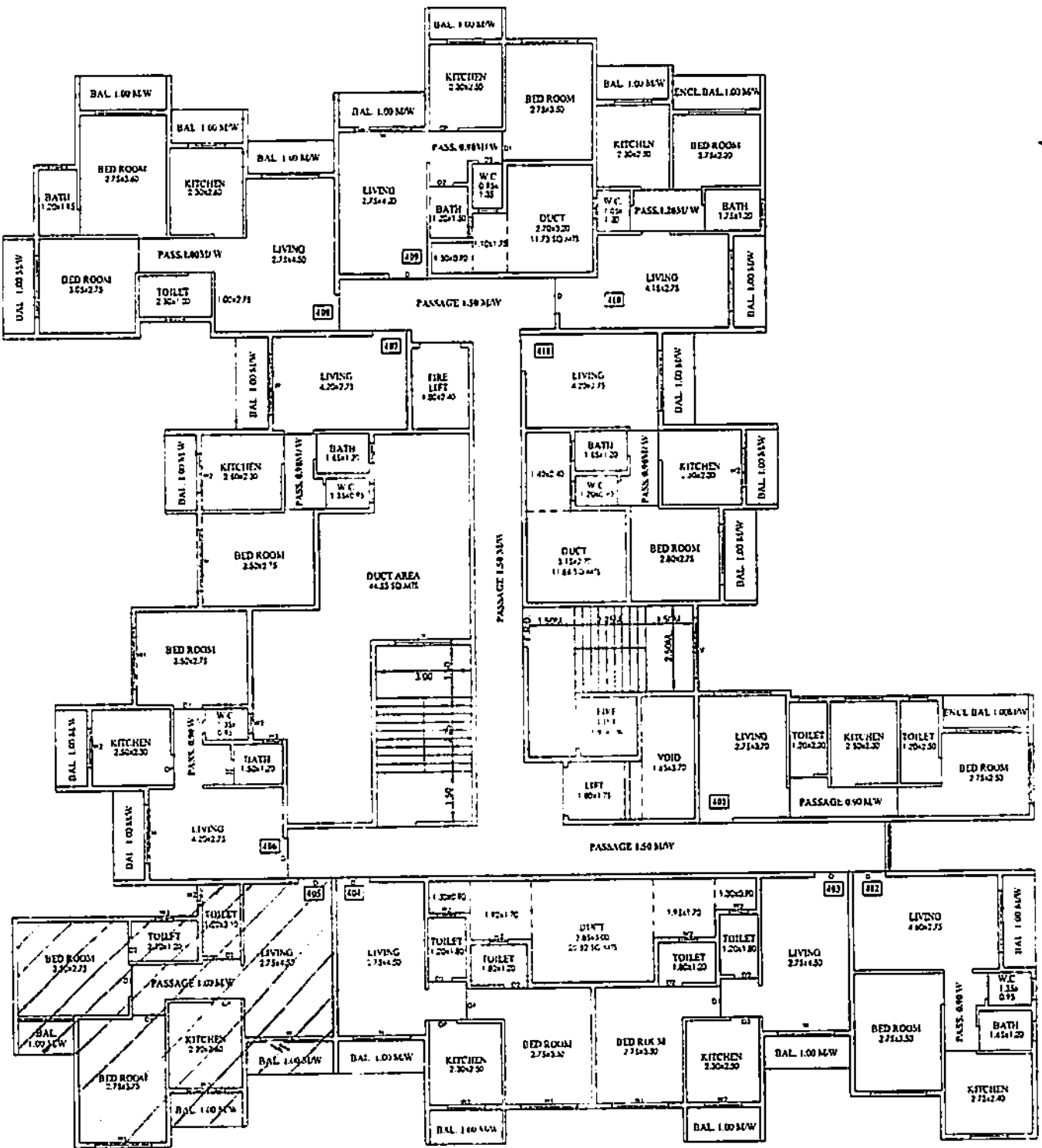


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दीपिका अमा डेपण्य



28/05/2024
28/5/24

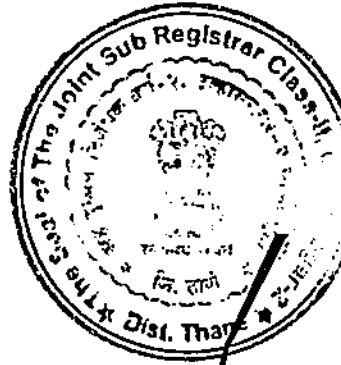


4TH FLOOR (WING-B)
SCALE: 1:100

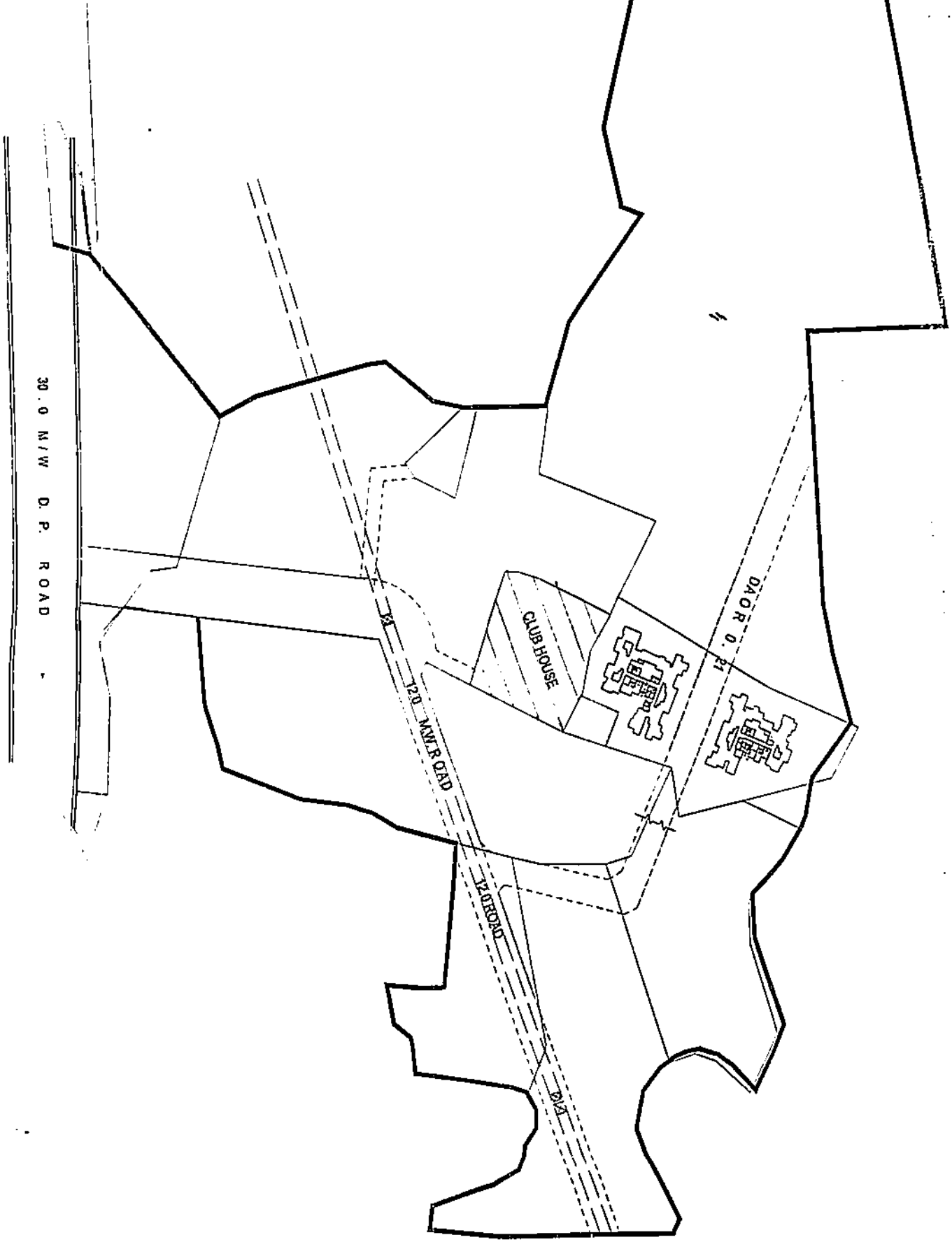
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दीपक झा

Rupanjyot



7-2	2028
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4



कुळगांव बदलापूर नगरपरिषद



नगरपरिषद मुख्यालय कुळगांव, पश्चिम मजला, आदर्श विद्यामंदिर रोड, कुळगांव, तालुका, जिल्हा, अंबरनाथ जि.राज्य.
ईमेल:- coud.kulgaonbadalapur@maharashtra.gov.in वेबसाईट:- <http://kbc.gov.in>

अपॅडिक्स डी - १

जावक क्र.कुबनप/नरवि/वां.प./२०१६ /२०२०-२०२१ चुनिक क्र.८५ दिनांक: ०८/०३/२०२१

प्रति,

श्री.प्रविण रवजीभाई पटेल व इतर, मे. राजग्रुप तर्फे भागीदार यांचे कु.मु.प.धारक
मे.श्री डेव्हलपर्स तर्फे भागीदार श्री.तृपेश भवनभाई पटेल व इतर एक
द्वारा श्रीमती एस. आर. खंवायत (वास्तुशिल्पकार), कुळगांव-बदलापूर

विषय : महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५

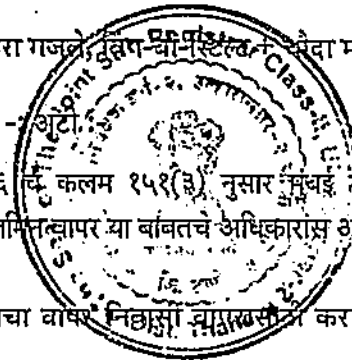
स.नं.४१/२/२, ४१/३, ४१/४, मौजे खरवई, ता.अंबरनाथ येथे बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ : आपला दि.०८/१२/२०२० रोजीचा श्रीमती एस.आर.खंवायत (वास्तुशिल्पकार), कुळगांव-बदलापूर
यांचे मार्फत सादर केलेला अर्ज क्र.१५९५८.

वरील संदर्भाधीन अर्जांमध्ये विषयांकित स.नं.४१/२/२, ४१/३, ४१/४, मौजे खरवई, ता.अंबरनाथ मध्ये
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४४ व महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम
१८९ अन्वये इमारत बांधकाम परवानगीकरिता अर्ज या कार्यालयास प्राप्त झाला आहे. सदर जागा मंजूर विकास
योजना कुळगांव बदलापूर प्रमाणे निवासी भागात समाविष्ट आहे. तसेच सदर जागा १२.० मी. रुंद विद्यमान रस्त्यावर
दर्शनी आहे.

सबब, विषयांकित प्रकरणातील ६०३०.०० चौ.मी. भूखंडामध्ये एकत्रिकृत विकास नियंत्रण व प्रोत्साहन
नियमावलीच्या तरतूदीनुसार ६०४७.८३ चौ.मी. ऑन्सेलरी क्षेत्र, १८०९.०० चौ.मी. प्रीमीयम क्षेत्र व १७४९.३७ चौ.मी.
टि.डी.आर. क्षेत्रासह एकूण अनुज्ञेय क्षेत्र १६१२७.५५ चौ.मी. पैकी १६११९.४५ चौ.मी. नियोजित बांधकाम क्षेत्र
प्रस्तावित करून बांधकाम करण्यासाठी केलेल्या दि.०८/१२/२०२० च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून
टुमच्या मालकीच्या जागेत, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये स्टिक्ट + चांदा
मजले/ निवासी वापरासाठी/ ड्रायव्हर रुम/ फिटनेस सेंटर/ सॅनिटरी ब्लॉक/ वाडे भिंतीच्या बांधकामाबाबत, बांधकाम
प्रारंभ प्रमाणपत्र देण्यात येत आहे. [विंग-ए-स्टिक्ट + राकरा गजले, विंग-ए-स्टिक्ट + चांदा मजल्यांकरिता]

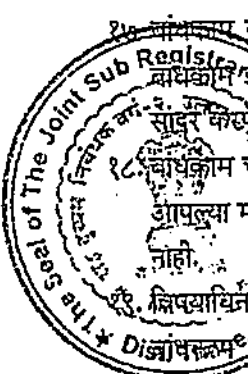
- महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम १५२(३) नुसार मुंबई महानगर प्रवेश विकास २०२४ प्राधिकरणाने प्रदान केलेल्या विकास नियंत्रण व जमिनीच्यापार या बाबतचे अधिकारास अधीन राहून ही परवानगी देण्यात येत आहे.
- नकाशात दाखविल्याप्रमाणे नियोजित इमारतीचा वापर निवास बांधकाम करवा व बांधकाम मंजूर नकाशाप्रमाणे असावे.
- महसूल व वन विभाग, महाराष्ट्र शासन, यांचेकडील दि.५ जानेवारी २०१७ चे अध्यादेश क्र.२ मधील लागू असलेल्या आदेशांचे पालन करणे आपणांचेर बंधनकारक राहिल.
- स्थळदर्शक नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर असली पाहिजेत व त्याखालील जागा कायम खुली ठेवावी. या सामासिक अंतरात सेट्टिक टँक चे बांधकाम करावयाचे झाल्यार, सदर सेट्टिक टँक चा स्लॉव सभोवतालच्या फ्लोरींगशी एकपातळी असावा जेणेकरून वाहूक वावस्थेला ताधा होणार नाही. कोणत्याही बांधकामामुळे तळमजल्याची सामासिक अंतरे कमी होणार नाहीत याची दक्षता घ्यावी.
- सेटवॅक नियमांच्या अंमलबजावणीसाठी मोकळी केलेली/ सोडण्यात आलेली जागा ही सार्वजनिक रस्त्याचा भाग समजण्यात येईल.



