

SR NO 1

अनुप्राप्त कर / Party Copy



(Scheduled Bank)
 नाम / No. 11/10/2007
 पते / Office / Branch / No. 11/10/2007
 सेवा / Service Charge 11/10/2007
 नोट / Note / Amount in Words 11/10/2007
 अधिकारी / Officer / Signature 11/10/2007
 पते / Office / Branch / No. 11/10/2007
 नाम / Name of the Party 11/10/2007
 पते / Office / Branch / No. 11/10/2007
 नाम / Name of the Party 11/10/2007

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 कलन - 8
 दस्त क्र 08E3E/09
 JME

PAN CARD NO -
 SELLER - AQZPS3998Q
 PURCHASER - AGZPR5753J

कलन - 8
 दस्त क्र 08E3E/09
 JME

For Dombivli Nagar Sahakar Bank Ltd.
 Framing Department Main Branch
 Authenticated Signatory

Ward No. : 6
 Village : Kalyan
 Flat/Shop/office area 577 sq. ft (carpet) 790 sq. ft (saleable)
 Mkt. Value : Rs. _____
 Actual Value : Rs. 17,78,290/-
 Stamp Value : Rs. 71,550/-

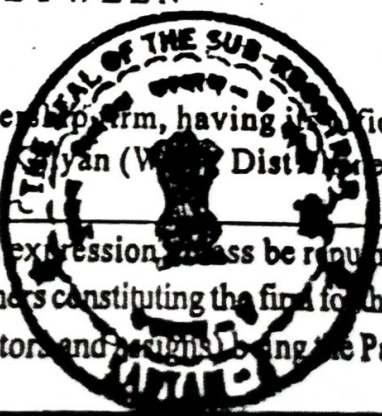
Dombivli Nagar Sahakar Bank Ltd.
 Main Branch, Keshav Smruti,
 Kalyan Dombivli Municipal Corporation,
 Main Road, Kalyan,
 Dist. Thane (E.S.T. 421 201,
 Dombivli (E.S.T. 421 201,
 P.S. ST-P/VV/D. R. 105-02/06/835 to
 18106

AGREEMENT

This Agreement made at Kalyan
 on this 24th day of August, 2007

BETWEEN

M/s. Shree Sai Developers, a partnership firm, having its office at Ground Floor, Building No. III, Sarvodaya Garden, Kalyan (W) Dist. Thane through its partner **Shri Shreyans K. Shani** hereinafter called and referred to as the **Promoter** (which expression shall be relevant to the context or meaning thereof mean and include the partners constituting the firm for the time being, survivors of them, their heirs, executors, administrators and assigns) being the Party Of The First Part



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SHATEESH SURESH RAHWOL	AND	कल ७ ४
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aged about 32 years, occupation SERVICE residing at RAJESH MADAN CHAVL
NO. 1, ROOM NO. 4, SARVODAY NAGAR, J.M. ROAD, BHANDUP (W), MUMBAI-78

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 / their heirs, executors, administrators and assigns) being the Party of the Second Part.

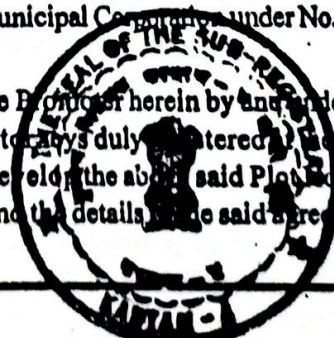
WHEREAS all those pieces and parcels of land lying, being and situate at village Kalyan, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation bearing :

Survey No.	Hissa No	Area sq.metres	Name of the Owner
243	(part)	1462.39	Ahmadali Hussein Dossa
243	(part)	1848.68	Badruddin Abdulkarim Jiwani & others
243	(part)	1367.90	Amjad Allauddin Jiwani
243	(part)	1463.22	Ramakant Vishnu Kochrekar
243	(part)	1255.03	Hafiza Salim Lalani
243	(part)	1178.94	Akbar Badruddin Jiwani
243	(part)	890.47	Umm-e-Habiba Abdul Rehman Jiwani
243	(part)	1003.35	Shamsha B. Jiwani Samira B. Jiwani Hafiza A. Jiwani
243	(part)	1170.58	Samira B. Jiwani
243	(part)	1015.89	Shamsha B. Jiwani
243	(part)	1494.16	Hasoo Motumal Bhatia
243	(part)	1733.29	Akbar B. Jiwani & Nurdin Virani

and also bearing corresponding City Survey No. 3388 hereinafter for the sake of brevity collectively called and referred to as the 'entire property' are belonging to the different owners as mentioned hereinabove and more particularly described in the Schedule hereunder written;

AND WHEREAS all the said Owners have amalgamated their respective plots and the layout in respect thereof was sanctioned by the Kalyan Municipal Corporation by and under the permission bearing No.KMP/NRV/9030 dated 25th March, 1996 comprising of Survey No.243 Hissa No.(Part), admeasuring 18,997 sq. yards equivalent to 15,883.80 Sq. Meters and also bearing corresponding City Survey No.3388 and in pursuance thereof the necessary building plans have been sanctioned by the Kalyan Dombivli Municipal Corporation under No. KDMP/NRV/BP/ KV/565-232 dated 29th January, 2003.