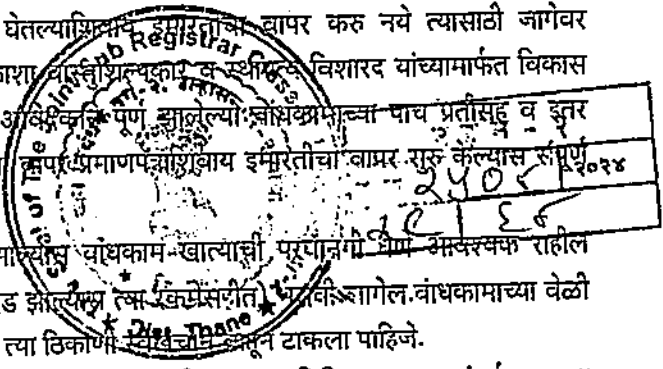
उत्तर - २

दि. ०८/०३/२०२१

६. ही बांधकाम परवानग/ प्रारंभ प्रमाणपत्र दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल, नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत बांधकाम किमान प्लिथ लेव्हल पर्यंत पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेतांना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल.
७. बांधकाम चालू करण्यापूर्वी नगर भूमापन अधिकारी/ भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरु करावे.
८. मंजूर नकाशाबाबत जागेवर प्रारंभ प्रमाण पत्राचा क्रमांक/ दिनांक आणि इतर माहिती लिहून फलक लावावा.
९. भूखंडाचे क्षेत्रफळात व हद्दीमध्ये फरक आढळल्यास सुधारीत परवानगी घेणे बंधनकारक राहिल. तसेच प्रकरणी प्रस्तावासोबत आपण सादर केलेल्या कागदपत्रांवरून जागेची मालकी निश्चित केलेली आहे, त्यामुळे जागेच्या मालकी हक्काबाबत/ वहीवाटीबाबत वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासकर्ता/ कु.मु.प.धारक/ जमिन मालक यांची राहिल.
१०. कुलमुखत्यार पत्र धारक/ भाडेकरू/ गाळेधारक/ मुळ मालक यांच्यात काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी वास्तुशिल्पकार/ विकासकर्ता यांचेवर राहिल. लगतच्या विद्यमान इमारतीमधील सोसायटीचे बाहेरकत प्रमाणपत्र घेण्यात यावे.
११. कुळ कायदांची जूमिन असल्यास टेनन्सी अॅक्ट कलम ४३ प्रमाणे मा.जिल्हाधिकारी, ठाणे यांची मंजूरी घेतल्याशिवाय बांधकाम करू नये.
१२. प्रस्तावा सोबत सादर केलेले ७/१२ उतारे, फेरफार उतारे, करारनामा, नोंदणी दस्त, मोजणी नकाशा, कुळमुखत्यार पत्राच्या आधारे सदरहू बांधकाम परवानगी देण्यात आलेली असून ती वनावट किंवा दिशाभूल करणारी आढळून आल्यास ही बांधकाम परवानगी संपुष्टात येईल.
१३. कोविड-१९ प्रादुर्भावाच्या अनुषंगाने शासनाने जाहिर केलेल्या लॉकडाऊन कालावधीमध्ये सादर जागा भविष्यात कन्टेनमेंट झोनमध्ये आल्यास त्या कालावधीमध्ये काम करता येणार नाही.
१४. बांधकाम सुरु करण्यापूर्वी इमारतीच्या पाया उत्खननासाठी आवश्यक असलेल्या गौण खनिजाचे स्वामित्वधन जिल्हाधिकारी कार्यालयात भरले असल्याचा दाखला सादर करणे आवश्यक आहे.
१५. जागेत जूने 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 त्याबाबतीत नगरपरिषद जबाबदार राहणार नाही.
१६. मंजूर नकाशानुसार बांधकाम न वारणे तसेच प्रचलीत विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम/ वापर करणे महाराष्ट्र प्रादेशिक व नगररचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुन्हा आहे. त्यामुळे मंजूर बांधकाम परवानगीच्या विपरीत बांधकाम करण्यापूर्वी अथवा मंजूर परवानगीच्या अनुषंगाने बांधकागात फेरफार करण्यापूर्वी सुधारीत बांधकाम परवानगी घेणे आवश्यक राहिल.
१७. बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करावे. जोत्यापर्यंत बांधकाम झालेले असल्यास नंतर मंजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे वास्तुशिल्पकाराचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे त्यानंतरच पुढील बांधकाम सुरु करावे.
१८. बांधकाम चालू करण्यापूर्वी (अ) हिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे व ही परवानगी आपल्या मालकीच्या कळविलेली जमिनीच्या विरुद्ध इतर जमिनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
१९. विषयान्वित झालेल्या बांधकाम करताना आय एस १२९२०-१९९३ भुकंपरोधक आर.सी.सी. डीझाईननुसार बांधकामाचे नियोजन अहर्ताप्राप्त नोंदणीकृत स्ट्रक्चरल इंजिनियर यांचेकडून करून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/विकासकर्ता यांचेवर बंधनकारक राहिल. इमारतीच्या बांधकाम सुरक्षिततेची (Structural Safety) जबाबदारी सर्वस्वी आपल्या स्थापत्य-विशारद/ स्ट्रक्चरल इंजिनियर यांचेवर राहिल.
२०. सांडपाण्याचे व पागोळ्याचे पाणी नगरपरिषदेच्या गटारीस स्वखर्चाने नगरपरिषद अभियंता यांचे पसंतीप्रमाणे सोडावे लागेल सांडपाण्याच्या बाबतीत आयोग्य खात्याचे प्रमाणपत्र असल्याशिवाय वापर परवानग्या देण्यात येणार नाही.
२१. सदर प्रकल्पातील धनकच्च्याची विल्हेवाट सुरक्षितपणे लावण्यासाठी योग्य ती व्यवस्था विकासकर्ता/ सहकारी गृहनिर्माण संस्थेनी स्वतःच्या जबाबदारीवर करणे आवश्यक राहिल. धनकचरा व्यवस्थापनासाठी ओला कचरा/ दुका कचरा स्वतंत्रपणे ठेवण्याची, त्याचा साठा व प्रक्रीया करण्याची व त्याकरीता रायंत्र उभारण्याची जबाबदारी विकासकर्ता/ सहकारी गृहनिर्माण संस्थेची राहिल.



२२. नवीन इमारतीस मंजूर नकाशे प्रमाणे सेप्टिक टँक पाहिजे व संडास भविष्य काळात जवळच्या मलनिःसारण नलिकेस स्वखर्चाने नगरपरिषद अभियंता यांचे परवानगीने जोडणे आवश्यक राहिल.
२३. उक्त जमीनीवर विकास करतांना जागेवरील भूपृष्ठ रचनेत अनावश्यक बदल करू नये व सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय वळवू अथवा बंद करू नये.
२४. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम नगरपरिषदेच्या सोयीप्रमाणे व प्राधान्यतेप्रमाणे केले जाईल तसा रस्ता होईपावेतो इमारतीकडे जाण्यायेण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल.
२५. नागरी जमीन कमाल धारणा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बाधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
२६. जागेतून किंवा जागे जवळून अतिदाब विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधित खात्याकडून ना हरकत दाखला घेतला पाहिजे. तसेच अशा विद्युतवाहिनीपासून सुरक्षित अंतर ठेवले जाईल याची खबरदारी घेण्याची जबाबदारी विकासकाची राहिल.
२७. जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख लागून किंवा जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापूर्वी नाहरकत दाखला घेतला पाहिजे.
२८. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत कमीत कमी १) अशोक, २) गुलमोहर, ३) निलगिरी, ४) करंज, ५) आंबा, इ.पैकी एकूण दहा झाडे लावून त्यांची जोपासना केली पाहिजे तसेच सध्या अस्तित्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.
२९. ५०० चौ.मी.वरील भूखंडास नैसर्गिक पावसाळी पाण्याचा पुनर्वापर करणेसाठी रेन वॉटर हार्वेस्टिंग (Rain water harvesting) ची यंत्रणा उभारण्यात यावी. तसेच रुफ टॉपचे पावसाळी पाणी जमिनीमध्ये जिरेल अशा पध्दतीने खड्डा घेवून पाईप व्यवस्था करणेत यावी. जेणेकरून पावसाचे पाणी वाहून वाया जाणार नाही व ते जमिनीमध्ये मुरेल. बांधकाम पूर्णतेचा दाखला सादर करतेवेळी सदर योजना राबिल्या बाबत त्याचे फोटो व ज्या अभिकर्ता (एजन्सी) मार्फत ही योजना तयार करण्यात आली आहे त्यांचेकडील, योजना सुस्थितीत असलेबाबत प्रमाणपत्र जोडावे त्याशिवाय बांधकाम भोगवटा प्रमाणपत्र देण्यात येणार नाही याची नोंद घ्यावी. सदर यंत्रणा भविष्यात निष्क्रीय किंवा निकामी झाल्यास, इमारतीच्या प्रत्येक १०० चौ.मी. बांधकाम क्षेत्रासाठी रु.१०००/- प्रतीवर्ष प्रमाणे दंड होऊ शकतो.
३०. इमारतीसाठी बसविली जाणारी लिफ्ट हि ISI मार्क असलेली दर्जेदार व नामांकित कंपनीची असावी. लिफ्टच्या सुरक्षिततेच्या संदर्भात संबंधित सक्षम अधिकाऱ्याची मान्यता घ्यावी. तसेच तीची भविष्यात वेळोवेळी सुरक्षिततेचे दृष्टीने तपासणी करण्यात यावी, तसेच लिफ्ट ला पॉवर बँक अप असावा.
३१. सदर इमारत बांधकामामुळे काही वृक्ष बाधीत होत असल्यास वृक्ष अधिकारी यांचा विहित पध्दतीने परवाना प्राप्त करून त्यांचे आदेशाप्रमाणेच वृक्षतोडीनंतर इमारत बांधकाम हाती घेणेची कार्यवाही करावी.
३२. बांधकाम साहित्यात प्लाथ अॅश विटा व प्लाथ अॅश आधारीत साहित्याचा वापर करण्यासाठी केंद्र शासनाच्या नियमांची अंमलबजावणी करणे बंधनकारक राहिल. याबाबत वास्तुविशारदचे प्रमाणपत्र सादर न केल्यास इमारतीत भोगवटा प्रमाणपत्र दिले जाणार नाही.
३३. बांधकाम पुर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्याकरिता नगरपरिषदेवर जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी नगरपरिषद हमी घेणार नाही. तसेच बांधकाम करण्यासाठी पिण्याचे पाणी अजिबात वापरू नये.
३४. बांधकाम पुर्णतेचा दाखला/ वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पुर्ण झाले आहे त्याचा नकाशा वास्तुविशारद व स्थानिक विशारद यांच्यामार्फत विकास नियंत्रण नियमावलीतील अपॅडिक्स-एच मध्ये अडविलेले पुर्ण झालेल्या बांधकामाच्या पाच प्रतीसह व इतर आवश्यक कागद पत्रासह सादर करण्यात यावा. वास्तुविशारद व स्थानिक विशारद यांच्यामार्फत इमारतीचा वापर सुरू केल्यास संपूर्ण इमारत अनाधिकृत ठरविली जाईल.
३५. बांधकामाचे मटेरीयल रस्त्यावर टाकावयाचे झाल्यास बांधकाम खात्याला परवानगी घेणे आवश्यक राहिल त्याकरिता नियमाप्रमाणे लागणारी रक्कम (व दंड झाल्यास त्या रकमेसोबत) भरविण्यात येणे आवश्यक राहिल. बांधकामाच्या वेळी निरुपयोगी माल (मटेरीयल) नगरपरिषद सांगेल त्या ठिकाणी त्याची टाकणी करून टाकला पाहिजे.
३६. शासन निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणकारी उपकर अधिनियम १९९६ अंतर्गत इमारत बांधकामाच्या मुल्यावर १% उपकर नगरपरिषदेमार्फत भरणे आपणांस बंधनकारक आहे. अन्यथा दिलेली परवानगी रद्द समजण्यात येईल.
३७. सदर इमारतीसाठी अग्निशमन विभाग यांचे नाहरकत प्रमाणपत्र घेण्यात यावे.



३८. स्टील्टची कमाल उंची नियमानुसार असावी व ती चहूबाजूने खुली असावी व ती कोणत्याही परिस्थितीत बंदीस्त करू नये.

३९. बांधकाम नकाशात खिडकीबाहेर/ बाल्कनीलगत दाखविलेले आर्किटेक्चरल प्रोजेक्शन/ कॉर्निस/ इलेवेशनल प्रोजेक्शन हे कोणत्याही परिस्थितीत रेलिंग किंवा पॅरापेट वॉल ने बंदीस्त करू नये अथवा वापरात आणण्यायोग्य करू नये. अन्यथा भोगवटा प्रमाणपत्र दिले जाणार नाही व सदरचे क्षेत्र बांधकाम क्षेत्रात गणले जाईल.

४०. सदर जागेस माथेरान इको सॅसेटिव्ह तसेच महाराष्ट्र खाजगी वने (संपादन) अधिनियम १९७५ चे कलम २२ अ व ६ च्या तरतुदी लागू झाल्यास सदरची बांधकाम परवानगी रद्द समजण्यात येईल.

४१. स्टॅप पेपरवर स्टॅप नं. XR ५३५७८२, दि. ०८/१२/२०२० व स्टॅप नं. XR ५३५७८६, दि. ०८/१२/२०२० रोजी बंधपत्र लिहून दिल्याप्रमाणे मुळ जमिन मालकास ते बंधनकारक राहिल. त्यास नगरपालिका जबाबदार राहणार नाही.

४२. कामगार विभागाने निर्गमित केलेल्या नियम/परिपत्रक/प्रचलित आदेश यांची जमिन मालक/ विकासक यांनी पूर्तता करणे बंधनकारक राहिल. बांधकाम करतांना कामगारांच्या व लगतच्या बहीवाटदारांच्या सुरक्षिततेची पूर्ण जबाबदारी संबंधित विकासक यांची राहिल.

४३. सांडपाण्यावर प्रक्रिया करून व शुध्दीकरण करून पाण्याचा पुनर्वापर प्रकल्प करणे बंधनकारक राहिल.

गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरिता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटार बांधावीत व भूखंडासमोरील रस्ता पक्क्या स्वरूपात गटारासह तयार केल्याखेरीज वापर परवाना मिळणार नाही.

४४. इमारतीचे बांधकाम करणाऱ्या कामगारांसाठी स्वच्छतागृहाची (Toilet) व्यवस्था करण्याची जबाबदारी विकासकाची राहिल. कामगारांनी आजूबाजूचा परीसर अस्वच्छ केल्यास, इमारतीच्या बांधकामाविरुद्ध कार्यवाही करण्याचे अधिकार नगरपरिषदेस असतील.

४५. कुळगांव बदलापूर नगरपरिषद क्षेत्राकरीता हवा प्रदुषण नियंत्रण कृती आराखड्यात सुचविल्याप्रमाणे, बांधकाम साहित्य जसे वाळू, सिमेंट यांना अच्छादित ठेवणे, बांधकाम भूखंडावर ट्रकच्या आवागमनाने होणारी धूळ नियंत्रणात ठेवण्याचे दृष्टीने, आत व बाहेर जाणाऱ्या गेट वर पाणी फवारण्याची व्यवस्था करणे, बांधकाम भूखंडावर ये-जा करणाऱ्या वाहनांच्या चाकांवर पाणी फवारणी व्यवस्था करणे इ. बाबी आवश्यक आहेत. याप्रमाणे नियम न पाळल्यास बांधकाम परवानगी रद्द होण्यास पात्र ठरू शकते.

४६. इमारतीच्या टॉयलेटमध्ये लो वॉल्यूम फ्लॅश सिस्टमचा वापर करण्यात यावा.

४७. शासनाचे परिपत्रक क्र. टिपीएस-१८२०/अनौ.२७/प्र.क्र.८०/२०/नवि-१३, दि. १४/०१/२०२१ रोजीच्या शासन निदेशाप्रमाणे अतिरीवत चटई क्षेत्र निर्देशांकापोटी आकारण्यात येणाऱ्या अधिमूल्यामध्ये सवलत देण्यात आलेली आहे. त्यामुळे सदर प्रस्तावातील नियोजित सदनिका विक्री करतांना मुद्रांक शुल्क विकासकाने भरणे बंधनकारक आहे, ते भरण्यात यावे व बांधकाम पूर्णतेचा दाखला घेतेवेळी सदरचे मुद्रांक शुल्क भरल्याबाबतची यादी व प्रतिज्ञापत्र सादर करण्यात यावे.

सोबत मंजूर नकाशाच्या तीन प्रती पाठविण्यात येत आहेत.

सहाय्यक नगर रचनाकार
कुळगांव-बदलापूर नगरपरिषद
कुळगांव



मुख्य अधिकारी तथा नियोजन प्राधिकारी
कुळगांव-बदलापूर नगरपरिषद
कुळगांव

प्रत,

मा. जिल्हाधिकारी, ठाणे यांना माहितीस्तव साविनय सादर.



उ ह न - २	
२५०६	२०२४
३०/१५	



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700048896

Project: *Tulsi Aananta* , Plot Bearing / CTS / Survey / Final Plot No.: *S No.41 P. No-2/2, S No.41 H No-3 S No-41 H No-4 at Badlapur (M C), Ambarnath, Thane, 421503;*

1. *Shree Developers* having its registered office / principal place of business at *Tehsil: Ambarnath, District: Thane, Pin: 421503.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common area as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



39	24/01/2023	2023
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Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date:24-01-2023 14:17:25

Dated: 24/01/2023
Place: Mumbai

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

अहवाल दिनांक : 19/04/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।
गाव :- खरवई तालुका :- अंबरनाथ जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 41/2/2

शेताचे स्थानिक नाव :

भूधारणा पध्दती : भोगवटादाराचे वर्ग - 1

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्र एकक ह. आर. चो. मी. (384)		अश्विन गोविंद दत्ताजीय भोख	0.23.48	6.24	0.10.00	(1131)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		दत्ताजीय दत्ताजीय भोख				(1131)	
जिरापत 0.41.00		यादवजीय दत्ताजीय भोख				(1131)	इतर अधिकार
वागापत -		सुर्यजीय दत्ताजीय भोख				(1131)	
एकूण ता. पा. 0.41.00		प्रतापीय दत्ताजीय भोख				(1131)	प्रतयित फेरफार : नाही.
ब) पाट-उराव क्षेत्र (लागवड अयोग्य)		मधुना दत्ताजीय भोख				(1131)	
वर्ग (अ) 0.10.00		नरिंदा दत्ताजीय भोख				(1131)	रोटका फेरफार क्रमांक : 1131 व दिनांक : 11/11/2020
वर्ग (ब) -		सुर्यजीय दत्ताजीय भोख				(1131)	
एकूण पो.ख. 0.10.00		सामाईक क्षेत्र	0.00.00	0		(1131)	
एकूण क्षेत्र 0.51.00 (अ-ब)	336	प्रविण रवजीभाई पटेल				(1131)	
आकारणी 8.99		से. राजगुप तर्फे भागीदार				(1131)	
जुडी किंवा विशेष आकारणी		संजय आत्माराम पटेल	0.41.00	8.99	0.10.00	(1131)	
जून फेरफार क्र. (477 X 519 X 543 X 557 X 583 X 719 X 739 X 784 X 1004 X 1007 X 1057 X 1094)							सामा आंश भूमापन दिनांक :

गाव नमुना वारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।
गाव :- खरवई तालुका :- अंबरनाथ जिल्हा :- ठाणे

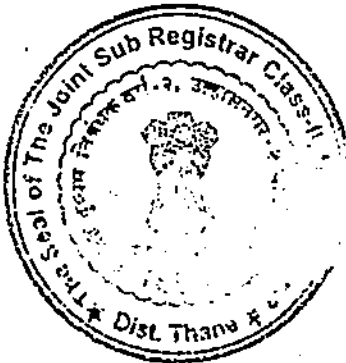
भूमापन क्रमांक व उपविभाग : 41/2/2

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील						स्वरूप	क्षेत्र	जल सिंचनाचे साधन	शेरा			
			मिश्र पिकाखालील क्षेत्र			निभळ पिकाखालील क्षेत्र									
			घटक पिक व प्रत्येक खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित					अजल सिंचित		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
			ह. आर. चो. मी.	ह. आर. चो. मी.	ह. आर. चो. मी.	ह. आर. चो. मी.	ह. आर. चो. मी.	ह. आर. चो. मी.	ह. आर. चो. मी.	ह. आर. चो. मी.	ह. आर. चो. मी.	ह. आर. चो. मी.	ह. आर. चो. मी.	ह. आर. चो. मी.	ह. आर. चो. मी.
2021-22	खरीप	336							भात			0.4100			

टीप : *४ - मिश्रजाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५० रुपये मिळाले."
दिनांक : 26/05/2022
सांकेतिक क्रमांक :- 27210014000003610052022166

(नाव :- विकास गणपत देवरो)
वसाठी साझा :- खरवई ता. अंबरनाथ जि. ठाणे



उद्देश - १
२४०८ / २०१४
३२१ ६५

तयारी करणारा खरवई
ता. अंबरनाथ जि. ठाणे

अहवाल दिनांक : 26/05/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]
 गाव :- खरवई तालुका :- अंबरनाथ जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 41/4

शेताचे स्थानिक नाव :

भू-धारणा घट्टती : भोगवटादार वर्ग - 1

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फेर.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक ह.आर.चौ.मी. (234)		अब्दुल मजिद इब्राहिम शेख	0.04.00	0.08	0.01.30	(1111)	कुळारी नाव व खंड
अ) लागवड योग्य क्षेत्र		सुभाषित इब्राहिम शेख				(1111)	इतर अधिकार
जिरायत		नुरमाहमद इब्राहिम शेख				(1111)	प्रतिवित फेरफार : नाही.
द्रागायत		फारुका इब्राहिम शेख				(1111)	शेवटचा फेरफार क्रमांक : 1111 व दिनांक : 11/11/2020
बरकस - 0.04.00		अब्दुल मजिद इब्राहिम शेख				(1111)	
एकूण ला.पो. 0.04.00		सुभाषित इब्राहिम शेख				(1111)	
क्षेत्र		नुरमाहमद इब्राहिम शेख				(1111)	
ब) घोट-खराब क्षेत्र (लागवड अयोग्य)		सामाईक क्षेत्र	0.00.00	0		(1111)	
वर्ग (अ) - 0.01.30	336	प्रविण रवजीभाई पटेल				(1111)	
वर्ग (ब) - 0.01.30		सुजय आत्माराम पटेल				(1111)	
एकूण पो.ख. 0.01.30		म. राजगुप तर्फे भागीदार	0.04.00	0.08	0.01.30	(1111)	
एकूण क्षेत्र (अ+ब) 0.05.30							
आकारणी 0.08							
मूळ किंवा दोसरे आकारणी							
जून फेरफार क्र. (40 X 105 X 112 X 177 X 519 X 1004 X 1057)							सामा आर्ज भूमापन विवर :

गाव नमुना चारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]
 गाव :- खरवई तालुका :- अंबरनाथ जिल्हा :- ठाणे

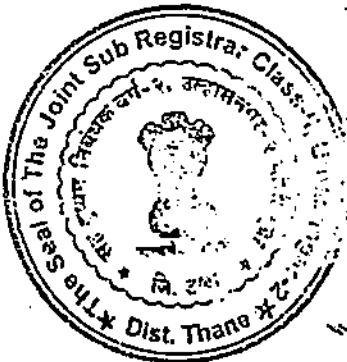
भूमापन क्रमांक व उपविभाग : 41/4

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा					
			मिश्र पिकाखालील क्षेत्र			निभेळ पिकाखालील क्षेत्र										
			चटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित				अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	
			ह.आर. चौ.मी	ह.आर. चौ.मी	ह.आर. चौ.मी	ह.आर. चौ.मी	ह.आर. चौ.मी	ह.आर. चौ.मी	ह.आर. चौ.मी	ह.आर. चौ.मी	ह.आर. चौ.मी	ह.आर. चौ.मी	ह.आर. चौ.मी	ह.आर. चौ.मी	ह.आर. चौ.मी	ह.आर. चौ.मी
2021-22	खराप	316										गवत पड	0.0400			

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

"या प्रमाणित प्रतीसाठी फी म्हणून १५० रुपये मिळाले."
 दिनांक :- 26/05/2022
 सांकेतिक क्रमांक :- 27210014300003610052022168

(नाव :- विकास गणपत देगळे)
 हवाडी साक्षर :- खरवई गाव :- अंबरनाथ जि :- ठाणे



खरवई - २
 २५०८ २०२४
 ३४ ६८

<https://mahaferfar.enlightcloud.com/DDM/PgHtml712>

26-May-22

शैलेन्द्र द. जल्लवार
बी.कॉम., एल.एल.बी.
अॅडव्होकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमता रोड, कल्याण (प)
फोन : २३२२५२६, २३२७४४७
email : lawmen2011@yahoo.com

Shailendra D. Jallawar
B.Com., LL.B.,
Advocate High Court

105, Vikas Heights, Santoshmata Road, Kalyan (West)
Tel. : 2322526, 2327447
email : lawmen2011@yahoo.com

Format A
(Circular No. 28/2021)

Date : 07.06.2022

To
Maharashtra Real Estate Regulatory Authority
Housefin Bhavan, Plot No. C-21
E Block, Bandra Kurla Complex,
Bandra East, Mumbai 400 051

LEGAL TITLE REPORT

Sub: All that portion of amalgamated land admeasuring 6030 sq. metres comprising of all those pieces and parcels of land lying being and situate at village Kharwai, Taluka Ambarnath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing

Survey No.	Hissa No.	Area sq. mts.	Owner
41	2/2	5100	Raj Group through its partners Sanjay Atmaram Patel Pravin Ravjibhai Patel
41	3	400	
41	4	530	
Total →		6030	

I have been requested by my client M/s. Shree Developers through its partner Trupesh Bhavanbhai Patel to investigate their right to develop the above said property on the basis of documents submitted as under:

1) Description of the property

All those pieces and parcels of land lying being and situate at village Kharwai, Taluka Ambarnath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing

Survey No.	Hissa No.	Area sq. mts.	Owner
41	2/2	5100	Raj Group through its partners Sanjay Atmaram Patel Pravin Ravjibhai Patel
41	3	400	
41	4	530	
Total →		6030	

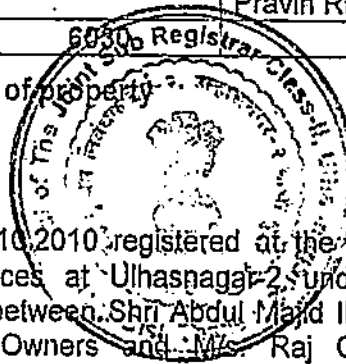
2) Documents of allotment of property

i) Extracts of 7/12

ii) All mutation entries

iii). Agreement dated 08.10.2010 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 9242/2010 executed between Shri Abdul Majid Ibrahim Shaikh and others as the Owners and M/s. Raj Group as the Purchasers read with Power of Attorney dated 08.10.2010 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.9243/2010 in respect of Survey No. 41/2/2 admeasuring 4000 sq. yards i.e. 3344.50 sq. metres.

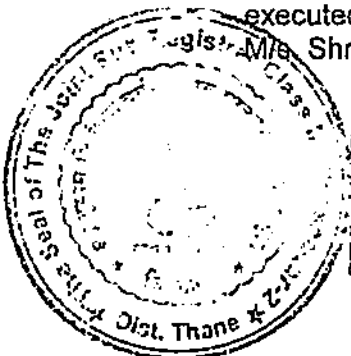
iv) Agreement dated 12.06.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 5421/2015 executed between Shri Abdul Majid Ibrahim Shaikh and others as the Owners and M/s. Raj Group as the Purchasers read with Power of Attorney dated 12.06.2015



उप-र	२०२४
२५०५	

(Handwritten signature)

- registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 5422/2015 in respect of Survey No. 41/2/2 admeasuring 2171 sq. yards i.e. 1755.50 sq. metres.
- v) Deed of Conveyance dated 15.10.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 9836/2015 executed by Shri Abdul Majid Ebrahim Shaikh and others as the Owners in favour of M/s. Raj Group as the Purchasers in respect of Survey No. 41/2/2 admeasuring 5100 sq. metres.
- vi) Agreement dated 09.08.2010 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.7217/2010 executed between Smt. Hawabi Ahmed Shaikh and others as the Owners, M/s. Samar Land Developers Private Limited as the Confirming Party and M/s. Raj Group as the Purchasers read with Power of Attorney dated 09.08.2010 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.7218/2010 in respect of Survey No. 41/3 admeasuring 400 sq. metres.
- vii) Deed of Conveyance dated 05.11.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 9840/2015 executed by Smt. Hawabi Ahmed Shaikh and others as the Owners in favour of M/s. Raj Group as the Purchasers in respect of Survey No. 41/3 admeasuring 400 sq. metres.
- viii) Agreement dated 12.06.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.5418/2015 executed between Abdul Majid Ibrahim Shaikh and others as the Owners, M/s. Samar Land Developers Private Limited as the Confirming Party and M/s. Raj Group as the Purchasers read with Power of Attorney dated 12.06.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.5419/2015 in respect of Survey No. 41/4 admeasuring 500 sq. metres.
- ix) Deed of Conveyance dated 21.10.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 9324/2015 executed by Abdul Majid Ibrahim Shaikh and others as the Owners in favour of M/s. Raj Group as the Purchasers in respect of Survey No. 41/4 admeasuring 500 sq. metres.
- x) Agreement for Joint Venture dated 17.11.2020, executed between M/s. Raj Group as the one part and M/s. Shree Developers as the other part.
- xi) Deed of Transfer of Transferable Development Rights dated 04.03.2021 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 3990/2021 in respect of Transferable Development to the extent of 1805 sq. metres of Village Katrap, Taluka Ambaranth, District Thane executed between M/s. Raj Group as the Transferor and the Shree Developers as the Transferee/Purchaser



327-2	
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शैलेन्द्र द. जल्लावार

बी.कॉम., एलएल.बी.
अॅडव्होकेट हायकोर्ट

१०५, विकास हाईट्स, संतोषीमाता रोड, कल्याण (प)
फोन : २३२२५२६, २३२७४४७
email : lawmen2011@yahoo.com

Shailendra D. Jallawar

B.Com., LL.B.,
Advocate High Court

3105, Vikas Heights, Santoshimata Road, Kalyan (West)
Tel. : 2322526, 2327447
email : lawmen2011@yahoo.com

- xii) Building Commencement Certificate granted by Kulgaon Badlapur Municipal Council under No. KBMP/NRV/BP/2096/2021-2021 unique No.95 dated 08.03.2021.
- xiii) Search Reports.
- 3) 7/12 extract or property card
- i) Extract of 7/12 in respect of all those pieces and parcels of land lying, being and situate at village Kharwai, Taluka Ambarnath, District Thane bearing Survey No. 41/2/2, 41/3 and 41/4 dated 26.05.2022
- ii) Mutation Entries
- 4) Search Reports
- Search reports carried out in the Office of Sub-Registrar of Assurances at Ulhasnagar
- 5) Qualifying comments

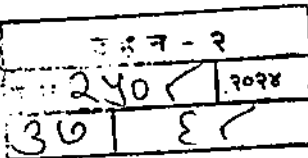
On perusal of the above documents, I am of the opinion that the title of the said property is clear and marketable and free from encumbrances and doubts and M/s. Shree Developers are well and sufficiently entitled to develop the said property in accordance with the sanctioned plans and permissions granted by the Kulgaon Badlapur Municipal Council.

Owner of the land being Village Kharwai, Taluka Ambarnath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing

Survey No.	Hissa No.	Area sq. mts.	Owner of the land
41	2/2	5100	Raj Group
41	3	400	through its partners
41	4	530	Sanjay Atmaram Patel Pravin Ravjibhai Patel
Total →		6030	

The report reflecting the flow of the title of the owner on the said land is enclosed herewith as annexure.

This Report is based on the information provided, documents furnished and searches carried out in the Office of Sub-Registrar of Assurances at Ulhasnagar and in the event there are any new or additional documents which are not furnished to me or the facts may be different or informed to me subsequently, it could have material impact on my observations and conclusions.



(S. D. JALLAWAR)
Advocate

शैलेन्द्र द. जल्लवार

बी.कॉम., एलएल.बी.
अॅडव्होकेट हायकोर्ट

१०५, विकास हाईट्स, सतौशीमाता रोड, कल्याण (प)
फोन : २३२२५२६, २३२७४४७
email : lawmen2011@yahoo.com

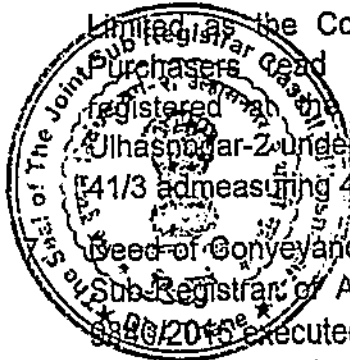
Shailendra D. Jallawar

B.Com., LL.B.,
Advocate High Court

5105, Vikas Heights, Santoshimata Road, Kalyan (West)
Tel. : 2322526, 2327447
email : lawmen2011@yahoo.com

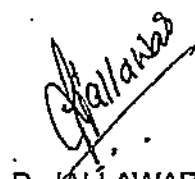
FLOW OF THE TITLE OF THE SAID LAND

1. Extracts of 7/12
2. All mutation entries
3. Agreement dated 08.10.2010 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 9242/2010 executed between Shri Abdul Majid Ibrahim Shaikh and others as the Owners and M/s. Raj Group as the Purchasers read with Power of Attorney dated 08.10.2010 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.9243/2010 in respect of Survey No. 41/2/2 admeasuring 4000 sq. yards i.e. 3344.50 sq. metres.
4. Agreement dated 12.06.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 5421/2015 executed between Shri Abdul Majid Ibrahim Shaikh and others as the Owners and M/s. Raj Group as the Purchasers read with Power of Attorney dated 12.06.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 5422/2015 in respect of Survey No. 41/2/2 admeasuring 2171 sq. yards i.e. 1755.50 sq. metres.
5. Deed of Conveyance dated 15.10.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 9836/2015 executed by Shri Abdul Majid Ibrahim Shaikh and others as the Owners in favour of M/s. Raj Group as the Purchasers in respect of Survey No. 41/2/2 admeasuring 5100 sq. metres.
6. Agreement dated 09.08.2010 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.7217/2010 executed between Smt. Hawabi Ahmed Shaikh and others as the Owners, M/s. Samar Land Developers Private Limited as the Confirming Party and M/s. Raj Group as the Purchasers read with Power of Attorney dated 09.08.2010 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 7218/2010 in respect of Survey No. 41/3 admeasuring 400 sq. metres. २०२४
Deed of Conveyance dated 05.11.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 9836/2015 executed by Smt. Hawabi Ahmed Shaikh and others as the Owners in favour of M/s. Raj Group as the Purchasers in respect of Survey No. 41/3 admeasuring 400 sq. metres.



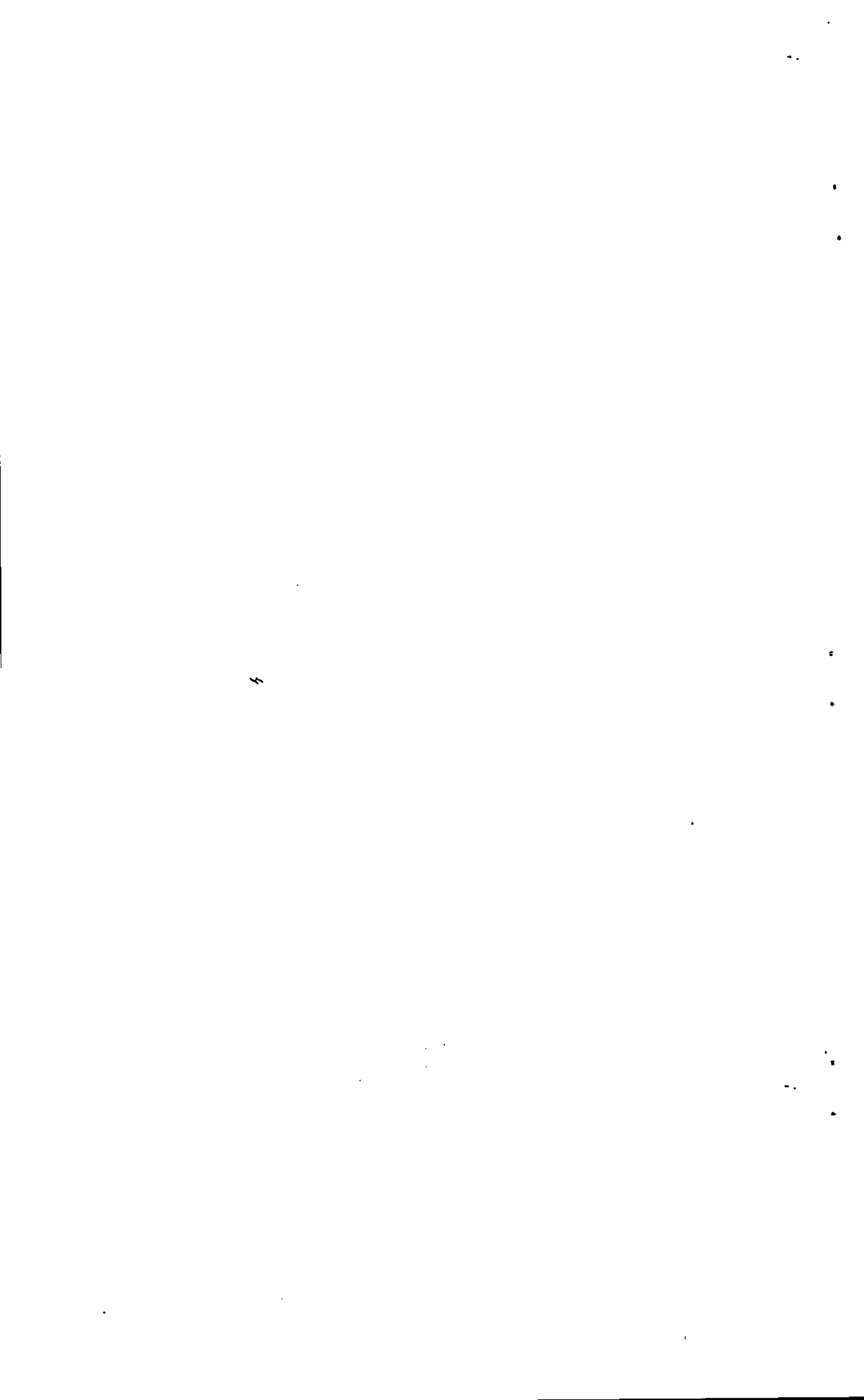
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8. Agreement dated 12.06.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.5418/2015 executed between Abdul Majid Ibrahim Shaikh and others as the Owners, M/s. Samar Land Developers Private Limited as the Confirming Party and M/s. Raj Group as the Purchasers read with Power of Attorney dated 12.06.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No.5419/2015 in respect of Survey No. 41/4 admeasuring 500 sq. metres.
9. Deed of Conveyance dated 21.10.2015 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 9324/2015 executed by Abdul Majid Ibrahim Shaikh and others as the Owners in favour of M/s. Raj Group as the Purchasers in respect of Survey No. 41/4 admeasuring 500 sq. metres.
10. Agreement for Joint Venture dated 17.11.2020, executed between M/s. Raj Group as the one part and M/s. Shree Developers as the other part.
11. Deed of Transfer of Transferable Development Rights dated 04.03.2021 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 3990/2021 in respect of Transferable Development to the extent of 1805 sq. metres of Village Katrap, Taluka Ambaranth, District Thane executed between M/s. Raj Group as the Transferor and the M/s. Shree Developers as the Transferee/Purchaser
12. Building Commencement Certificate granted by Kulgaon Badlapur Municipal Council under No.KBMP/NRV/BP/2096/2021-2021 unique No.95 dated 08.03.2021.
13. Search Reports


 (S. D. JALLAWAR)
 Advocate



उहान-२	
स.प्र. २५०५	२०२४
३२/३६	



Receipt (pavl)

78/9911

पावती

Original/Duplicate

Monday, July 17, 2023

नोंदणी क्र.: 39म

12:28 PM

Regn.: 39M

पावती क्र.: 10736 दिनांक: 17/07/2023

गावाचे नाव: खरवई

दन्तऐवजाचा अनुक्रमांक: उहत्त2-9911-2023

दन्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

नादर करणाऱ्याचे नाव: प्रकाश आत्माराम देशमुख

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण:

रु. 500.00

आपणात मूळ दस्त, खंयनेल प्रिंट, सूची-२ अंदाजे

12:47 PM ह्या वेळेस मिळेल.

Sub Registrar Ulhasnagar 2

वाजार मूल्य: रु. 1/-

मोवदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह वुय्यम निबंधक वर्ग-२

उल्हासनगर - २

1) देयकाचा प्रकार: DHC रकम: रु. 400/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2306202312923 दिनांक: 17/07/2023

वर्कचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004126015202324E दिनांक: 17/07/2023

वर्कचे नाव व पत्ता:

1/1



उहत्त - २	
रु. 2405	२०२४
२०	६६

CHALLAN

MTR Form Number-6



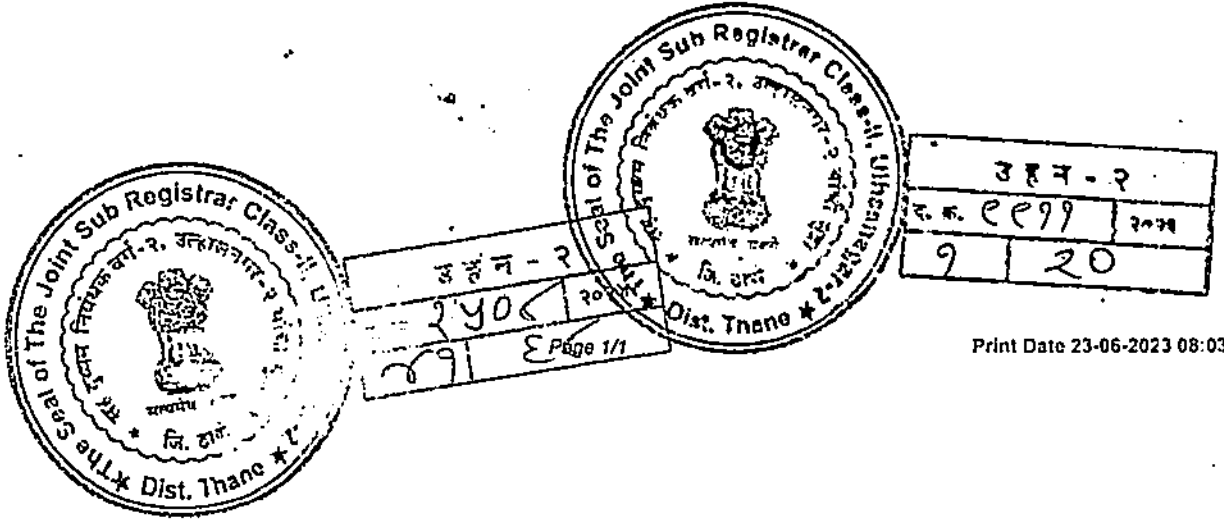
GRN	MH004126015202324E	BARCODE	[Barcode]		Date	23/06/2023-20:02:43	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name ULH2_ULHASNAGAR 2 JT SUB REGISTRAR				Full Name		PRAKASH ATMARAM DESHMUKH		
Location THANE				Flat/Block No.		TULSI AANANTA FLATS ,SHOPS, OFFICE ETC		
Year 2023-2024 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street		KHARWAI	
0030046401 Stamp Duty			500.00		Area/Locality		TAL AMBERNATH	
0030063301 Registration Fee			100.00		Town/City/District			
					PIN		4 2 1 5 0 3	
					Remarks (If Any)			
					SecondPartyName=MS RAJ GROUP-			
					Amount In		Six Hundred Rupees Only	
Total			600.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332023062410030	2814808246	
Cheque/DD No.				Bank Date	RBI Date	23/06/2023-20:03:18	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : 0000000000

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

अदर चलय केवल दृश्यम निसंधक कार्यालयत नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करावयाच्या दस्त्यासाठी अदर चलन लागू नाही.



Print Date 23-06-2023 08:03:29

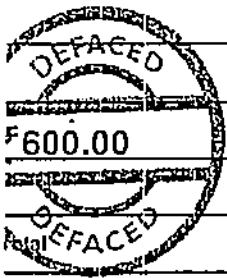


CHALLAN
MTR Form Number-6



SRN MH004126015202324E BARCODE Date 23/06/2023-20:02:43 Form ID 25.2

Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment Registration Fee		PAN No.(If Applicable)			
Office Name ULH2_ULHASNAGAR 2 JT SUB REGISTRAR		Full Name		PRAKASH ATMARAM DESHMUKH	
Location THANE		Flat/Block No.		TULSI AANANTA FLATS ,SHOPS, OFFICE ETC	
Year 2023-2024 One Time		Promises/Building			
Account Head Details		Amount In Rs.			
1030046401 Stamp Duty		500.00		Road/Street KHARWAI	
1030063301 Registration Fee		100.00		Area/Locality TAL AMBERNATH	
				Town/City/District	
				PIN 4 2 1 5 0 3	
		Remarks (If Any)			
		SecondPartyName=MS RAJ GROUP-			
		Amount In		Six Hundred Rupees Only	
		600.00		Words	



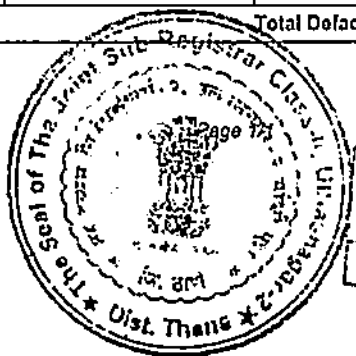
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332023062410030	2814808246
Cheque/DD No.		Bank Date	RBI Date	23/06/2023-20:03:18	26/06/2023
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. 26/06/2023			

Department ID:
 NOTE: This challan is valid for document to be registered in Sub Registrar Office only. Not valid for unregistered document.
 Mobile No.: 0000000000
 Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02 Date: 2023.07.17 12:40:39 IST
 Signature Not Verified
 Challan Defacement No. 20230717124039



2405 2023
2215

Sr. No.	Reason: GRAS Doc Defacement	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-78-9911	0002722734202324	17/07/2023-12:28:34	IGR129	100.00
2	(IS)-78-9911	0002722734202324	17/07/2023-12:28:34	IGR129	500.00
Total Defacement Amount					600.00



Print Date 17-07-2023 12:40:38

उत्तर-२
२२११ २०२३
२ २०

SPECIAL POWER OF ATTORNEY

ON THIS ^{July} 17th DAY OF 2023.

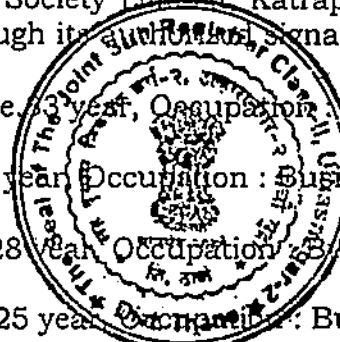
TO ALL TO WHOM THESE PRESENTS SHALL COME THAT, we

I) M/s. Raj Group, a partnership firm, having its office at 6, Guru Ashray, Katrap-MIDC Road, Badlapur (E), Taluka Ambarnath, District Thane, through its authorized signatory

1. Mr. Sanjay Atmaram Patel, Age.54 year, Occupation : Business,
2. Mr. Pankaj Manibhai Patel, Age.45 year,Occupation: Business,
3. Mr. Pankaj Suresh Patel, Age. 40year,Occupation: Business,
4. Mr.Kirit Ravjibhai Patel, Age.51year,Occupation: Business,

II) M/s. Shree Developers, a partnership firm, having its office at G-704, Tulsi Aangan Co-operative Housing Society Limited, Katrap Road, Kulgaon, Badlapur (East), District Thane through its authorized signatory

1. Mr.Trupesh Bhavan Patel, Age. 33 year, Occupation : Business,
2. Mr.Yash Pravin Patel, Age.29 year Occupation : Business,
3. Mr. Meet Dinesh Patel, Age. 28 year Occupation: Business,
4. Mr.Miten Premji Patel , Age. 25 year Occupation: Business,



उप-२
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२०

DO HEREBY SEND GREETINGS:

WHEREAS by and under the Agreement for Joint Venture dated 17.11.2020, we serial No. 1 being the Owner and serial No. 2 being the Promoter have mutually agreed to carry out the development on all that portion of amalgamated land admeasuring 6030 sq. metres comprising of all those pieces and parcels of land lying being and situate at village Kharwai, Taluka Ambarnath, District Thane, bearing Survey No. 41 Hissa No.2/2 admeasuring 5100 sq.meters, Survey No. 41 Hissa No. 3 admeasuring 400 sq. meters and Survey No. 41 Hissa No. 4 admeasuring 530 sq. meters within the limits of the Kulgaon Badlapur Municipal Council (hereinafter called and referred to as the said property and more particularly described in the schedule hereunder written) by obtaining all the requisite sanctions, permissions from the requisite Government, semi Government and Municipal authorities from time to time in respect of the said property and in pursuance to the sanctioned plans and permissions, we are developing a scheme of construction in the name and style as "Tulsi Aananta" on the above mentioned property and have commenced the construction work thereon.

AND WHEREAS we are desirous of jointly executing M/S RAJ GROUP AND M/S SHREE DEVELOPERS we have Assign rights in favour of anyone of the above mentioned person names for only registration of requisite agreement for sale of flats/units of M/S RAJ GROUP AND M/S SHREE DEVELOPERS we are developing a scheme of construction in the name and style as "Tulsi Aananta" to be registered in favour of prospective purchaser at the office of sub -Registrar Ulhasnagar-2 & 4.

AND WHEREAS after execution of agreement for sale and other necessary supplementary deeds, documents, correction deeds, cancellation deeds and incidental agreements thereto by the partners of M/s Raj Group and M/s Shree Developers jointly with the purchaser of flats/units, it is not practically possible for the partners of both the firms to remain present in the office of the Sub Registrar of Assurances for presenting such agreement for sale and other necessary deeds, documents and its lodging and

[Handwritten signatures and names: Patel, Sanjay, Pankaj, Kirit, Meet, Miten]

admission and also getting those documents perfectly ordered for registration under the provisions of Indian Registration Act in all respect.

AND WHEREAS we are therefore desirous of jointly appointing fit and proper person as our lawful attorney to present agreement for sale and other necessary deed/documents duly executed by the partners of M/s Raj Group as well as M/s Shree Developers with the purchaser of flats / units before the Sub Registrar of Assurances and get it perfectly ordered for registration under the provisions of Indian Registration Act and get it registered in all respect.

AND WHEREAS

1. Shri Prakash Atmaram Deshmukh,
2. Shri Ashutosh Shivaji Deshmukh, is well conversant with the procedural part of presenting and lodging the agreements, deeds and documents before Sub Registrar of Assurances and further getting it admitted and perfectly ordered for registration, we are therefore desirous appointing

1. Shri Prakash Atmaram Deshmukh, Adult Age about 54 years, having address at Residing at. Shiv Shakti flat No.3 Manjarli ,Badlapur ,Taluka- Ambernath, Dist-Thane .

2. Shri Ashutosh Shivaji Deshmukh, Adult Age about 24 year occupation: Business, Residing at : Flat No-203,A-wing, Mahalaxmi Apartment, near forest, Shahapur, Taluka- Shahapur, Dist-Thane.

to represent for the firm jointly as the lawful attorney only for presenting before the Registrar of Assurances, the Agreement For Sale, Deed of rectification, Cancellation Deed, Supplementary agreements, Confirmation and other necessary Deeds, documents and writings duly signed and executed by the partners of the said firm.

NOW KNOW YE ALL MENT AND THESE PRESENTS WITNESS THAT we I.M/s. Raj Group, a partnership firm through its authorized signatory

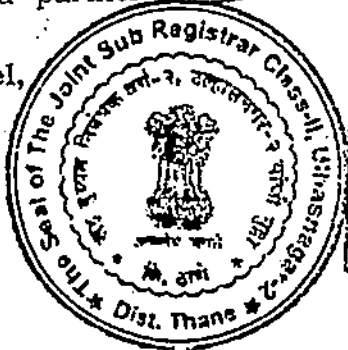
1. Mr. Sanjay Atmaram Patel,
2. Mr. Pankaj Manibhai Patel,
3. Mr. Pankaj Suresh Patel,
4. Mr.Kirit Ravjibhai Patel,



३४७ - २	
२४०५	२०२४
४	६

II. M/s. Shree Developers, a partnership firm. through its authorized signatory

1. Mr.Trupesh Bhavan Patel,
2. Mr.Yash Pravin Patel,
3. Mr. Meet Dinesh Patel,
4. Mr.Miten Premji Patel ,



३४७ - २	
२५९९	२०२४
४	२०

do hereby jointly and collectively nominate, constitute and appoint

1. Shri Prakash Atmaram Deshmukh, 2. Shri Ashutosh Shivaji Deshmukh to do following act deed matter and things:

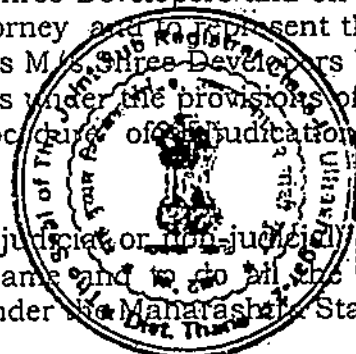
1. On behalf of M/s Raj Group and M/s Shree Developers to appear before the appropriate Registrar, Sub Registrar of Assurances for lodging and admitting the agreement for sale, Deed of rectification, Cancellation Deed, Supplementary agreements, Confirmation and other necessary deed/documents in respect of flats/units in the

[Handwritten signatures and initials]

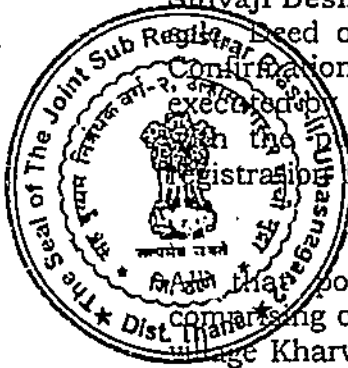
Patel, Prakash, Shivaji, Prakash, Patel, Miten Patel

other necessary deed/documents in respect of flats/units in the scheme of construction known as "Tulsi Aananta" signed and executed by partners of M/s.Raj Group as well as M/s. Shree Developers with the purchaser of flats/units and to get such agreement for sale, Deed of rectification, Cancellation Deed, Supplementary agreements, Confirmation and other necessary Deed/Documents and get all such documents perfectly ordered for registration under the provisions of Indian Registration Act,1908.

2. To obtain certified copy / original copy of agreement for sale, Deed of rectification, Cancellation Deed, Supplementary agreements, Confirmation and other necessary Deed/Documents from the office of Sub Registrar of Assurance.
3. To comply with all the requisitions and formalities required to effectuate the legal and perfect registration of the agreements and documents and to follow all the procedure under the Indian Registration Act, 1908 as well as Maharashtra Stamp Act in name of M/s Raj Group as well as M/s Shree Developers and on behalf of the said firms as true and lawful attorney and to represent the interest of the said M/s Raj Group as well as M/s Shree Developers before all the officers and competent authorities under the provisions of the said Act by following the requisite procedure of registration under the provisions of law.
4. To purchase the stamp papers, (judicial or non-judicial) and to make necessary applications for the same and to do all the things, acts, deeds and matters as provided under the Maharashtra Stamp Act.



The power granted by M/s Raj Group as well as M/s Shree Developers jointly and collectively to 1. Shri Prakash Atmaram Deshmukh, 2. Shri Ashutosh Shivaji Deshmukh is for the limited purpose of presenting the agreement for Deed of rectification, Cancellation Deed, Supplementary agreements, Confirmation and other necessary Deeds and Documents signed and executed by the partners of M/s Raj Group as well as M/s Shree Developers with the purchaser of flats/ units and effectuate the legal and perfect registration hereof.



D. No. 2306 2024

SCHEDULE

A portion of amalgamated land admeasuring 6030 sq. metres comprising of all those pieces and parcels of land lying being and situate at Village Kharwai, Taluka Ambarnath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing

Survey No.	Hissa No.	Area sq. mts.
41	2/2	5100
41	3	400
41	4	530
Total →		6030

and collectively bounded as follows :

- On or towards East : Adjourning SurveyNo 44(A)
- On or towards West : Adjourning SurveyNo 40(2)
- On or towards North : Adjourning SurveyNo 45
- On or towards South : Adjourning SurveyNo 42(P) &44(C)

(Handwritten signatures and initials)

अहवाल दिनांक : 19/04/2022



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन मासूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७।

गाव :- खरवई

तालुका :- अवरनाथ

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 41/2/2

भू.धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव:-

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
कुळचे एकक आर.चा.मी. 12811		अब्दुल मजीद इब्राहीम शेख	0.23.45	6-14	0.10.00	(1131)	कुळचे नाव व खंड
अ) लवंगवः माग वर		सुभाषित इब्राहीम शेख				(1131)	
जिरापत 0.41.00		बाळुभाई इब्राहीम शेख				(1131)	इतर अधिकार
बागावत		सुर्यकांत देवाहीम शेख				(1131)	
एकूण सा.पो. 0.41.00		फातीमा इब्राहीम शेख				(1131)	प्रलंबित फेरफार : नाही.
ब) मोट. सुरावळ क्षेत्र (सांगवड अर्धेप)		ममना इब्राहीम शेख				(1131)	
मो. (अ) 0.10.00		सय्याद इब्राहीम शेख				(1131)	शेवटचा फेरफार क्रमांक : 1131 व दिनांक : 11/1/2020
मो. (ब) 0.10.00		सांगवड क्षेत्र	0.00.00	0		(1131)	
मो. (क) 0.10.00	316	पवित्र रवजीभाई पटेल				(1131)	
एकूण सा.पो. 0.51.00		गे. राजगुण (अर्धे भागीदार)				(1131)	
अ) व)		संजय अठ्ठनाराय पटेल	0.41.00	8.99	0.10.00	(1131)	
भागावटणी 3.99							
दु.सी. क्षेत्र							
मो. (अ)							
भागावटणी							
कु. क्षेत्रफळ (177 म 519 म 543 म 557 म 583 म 719 म 738 म 784 म 1004 म 1007 म 1057 म 1094)							सोपण आणि प्रत्येक विल्हे :

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन मासूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- खरवई

तालुका :- अवरनाथ

जिल्हा :- ठाणे

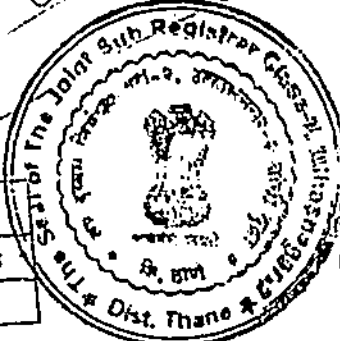
भूमापन क्रमांक व उपविभाग : 41/2/2

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील						सांगवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा					
			गिऱ पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र										
			घटक पिके व प्रत्येकालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित				अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	
					हे.आर. नो.मी		हे.आर. नो.मी		हे.आर. नो.मी		हे.आर. नो.मी		हे.आर. नो.मी			
2021-22	खरीप	316						गाव			0.4100					

अ) - भूमापनाचा सोपण क्रमांक, ब) - जल सिंचित, क) - अजल सिंचित

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५० रुपये मिळवावे."
दिनांक : 20/04/2022
सांकेतिक क्रमांक :- 2721001-10000030-1005202166

(नाव :- भिकार गणपत देसो)
तलाठी साक्षात :- खरवईता :- अवरनाथ जि :- ठाणे



उ.क्र. २
२०२४
२०/४

उ.क्र. २
२०२४
२०/४

उ.क्र. २
२०२४
२०/४



SHREE DEVELOPERS

LETTER OF AUTHORITY

We, 1) Mr.Hiteshkumar Dahyabhai Patel, 2) Mrs.Gita Kirit Patel, 3) Mr.Haresh Gopal Bhutak, 4) Mr.Rahul Sureshbhai Patel, 5) Mr.Paresh Raman Patel, 6) Mr.Kanubhai Gangarambhai Patel, 7) Mr.Haribhai Govind Chavhan, 8) Mr.Hitesh Narsinh Patel, 9) Mr.Dev Vallabh Patel, 10) Mr.Shailesh Narshi Deshpande, 11) Mr.Ranchhod Chambaria, 12) Mr.Bipin Ambalal Patel 13) Mr.Satish Ambalal Patel, 14) Mr.Deep Sanjay Patel 15) Mr.Vishal Pravin Patel, the partners of M/S. SHREE DEVELOPERS having office at- G-704, Tulsi Aangan Co-operative Housing Society Limited, Kurlgaon, Badlapur (East), District Thane, do hereby states that:-

We say that, we are constructing buildings in the name of 'Tulsi Aangan' on the Landed property bearing Survey No.41, Hissa No.1, Survey No.41, Hissa No.3 and Survey No.41, Hissa No.4. Total area admeasuring about 6050 sq. Mtrs. Situated at Village - Kharvai, Opp.Gaondevi Mandir, Badlapur (E). Tal.- Ambernath, Dist.-Thane.

We say that, we do hereby authorized 1) Mr.Bipin Ambalal Patel, 2) Mr.Dev Vallabh Patel, 3) Mr.Meet Dinesh. Patel 4) Mr.Miten Premji Patel, the partner of M/S.SHREE DEVELOPERS to sign and execute all necessary documents for the registration of the Flats/ Shops/Offices/Basements/Godowns/Garrage before sub Registrar, Ulhasnagar-2and Ulhasnagar-4, on behalf of our partnership Firm.

Any one person out of the authorized persons may sign the said documents for the registration of Flats/Shops /Offices/ Basements/ Godowns/ Garrage and they also appoint 1)Mr.Prakash Atmaram Deshmukh, 2)Mr.Ashutosh Shivaji Deshmukh to admit the execution/Correction/Cancellation or termination of the aforesaid agreement for sale of Flats/Shops/Offices/Basements/Godowns/ Garrage.

The Documents executed by our partner will be binding on us and we will not challenge the same before any court of Law.

1) Mr.Hitesh Dahyabhai Patel,

Hitesh

2) Mr.Gita Kirit Patel,

Gita K. Patel.

3) Mr.Haresh Gopal Bhutak,

Patel

TULSI AASTHA, Phase-II, Kharvai, Opp. Gaav Devi Mandir, Badlapur (E) - 421 503.
T : 80 80 88 55 88 • 99300 2111 • E : sales@raj-group.co • W : www.raj-group.co



उहव-२
२५०५
४८६५



SHREE DEVELOPERS

4) Mr.Rahul Sureshbhai Patel,

[Signature]

5) Mr.Paresh Raman Patel

[Signature]

6) Mr.Kanubhai Gāngarambhai Patel,

[Signature]

7) Mr.Kanji Govind Chandat

[Signature]

8) Mr.Hitesh Narsinh Patel,

[Signature]

9) Mr.Yash Pravin Patel,

[Signature]

10)Mr.Shailesh Narshi Bera,

[Signature]

11) Mr.Narshi Ranchhod Chambaria,

[Signature]

12) Mr.Trupesh Bhavanbhai Patel

[Signature]

13) Mr.Satish Manilal Patel

[Signature]

14) Mr.Deep Sanjay Patel

[Signature]

15) Mr.Vishal Pravin Patel,

[Signature]

(Partners of M/s.Shree Developers)

Witness:-

1. _____

2. _____



उहर-२
८९९
२०

FULSASTHA, Phase-II, Badlapur, Opp. G. S. Devi Mandir, Badlapur (E) - 421 503.
80 80 88 55 88 • 99300 2111 • E: info@raj-group.co • W: www.raj-group.co

उहर-२
२५०८
२९

LETTER OF AUTHORITY

We, 1) Mr. Pravin Ravjibhai Patel, 2) Mrs. Mangalaben Pravin Patel, 3) Mr. Dinesh Ravjibhai Patel, 4) Mr. Bhavan Ravjibhai Patel, 5) Mr. Raman Jivrajbhai Patel, 6) Mr. Bharat Gangarambhai Patel, 7) Mr. Sanket Shantilal Patel, 8) Mr. Jitendra Narshibhai Patel, 9) Mr. Vallabh Karsanbhai Patel, 10) Mr. Khimji Narshi Bera, 11) M/s. Bon Moyar Computers Pvt. Ltd. Through its Director Mr. Jayesh Chambaria, 12) Mr. Dhiraj Khetaji Patel 13) Mr. Ramesh Raja Gothi 14) Mr. Darshak Keshavji Bera, 15) Mrs. Premji Naran Patel, the partners of M/S. RAJ GROUP having office at-6/Guru Ashray, Katrap Road, Badlapur (East), Tal.-Ambernath, Dist.-Thane, do hereby states that:-

We say that, we are constructing buildings in the name of "Tulsi Aananta" on the Landed property bearing Survey No.41, Hissa No.2/2, Survey No.41, Hissa No.3 and Survey No.41, Hissa No.4. Total area admeasuring about 6030 Sq. Mtrs Situated at Village - Kharvai, Opp. Gaondevi Mandir, Badlapur (E), Tal.- Ambernath, Dist.-Thane.

We say that, we do hereby authorized 1) Mr. Sanjay Atmaram Patel, 2) Mr. Pankaj Manilal Patel, 3) Mr. Pankaj Sureshbhai Patel, 4) Mr. Kirit Ravjibhai Patel, the partner of M/S. RAJ GROUP to sign and execute all necessary documents for the registration of the Flats/Shops/Offices/Basements/Godowns/Garage before sub Registrar, Ulhasnagar-2 and Ulhasnagar-4, on behalf of our partnership Firm.

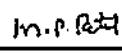
Any one person out of the authorized persons may sign the said documents for the registration of Flats/Shops/Offices/Basements/Godowns/Garage and they also appoint 1) Mr. Prakash Atmaram Deshmukh 2) Mr. Ashutosh Shrivastava Deshmukh to attend the execution/Correction/Cancellation or termination of the aforesaid agreement for sale of Flats/Shops/Offices/Basements/Godowns/Garage.

The Documents executed by our partner will be binding on us and we will not challenge the same before any court of Law.

1) Mr. Pravin Ravjibhai Patel,



2) Mrs. Mangalaben Pravin Patel,



3) Mr. Dinesh Ravjibhai Patel,





2805
2805

4) Mr. Bhavan Ravjibhai Patel,

B. Ravji

5) Mr. Raman Jivrajbhai Patel,

R. Raman

6) Mr. Bharat Gangarambhai Patel,

Bharat G. Patel

7) Mr. Sanket Shantilal Patel,

Sanket

8) Mr. Jitendra Narshibhai Patel,

Jitendra

9) Mr. Vallabh Karsanbhai Patel,

Vallabh

10) Mr. Khimji Narshi Bera,

Khimji Bera

11) M/s. Bon Moyar Computers Pvt. Ltd.

Through its Director

Mr. Jayesh Chambaria,

Jayesh

12) Mr. Dhiraj Khetaji Patel

Dhiraj

13) Mr. Ramesh Raja Gothi

Ramesh

14) Mr. Darshak Keshavji Bera,

Darshak Bera

15) Mrs. Premji Naran Patel

Premji

(Partners of M/s. Raj Group)

Witness:-

1. _____

2. _____



उप-र	
व. क्र. ९९९	संख्या
९९	२०



TULSI AANANTA: Khandaj, Opposite Devi Mandir, Badlapur (E) - 421, 503
 T : +91 80 80 88 55 88 | sales@raj-group.co | W : www.raj-group.co



उप-र	
व. क्र. ९०८	संख्या
९९	२०

॥ घोषणा पत्र / शपथ पत्र ॥

मी /आम्ही खालील सही कारण मा. नोंदणी प्रहारीरीक्षक व मुद्रांक नियंत्रक, म.उ.पुणे, यांचे ३०/११/२०१३ रोजीचे परिपत्र वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेली दस्तावेजांमधील मिळकत हि फसवणुकीद्वारे अथवा हुदार विक्री होत नाही. दस्तातील लिहून देणार /कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून घ्या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इतर येतून आलो आहे.

सादर नोंदणीचा दस्तावेज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस, हक्कदार/कब्जेदार हितसंबंधी व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकीने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हयांत आहे व फक्त कुलमुखत्यार अदयापही अस्तीत्वात आहे व ते आजपावती रद्द झालेले नाही याची मी/ आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, शासन बोजे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराच्या अधीन राहून आम्ही आमचा आर्थिक व्यवहार पुर्ण करून दस्तावेज साक्षीदारासमक्ष निष्पादित केलेला आहे.

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

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने, उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तावेजांमधील मिळकतीचे मालक कुलमुखत्यारधारक यांची मालकी व दस्तावेजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पुर्णपणे जाणीव आहे.

स्थार मिळकती विषय सध्या होत असलेली फसवणुक/ वनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तावेजांमधील मिळकती विषयी होवु नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी /आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशिर प्रश्न उदभवल्यास त्यास मी /आम्ही व दस्तावेजांमधील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हांस पुर्ण कल्पना आहे.

त्यामुळे मी /आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा कायदेशिर गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणातेही गुन्हे घडल्यास मी /आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्गाच्या शिक्केत आम्ही पात्र राहणार आहोत याची मला/आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणुन जोडत आहे.

लिहून देणार

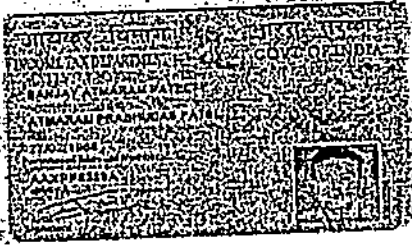
लिहून देणार

Seal of The Joint Sub Registrar Class-II, U. P. & C. District, Thane

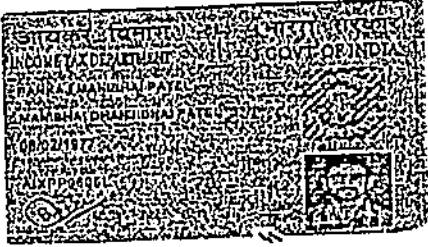
Seal of The Joint Sub Registrar Class-II, U. P. & C. District, Thane

दस्ता - २	२०२४
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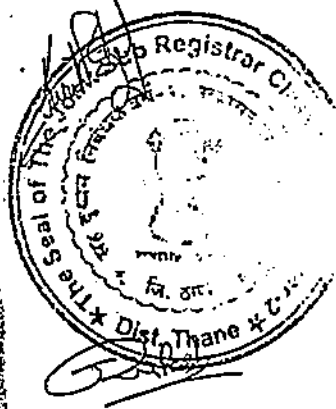
Sharma



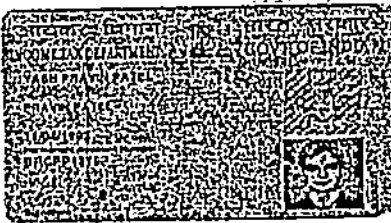
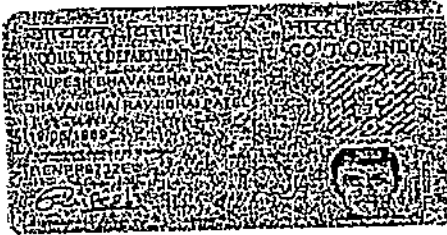
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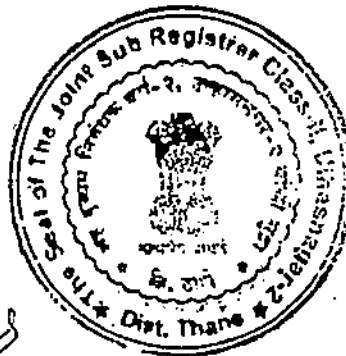
Patel



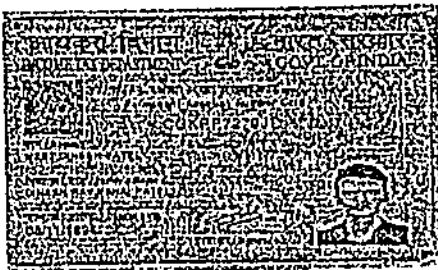
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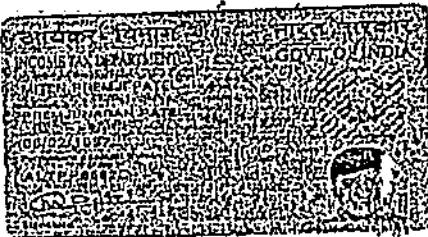
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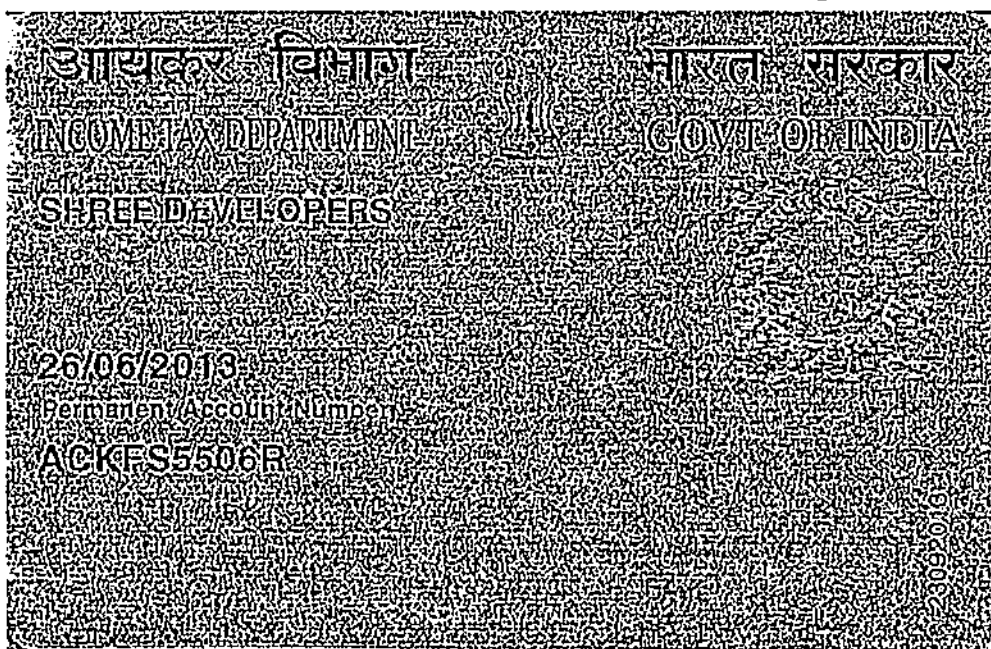
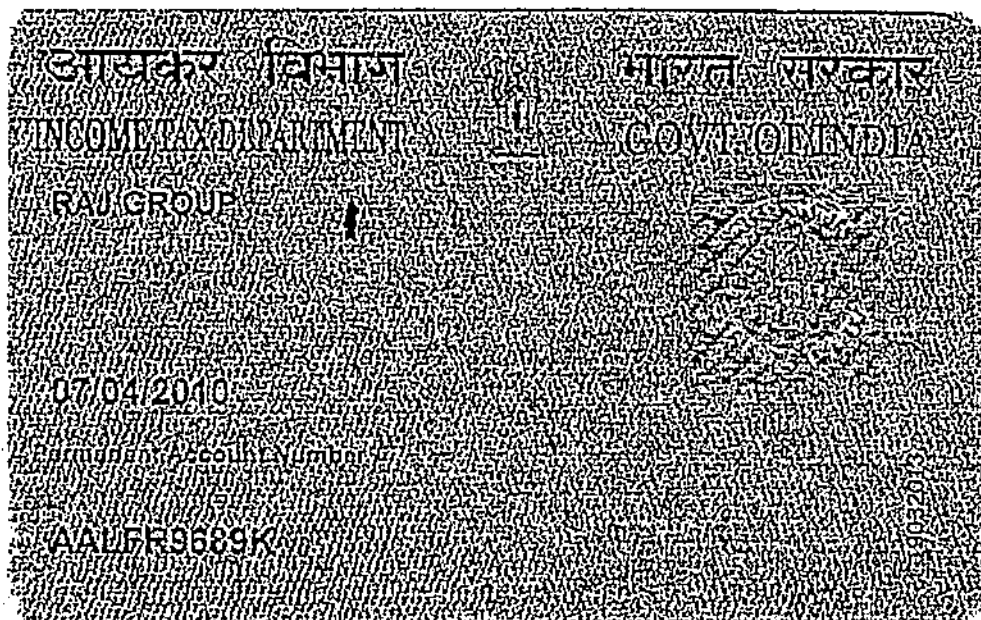
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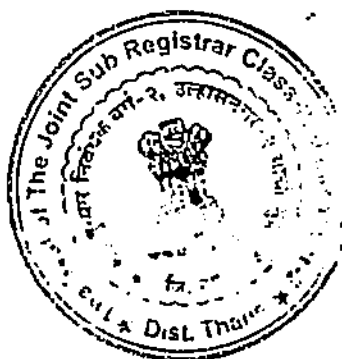
Patel



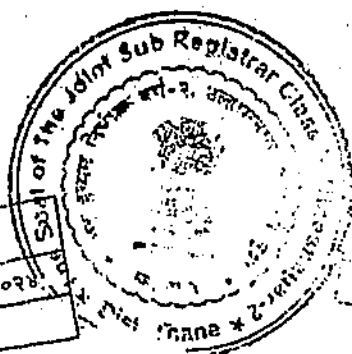
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Shree *Raj* *Group* *Shree* *Raj* *Group* *Shree* *Raj* *Group* *Shree* *Raj* *Group*



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श्री - २	२०२३
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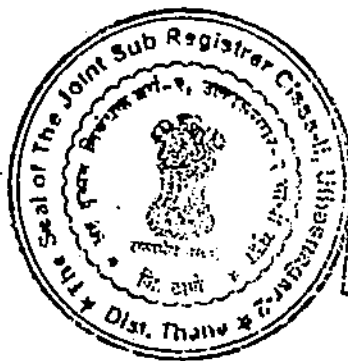
भारत सरकार
GOVERNMENT OF INDIA

प्रकाश आराम देशमुख
Prakash Araram Deshmukh

जन्म वर्ष / Year of Birth : 1986
पुरुष / Male

5817 7009 0402

आधार — सामान्य माणसाचा अधिकार



उपलक्ष - २
 स. नं. ९९११ / २०२१
 १५ / २०

भारत सरकार
GOVERNMENT OF INDIA

आधार

Issue Date: 25/05/2019


Ashutosh Shivalji Deshmukh
DOB: 30/12/1978
Male


4638 3316 3553


मेरा आधार, मेरी पहचान



उपलक्ष - २
 स. नं. २५०८ / २०२४
 १५ / २४


 भारत सरकार
 Government of India

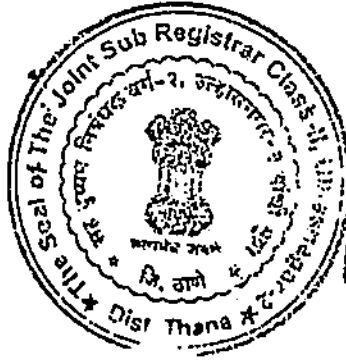

 अनिता नागमथ शेळार
 Anita Nagmth Shelar
 जन्म वर्ष / Year of Birth : 1987
 स्त्री / Female



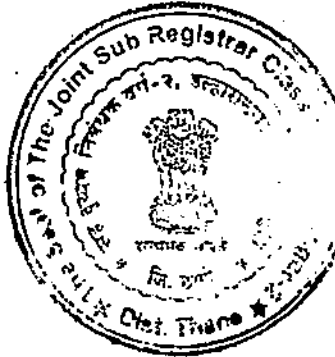
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सामान्य माणसाचा अधिकार

Anohelar




उत्तर - २	
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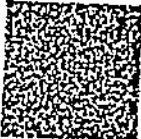


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भारत सरकार
GOVERNMENT OF INDIA



रिद्धी रविंद्र सावंत
Riddhi Ravindra Sawant
जन्म तारीख/DOB: 28/01/1993
महिला/ FEMALE
Mobile No: 9673269204



5993 5313 8762

मेरा आधार, मेरी पहचान

Sawant

The Seal of The Joint Sub Registrar Class-II
ज.स.पं. उल्हासपूर - २, जिल्हा उल्हासपूर
वि. थाना
Dist. Thana

उह न - २	
२२११	२०२४
१७	२०

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar
ज.स.पं. उल्हासपूर - २, जिल्हा उल्हासपूर
वि. थाना
Dist. Thana

उह न - २	
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17/2023

Summary 1 (Dasgoshwara bhag 1)

78/9911

मोमवार, 17 जुन 2023 12:28 म.नं.

दस्ता गोपवारा भाग-1

उद्दन 2 9/20

दस्ता क्रमांक: 9911/2023

दस्ता क्रमांक: उद्दन 2 /9911/2023

वाजारा मुल्य: रु. 01/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. मद्र. दु नि. उद्दन 2 यांचे कार्यालयाने

पावती:10736

पावती दिनांक: 17/07/2023

अ. क्र. 9911 वर दि,17-07-2023

सादरकरणाराचे नाव: प्रकाश आत्माराम देशमुख

गेजी 12:26 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्ता हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

दस्ता हजर करणाऱ्याची मही:

एकूण: 500.00

Sub Registrar Ulhasnagar 2



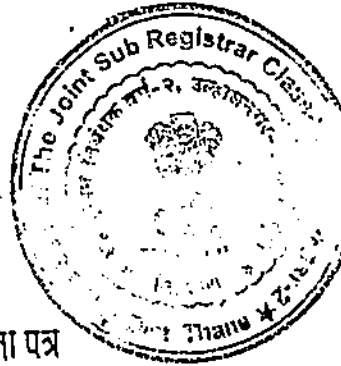
Sub Registrar Ulhasnagar 2

दस्ताचा प्रकार: कुलमुखत्वापत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या वावीहून अन्य बसा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तीस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 17 / 07 / 2023 12 : 26 : 45 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 17 / 07 / 2023 12 : 27 : 23 PM ची वेळ: (फी)



उद्दन - 2
2406 2023
9/20

प्रतिज्ञा पत्र

सादर दस्तऐवज नोंदणी करताना 1990 व 1969 अंतर्गत तरतुदीनुसार नोंदणीस दाखल केलेले दस्तांमध्ये तंतुपे मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले दस्तांची सत्यता, वैधता, कायदेशीर वावीसाठी खाली नोंदणी करणारे साक्षीदार आहेत तसेच सादर हस्तांतरण दस्तांमुळे कोणत्याही प्रकारचा कोणताही कायदा/नियम / परिषद/ किंवा उल्लंघन होत नाही.

[Signature]

लिहुन देणारा सही

[Signature]

[Signature]

लिहुन देणारा सही



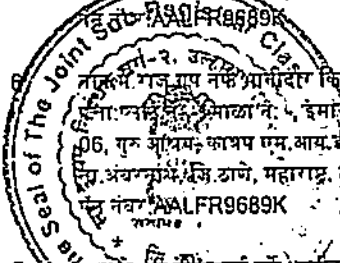
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दस्त गोपवारा भाग-2

उद्दन 2 9/2/20
दस्त क्रमांक: 9911/2023

दस्त क्रमांक : उद्दन 2/9911/2023
दस्ताचा प्रकार :- कुलमुखन्यायपत्र

अनु क्र.	पदाकाराचे नाव व पत्ता	पदाकाराचा प्रकार	छायाचित्र	ठप्पा प्रमाणित
1	नाम: प्रकाश आत्माराम देशमुख पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: शिव शांती, फ्लॉट नं.3, मांजली, बदलापूर, ता.अंबरनाथ, जि.ठाणे, महाराष्ट्र, ठाणे. पंन नंयः:ADNPD2664D	पांवर ऑफ अर्दानी होल्डर वय :-54 स्वाक्षरी:-		
2	नाम: आशुतोष शिवाजी देशमुख पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: फ्लॉट नं.203, ए-विंग, महालक्ष्मी अपार्टमेंट, फॉरिस्ट ऑफिस जवळ, शहापूर, नानुका शहापूर, जिल्हा.ठाणे, महाराष्ट्र, ठाणे. पंन नंयः:DGIPD8796R	पांवर ऑफ अर्दानी होल्डर वय :-24 स्वाक्षरी:-		
3	नाम: मं.राज गुप तर्फे भागीदार संजय आत्माराम पटेल पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: 06, गुरु आश्रय, कावप एम.आय.डी.सी.रोड, बदलापूर पूर्व, ता.अंबरनाथ, जि.ठाणे, महाराष्ट्र, ठाणे. पंन नंयः:AALFR9689K	कुलमुखन्याय देणार वय :-54 स्वाक्षरी:-		
4	नाम: मं.राज गुप तर्फे भागीदार पंकज मणीभाई पटेल पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: 06, गुरु आश्रय, कावप एम.आय.डी.सी.रोड, बदलापूर पूर्व, ता.अंबरनाथ, जि.ठाणे, महाराष्ट्र, ठाणे. पंन नंयः:AALFR9689K	कुलमुखन्याय देणार वय :-45 स्वाक्षरी:-		
5	नाम: मं.राज गुप तर्फे भागीदार पंकज सुरेश पटेल पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: 06, गुरु आश्रय, कावप एम.आय.डी.सी.रोड, बदलापूर पूर्व, ता.अंबरनाथ, जि.ठाणे, महाराष्ट्र, ठाणे. पंन नंयः:AALFR9689K	कुलमुखन्याय देणार वय :-40 स्वाक्षरी:-		
6	नाम: मं.राज गुप तर्फे भागीदार किरीट रवजीभाई पटेल पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: 06, गुरु आश्रय, कावप एम.आय.डी.सी.रोड, बदलापूर पूर्व, ता.अंबरनाथ, जि.ठाणे, महाराष्ट्र, ठाणे. पंन नंयः:AALFR9689K	कुलमुखन्याय देणार वय :-51 स्वाक्षरी:-		
7	नाम: मं. श्री डेव्हलपर्स तर्फे भागीदार तुषार भवन पटेल पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: जी-704, तुलमी आगमन को.ऑप हॉमिंग सोसायटी लिमिटेड., कावप रोड, कुळगाव, बदलापूर पूर्व, जि.ठाणे, महाराष्ट्र, ठाणे. पंन नंयः:ACKFS5506R	कुलमुखन्याय देणार वय :-33 स्वाक्षरी:-		
8	नाम: मं. श्री डेव्हलपर्स तर्फे भागीदार यश प्रवीण पटेल पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: जी-704, तुलमी आगमन को.ऑप हॉमिंग सोसायटी लिमिटेड., कावप रोड, कुळगाव, बदलापूर पूर्व, जि.ठाणे, महाराष्ट्र, ठाणे. पंन नंयः:ACKFS5506R	कुलमुखन्याय देणार वय :-29 स्वाक्षरी:-		
9	नाम: मं. श्री डेव्हलपर्स तर्फे भागीदार भित्तें प्रमजी पटेल पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: जी-704, तुलमी आगमन को.ऑप हॉमिंग सोसायटी लिमिटेड., कावप रोड, कुळगाव, बदलापूर पूर्व, जि.ठाणे, महाराष्ट्र, ठाणे. पंन नंयः:ACKFS5506R	कुलमुखन्याय देणार वय :-28 स्वाक्षरी:-		
10	नाम: मं. श्री डेव्हलपर्स तर्फे भागीदार भित्तें प्रमजी पटेल पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: जी-704, तुलमी आगमन को.ऑप हॉमिंग सोसायटी लिमिटेड., कावप रोड, कुळगाव, बदलापूर पूर्व, जि.ठाणे, महाराष्ट्र, ठाणे. पंन नंयः:ACKFS5506R	कुलमुखन्याय देणार वय :-25 स्वाक्षरी:-		



सहीत दस्तऐवज करून देणार नपाकरीत कुलमुखन्यायपत्र चा दस्त ऐवज करून दिव्याचे भायुन करवान.
दिनांक 3 ची वेळ: 17/07/2023 12:34:13 PM

ओळख:-
आपलीच दस्तऐवज असे लिहिलेले करवान की ते नपाकरीत करून देणार. घालीत अन्वेषण ओळखतान व न्यायी ओळख परवितान

7/17/2023

Summary-2

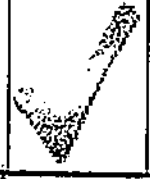
- अनु क्र पक्षान्नागचे नाव व पत्ता
- 1 नाथ गिद्धी गविंद्र मायत -
वय:30
पत्ता:बेलवनी, बदनापूर पश्चिम
पिन कोड:421503
- 2 नाथ:अनिना नागनाथ शेनार -
वय:35
पत्ता शिंगान्न बदनापूर
पिन कोड:421503

छायाचित्र

उत्तर प्रमाणित



स्वाक्षरी
Sawant



स्वाक्षरी
Anshelar

शिवका क्र.4 ची वेळ:17 / 07 / 2023 12 : 35 : 23 PM

शिवका क्र.5 ची वेळ:17 / 07 / 2023 12 : 35 : 49 PM नोंदणी पुस्तक 4 मध्ये

Sub Registrar Ulhasnagar 2

प्रमाणित करण्यात येते की, या दस्तऐवजा मध्ये एकूण 20 पाने आहेत.
सह दुय्यम निबंधक वर्ग-२, उल्हासनगर तर्म-२.
पुस्तक क्र. 1 चे २२९९ क्रमांकाने नोंदला.
दिनांक :- १७ / ०७ / २०२३

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Date
1	PRAKASH ATMARAM DESHMUKH	eChallan	69103332023062410030	MH004126015202324E	500.00	SD	0002722734202324	17/07/2023
2		DHC		2306202312923	400	RF	2306202312923D	17/07/2023
3	PRAKASH ATMARAM DESHMUKH	eChallan		MH004126015202324E	100	RF	0002722734202324	17/07/2023

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

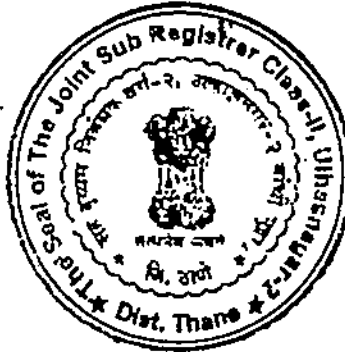
9911 /2023

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उह न - २
क्र. २५०५ २०२३
६०१ २५



उह न - २
क्र. २२९९ २०२३
२० २०



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्न क्रमांक : 9911/2023

17/07/2023

नोंदणी :

Regn:63m

गावाचे नाव : खरवई

(1) विवेकाचा प्रकार	कुलमुखर्यापत्र
(2) मोचदना	0
(3) वाजाराभाव(भाडेपट्ट्याच्या वायनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व परक्रमांक(अमल्यान)	1) पालिकेचे नाव: कुळगाव-वदलापूर इतर वर्णन : इतर माहिती: मांजे, खरवई, ता. अंबरनाथ, जि. ठाणे, येथील सर्व्हे नं. 41, हिस्सा नं. 2/2, मध्ये क्षेत्र 5100 चौ. मीटर, सर्व्हे नं. 41, हिस्सा नं. 3, मध्ये क्षेत्र 400 चौ. मीटर सर्व्हे नं. 41, हिस्सा नं. 4, मध्ये क्षेत्र 530 चौ. मीटर यावरील तुलमी अंता मधील मदनिका आणि दुकान, ऑफिस, कार पार्किंग इत्यादी. ((HISSA NUMBER : 2/2,3,4 ; Survey Number : 41 :))
(5) क्षेत्रफळ	1) 6030 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात अमेन तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. राज गुप तर्फे भागीदार संजय आत्माराम पटेल वय:-54; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: 06, गुरु आश्रय, कात्रप एम. आय. डी. सी रोड, वदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AALFR9689K 2): नाव:- मे. राज गुप तर्फे भागीदार पंकज मणीभाई पटेल वय:-45; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: 06, गुरु आश्रय, कात्रप एम. आय. डी. सी रोड, वदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AALFR9689K 3): नाव:- मे. राज गुप तर्फे भागीदार पंकज मुंश पटेल वय:-40; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: 06, गुरु आश्रय, कात्रप एम. आय. डी. सी रोड, वदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AALFR9689K 4): नाव:- मे. राज गुप तर्फे भागीदार किरीट स्वजीभाई पटेल वय:-51; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: 06, गुरु आश्रय, कात्रप एम. आय. डी. सी रोड, वदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AALFR9689K 5): नाव:- श्री डेव्हलपर्स तर्फे भागीदार नृपेश भवन पटेल वय:-33; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: जी-704, तुलमी आगमन को. ऑप हौसिंग सोसायटी लिमिटेड., कात्रप रोड, कुळगाव, वदलापूर पूर्व, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ACKFS5506R 6): नाव:- मे. श्री डेव्हलपर्स तर्फे भागीदार यश प्रवीण पटेल वय:-29; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: जी-704, तुलमी आगमन को. ऑप हौसिंग सोसायटी लिमिटेड., कात्रप रोड, कुळगाव, वदलापूर पूर्व, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ACKFS5506R 7): नाव:- मे. श्री डेव्हलपर्स तर्फे भागीदार मीन दिनेश पटेल वय:-28; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: जी-704, तुलमी आगमन को. ऑप हौसिंग सोसायटी लिमिटेड., कात्रप रोड, कुळगाव, वदलापूर पूर्व, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ACKFS5506R 8): नाव:- मे. श्री डेव्हलपर्स तर्फे भागीदार मिनेन प्रमजी पटेल वय:-25; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: जी-704, तुलमी आगमन को. ऑप हौसिंग सोसायटी लिमिटेड., कात्रप रोड, कुळगाव, वदलापूर पूर्व, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ACKFS5506R
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता	1): नाव:- प्रकाश आत्माराम देशमुख वय:-54; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: शिव शंती, फ्लॅट नं. 3, मांजली, वदलापूर, ता. अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ADNPD2664D 2): नाव:- आशुतोष शिवाजी देशमुख वय:-24; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं: फ्लॅट नं. 203, ए-व्हिंग, महालक्ष्मी अपार्टमेंट, फॉर्मेट ऑफिस जयळ, शहापूर, तानुबा, शहापूर, जिल्हा. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-DGIPD8796R
(9) दस्तऐवज करून दिल्याचा दिनांक	17/07/2023
(10) दस्न नोंदणी केल्याचा दिनांक	17/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	9911/2023
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	500
(13) वाजाराभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरग	



सह दुय्यम निबंधक. वर्ग-२
उल्हासनगर-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(48-c) when authorising one person or more to act in a single transaction other than case mentioned in clause a

॥ घोषणा पत्र / शपथ पत्र ॥

मी /आम्ही खालील गही करणार मा. नोंदणी महानिर्देशक व मुदांक नियंत्रक, म.ग.पुणे, यांचे ३०/११/२०१३ रोजीचे परिपत्र वाचुन अग्रे घोषित करतो की, नोंदणीसाठी मादर केलेली दस्तावेजांमधील मिल्कत हि फगवणुकीद्वारे अथवा दुयाग विक्री होत नाही. दग्नानील लिहून देणार /कुलमुखत्याग्धारक हे ग्रे असुन याची आम्ही ग्वतः खात्री करुन या दस्तावेचन दोन प्रत्यक्ष ओळखणारे इरम घेवुन आलो आहे.

गदर नोंदणीचा दस्तावेचन निष्पादन करुनाला नोंदणी प्रकियेनुसार आमच्या जवाबदारीने मी/आम्ही दस्तातील मिल्कतीचे मालक/वाग्ग, हक्कदार/करजेदार हिनगवेधी व्यक्ती यांची मालकी (Title) तगेच मिल्कतीचे मालकीने नेमुन दिलेल्या कुलमुखत्याग्धारक (P.A.Holder) लिहून देणार हयांत आहे व फक्त कुलमुखत्याग् अदयापही अस्तीत्वात आहे व ते आजपाचनी ग्ट झालेले नाही याची मी/ आम्ही खात्री देत आहेत. तगेच गदरची मिल्कत शागन मालकीची नाही व मिल्कतीतील इतर हक्क, कर्ज, बँक वोजे, शागन वोजे व कुलमुखत्याग् धारकांनी केलेल्या व्यवहागच्या अधीन गहुन आम्ही आमचा आर्थिक व्यवहाग पुर्ण करुन दस्तावेचन साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रकियेमध्ये जोडण्यात आलेले पुक कागदपत्र हे ग्रे आहेत व मिल्कतीच्या हस्तांतरणावयवत कोणत्याही मा. न्यायालय / शागकिय कार्यालयाची मनाई नाही. तगेच महामग्द नोंदणी नियम १९६१ चे नियम ४४ नुसार वाधित होत नाही याची मी/ आम्ही खात्री देत आहोत.

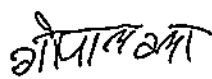
नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने, उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तावेजांमधील मिल्कतीचे मालक कुलमुखत्याग्धारक यांची मालकी व दस्तावेजाची वैधता तपगणे हे नोंदणी अधिकारी यांची जवाबदारी नाही याची आम्हाग पुर्णपणे जाणीव आहे.

ग्याचा मिल्कती धिपय गध्या होत अगलेली फगवणुक/ गनारदस्तावेज / गंगतमन व त्या अनुगंगाने पोलीस ग्देशन मध्ये दाखल होत अगलेले गुन्हे हे माझ्या दस्तावेजांमधील मिल्कती धिपय होवु नवे म्हणुन नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी /आम्ही कोणत्याही प्रकारचा मुदांक शुकु किंवा नोंदणी फी कर्मा लावली, वुडवली अगल्याग अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्याग त्याग मी /आम्ही व दस्तावेजांमधून गवं निष्पादित व ओळख देणारे जवाबदार गहणार आहोत याची आम्हांग पुर्ण कल्पना आहे.

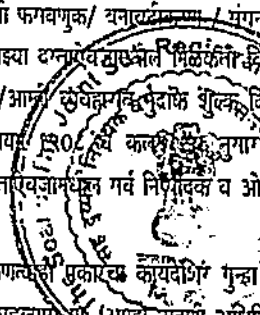
त्यामुळे मी /आम्ही नोंदणी प्रकियेमध्ये कोणत्याही प्रकारचा कायदेशीर गुन्हा घडणार कृत्य केलेल नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्याग मी /आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारनीस दंड गंहिता १८६० मधील नमुद अगलेल्या ७ वपाच्या अधिनियम १९५६ च्या पत्र गहणार आहोत याची मला/आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणुन जोडत आहे.



लिहून देणार



लिहून देणार



उ ह न - २	
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८२	६१



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

नोंदणी क्रमांक/Enrolment No.: 1104/20003/58110

आयकर विभाग
 INCOME TAX DEPARTMENT
 GOPAL S JHA
 SURYAKANT NOKE JHA
 14/12/1976
 Permanent Account Number
 AKHPJ7566P



भारत सरकार
 GOVT. OF INDIA



25072008

गोपाल झा
 Signature

गोपाल झा

To: Gopal Surjant Jha
 (गोपाल सुरजकान्त झा)
 Amar Nagar, Darga Road
 Mutund Colony
 Mumbai
 Maharashtra - 400082

Date: 27/08/2011

Ref. No. 00000431-00058929-00045130



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आपला आधार क्रमांक / Your Aadhaar No. :

4425 5837 1178

आधार - सामान्य माणसाचा अधिकार



रहम - २
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 ६३ ६१



भारत सरकार
 GOVERNMENT OF INDIA

गोपाल सुरजकान्त झा
 Gopal Surjant Jha
 जन्म वर्ष / Year of Birth : 1976
 पुरुष / Male



4425 5837 1178



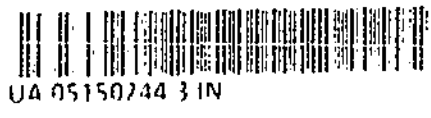
आधार - सामान्य माणसाचा अधिकार

गोपाल झा



भारतीय विशिष्ट ओळख प्राधिकरण
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 Unique Identification Authority of India
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संस्थापक अध्यक्ष: डॉ. राजीव गांधी, 1996-2009



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संस्थापक अध्यक्ष: डॉ. राजीव गांधी, 1996-2009

भारत सरकार
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संस्थापक अध्यक्ष: डॉ. राजीव गांधी, 1996-2009

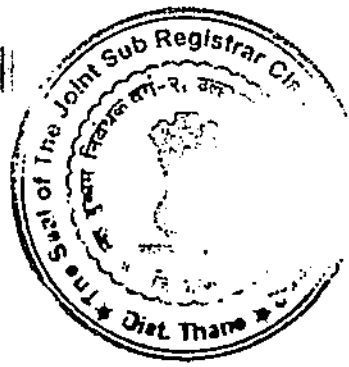
Rupam

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVERNMENT OF INDIA


स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
 AZZPJ3555D



नाम / Name: RUPAM GOPAL JHA
 पिता का नाम / Father's Name: GOPAL SURYAKANTH JHA
 जन्म की तिथि / Date of Birth: 12/06/1957

हस्ताक्षर / Signature: *Rupam*


2405	2024
28	5


भारत सरकार
Government of India
 शिवम गोपाल झा
 Shivam Gopal Jha
 जन्म तिथि / DOB: 23/09/2001
 पुरुष / Male

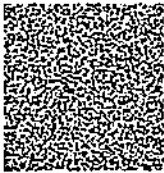



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
माझे आधार, माझी ओळख


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
 का उद्देश आहे आहे असे पुरावे प्रदान करणे, सहाय्य करणे

Address: Amar Nagar, Darga Road, Mulund Colony, Mumbai, Maharashtra 400082



3533 2829 7463


help@uidai.gov.in

www.uidai.gov.in

Shivam



न. नं. २
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 ६९ / ६९




भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



आयोजन क्रम / Enrollment No. : 2722/50013/00128

To
 Pinki Gopal Jha
 पिकी गोपाल झा
 Amar Nagar, Darga Road,
 VTC: Mulund Colony,
 District: Mumbai,
 State: Maharashtra, PIN Code: 400082,
 Mobile: 9987836519


43026487

 KC432264870FL


आपका आधार क्रमांक / Your Aadhaar No. :
9207 1960 1813
 मेरा आधार, मेरी पहचान


भारत सरकार
Government of India


पिकी गोपाल झा
 Pinki Gopal Jha
 जन्म तिथि / DOB: 01/01/1980
 महिला / Female



9207 1960 1813
 मेरा आधार, मेरी पहचान

Pinky



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दत्त गोपवारा भाग-2

उहल 2

६०/६८

दत्त क्रमांक:2508/2024

दत्त क्रमांक : उहल 2/2508/2024

दत्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उत्ना प्रमाणित
1	नाव:मे.राज गुप तर्फे भागीदार संजय आत्माराम पटेल यांचे कु.मु. म्हणून क. ज. देशार आशुतोष शिवाजी देशमुख पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गुरु आश्रय, ब्लॉक नं: 6, रोड नं: कात्रप गम.आय.डी.सी.रोड, वदनापूर, महाराष्ट्र, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AALFR9689K	लिहून देशार वय :-24 स्वाक्षरी:-		
2	नाव:मे. श्री डेव्हलपर्स तर्फे भागीदार मिन दिनेश पटेल यांचे कु.मु. म्हणून क. ज. देशार आशुतोष शिवाजी देशमुख पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जी 704, तुलनी आंगण को.ऑपिगटिडर हीनिंग मॉनायटी लि. कात्रप, वदनापूर पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:ACKFS5506R	लिहून देशार वय :-24 स्वाक्षरी:-		
3	नाव:गोपाल नुर्जकांत झा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अमर नगर, दर्या रोड, मुलुंड कॉलनी, मुंबई., महाराष्ट्र, मुम्बई. पॅन नंबर:AKHPJ7566P	लिहून देशार वय :-48 स्वाक्षरी:-		
4	नाव:रुपम गोपाल झा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अमर नगर, दर्या रोड, मुलुंड कॉलनी, मुंबई., महाराष्ट्र, मुम्बई. पॅन नंबर:AZZPJ3555D	लिहून देशार वय :-27 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार नथाकधीत करारनामा चा दस्त एवज करून दिव्याचे कवुल करतात.
शिक्षा क्र.3 ची वेळ:21 / 02 / 2024 12 : 32 : 41 PM

ओळख:-

दस्तऐवज निष्पादनाचा कवुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख सननी-भाधारित - आधार प्रमाणीद्वारे पडवाळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देशार मे.राज गुप तर्फे भागीदार संजय आत्माराम पटेल यांचे कु.मु. म्हणून क. ज. देशार आशुतोष शिवाजी देशमुख	21/02/2024 12:32:57 PM	आशुतोष शिवाजी देशमुख M 1168455983494094848
2	लिहून देशार मे. श्री डेव्हलपर्स तर्फे भागीदार मिन दिनेश पटेल यांचे कु.मु. म्हणून क. ज. देशार आशुतोष शिवाजी देशमुख	21/02/2024 12:33:05 PM	आशुतोष शिवाजी देशमुख M 1168455983494094848
3	लिहून देशार गोपाल नुर्जकांत झा	21/02/2024 12:33:29 PM	गोपाल नुर्जकांत झा M 1209757257493405696
4	लिहून देशार रुपम गोपाल झा	21/02/2024 12:33:52 PM	रुपम गोपाल झा F 1209757347536723968

शिक्षा क्र.4 ची वेळ:21 / 02 / 2024 12 : 33 : 54 PM

Sub Registrar Ulhasnagar 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS SHREE DEVELOPERS	eChallan	69103332024022113016	MH015951362202324E	199500.00	SD	0008426717202324	21/02/2024
2	MS SHREE DEVELOPERS	eChallan		MH015951362202324E	30000	RF	0008426717202324	21/02/2024
3		DHC		0224215204070	1360	RF	0224215204070D	21/02/2024

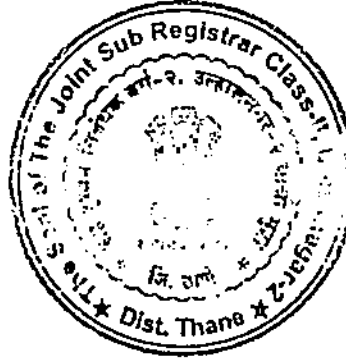
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

2508 /2024

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उह न - २	
२५०८	२०२४
६८	६८

प्रमाणित करण्यात येते की, या दस्तऐवजा मध्ये एकूण ६८ पाने आहेत. सह दुसऱ्या पानावर उह न - २ पुस्तक क्र. २५०८ नोंदला. दिनांक २१/०२/२०२४

(Signature)
 सहायक उप-सहायक, उत्तरासनगर-२



21/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

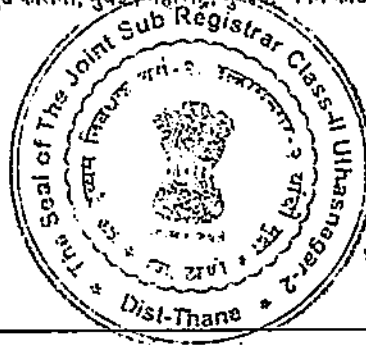
दस्त क्रमांक : 2508/2024

नोंदणी :

Regn:63m

गावाचे नाव : खरवई

(1) विलेखाचा प्रकार	कगारनामा
(2) मोबदला	3325000
(3) वाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने नमुद कराचे)	3067000
(4) भू-मापन, पोट्टिन्मा व घग्क्रमांक(अमल्याम)	1) पालिकेचे नाव: कुळयांव-वदलापूर इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे, खरवई, ना. अंधरनाथ, जि ठाणे, मळें नं. 41, हिस्सा नं. 2/2, मळें नं. 41, हिस्सा नं. 3 व मळें नं. 41 हिस्सा नं. 4, क्षेत्र 6030 चौ.मी. यावरील मुलमी अनंता, बी विंग, चौथा मजला, मदनिका क्र. 405, क्षेत्र 49.61 चौ.मी. कार्पेट, बाल्कनी क्षेत्र 6.70 चौ.मी. कार्पेट. (HISSA NUMBER : 2/2, 3, 4 ; Survey Number : 41 ;)
(5) क्षेत्रफळ	1) 49.61 चौ.मीटर
(6) आकारणी किंवा मुई देण्यात असेल तेव्हा.	
(7) दस्तगवेज करत देणा-या/निवृत्त देवणा-या पक्षाकाराचे नाव किंवा दिवार्गी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रनिवादिचे नाव व पत्ता.	1): नाव:- मे. राज गुप तर्फे भागीदार संजय आन्यागम पटेल यांचे कु.मु. म्हणून क. ज. देणार आशुतोष शिवाजी देशमुख वय:-24; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गुरु आश्रय , ब्लॉक नं: 6, रोड नं: कावप एम. आय. डी. सी. रोड, वदलापूर, महाराष्ट्र, ठाणे. , महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:- AALFR9689K 2): नाव:- मे. श्री डेव्हलपर्स तर्फे भागीदार मित दिनेश पटेल यांचे कु.मु. म्हणून क. ज. देणार आशुतोष शिवाजी देशमुख वय:-24; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जी 704, नुलसी आंगण को. अपिराटिन्व्ही ह्रीसिंग सोसायटी लि. कावप, वदलापूर पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:- ACKFSS506R
(8) दस्तगवेज करत देणा-या पक्षाकाराचे व किंवा दिवार्गी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रनिवादिचे नाव व पत्ता	1): नाव:- गोपाल सुर्जकांत झा वय:-48; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अमर नगर, दर्गा रोड, मुलुंड कॉलनी, मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400082 पॅन नं:- AKHPJ7566P 2): नाव:- रुपम गोपाल झा वय:-27; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अमर नगर, दर्गा रोड, मुलुंड कॉलनी, मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400082 पॅन नं:- AZZPJ3555D
(9) दस्तगवेज करत दिल्याचा दिनांक	21/02/2024
(10) दस्त नोंदणी केल्याचा दिनांक	21/02/2024
(11) अनुक्रमांक, खंड व पृष्ठ	2508/2024
(12) वाजारभावप्रमाणे मुद्रांक शुल्क	199500
(13) वाजारभावप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	



सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२

मुल्यांकनासाठी विचारान घेतलेला कर्षील:-

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

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