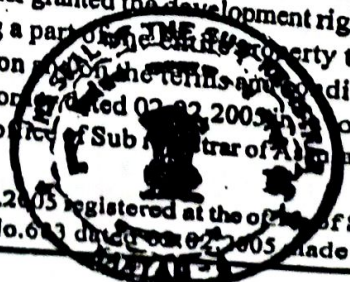
AND WHEREAS M/s. Shree Sai Developers viz. the Purchaser herein by and under twelve separate Development Agreements and Power of Attorneys duly entered in the office of Sub-Registrar of Assurances at Kalyan is entitled to develop the above said Plots Nos. 1 to 12 as per the terms and conditions of those agreements and the details of the said agreements are as under :



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- i. by and under Development Agreement dated 28.01.2005 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No.686 dated 02.02.2005 made and executed between Ahmadali Hussain Dossa as the Owner and M/s. Shree Sai Developers the Promoter herein as the Developers, the said owner granted the development rights of the Plot admeasuring 1462.39 sq.metres forming a part of the entire property to the Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 02.02.2005 in favour of the Promoter and the same is also registered at the office of Sub registrar of Assurances at Kalyan under serial no.102 dated 02.02.2005 .
- ii. by and under Development Agreement dated 28.01.2005 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No.685 dated 02.02.2005 made and executed between Badruddin Abdulkarim Jiwani and others as the Owners and M/s. Shree Sai Developers the Promoter herein as the Developers, the said owners granted the development rights of the admeasuring 1848.68 sq.metres forming a part of the entire property to the Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 02.02.2005 in favour of the Promoter and the same is also registered at the office of Sub registrar of Assurances at Kalyan under serial no.101 dated 02.02.2005
- iii. by and under Development Agreement dated 28.01.2005 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No.684 dated 02.02.2005 made and executed between Amjad Allauddin Jiwani as the Owner and M/s. Shree Sai Developers the Promoter herein as the Developers, the said owner granted the development rights of the Plot admeasuring 1367.90 sq.metres forming a part of the entire property to the Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 02.02.2005 in favour of the Promoter and the same is also registered at the office of Sub registrar of Assurances at Kalyan under serial no.100 dated 02.02.2005
- iv. by and under Development Agreement dated 28.01.2005 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No.680 dated 02.02.2005 made and executed between Ramakant Vishnu Kochrekar as the Owner, Mrs. Reshma Nasuruddin Jiwani as the Confirming Party and M/s. Shree Sai Developers the Promoter herein as the Developers, the said owner granted the development rights of the Plot admeasuring 1463.22 sq.metres forming a part of the entire property to the Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 02.02.2005 in favour of the Promoter and the same is also registered at the office of Sub registrar of Assurances at Kalyan under serial no.96 dated 02.02.2005
- v. by and under Development Agreement dated 28.01.2005 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No.681 dated 02.02.2005 made and executed between Hafiza Salim Lalani as the Owner and M/s. Shree Sai Developers the Promoter herein as the Developers, the said owner granted the development rights of the Plot admeasuring 1255.03 sq.metres forming a part of the entire property to the Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 02.02.2005 in favour of the Promoter and the same is also registered at the office of Sub Registrar of Assurances at Kalyan under serial no.97 dated 02.02.2005
- vi. by and under Development Agreement dated 28.01.2005 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No.683 dated 02.02.2005 made and

2005 In favour of - 8
 Registrar of Assurances
 Kalyan
 28/01/05
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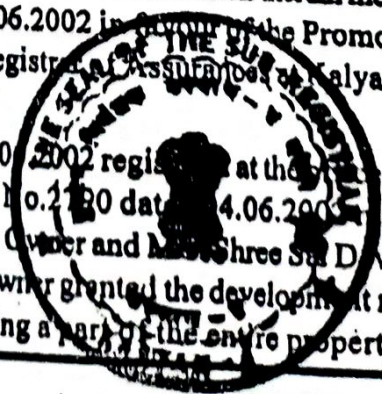


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executed between Akbar Badruddin Jiwani as the Owner and M/s. Shree Sai Developers the Promoter herein as the Developers, the said owner granted the development rights of the Plot admeasuring 1178.94 sq.metres forming a part of the entire property to the Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 02.02.2005 in favour of the Promoter and the same is also registered at the office of Sub registrar of Assurances at Kalyan under serial no.99 dated 02.02.2005

- vii. by and under Development Agreement dated 28.01.2005 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No.682 dated 02.02.2005 made and executed between Umm-e-Habiba Abdul Rehman Jiwani as the Owner and M/s. Shree Sai Developers the Promoter herein as the Developers, the said owner granted the development rights of the Plot admeasuring 890.47 sq.metres forming a part of the entire property to the Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 02.02.2005 in favour of the Promoter and the same is also registered at the office of Sub registrar of Assurances at Kalyan under serial no.98 dated 02.02.2005
- viii. by and under Development Agreement dated 04.06.2002 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No.2786 dated 04.06.2002 made and executed between Shamsha B. Jiwani, Samira B. Jiwani and Hafiza A. Jiwani as the Owners and M/s. Shree Sai Developers the Promoter herein as the Developers, the said owners granted the development rights of the Plot admeasuring 1003.35 sq.metres forming a part of the entire property to the Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 04.06.2002 in favour of the Promoter and the same is also registered at the office of Sub registrar of Assurances at Kalyan under serial no.2787 dated 04.06.2002
- ix. by and under Development Agreement dated 04.06.2002 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No.2782 dated 04.06.2002 made and executed between Samira B. Jiwani as the Owner and M/s. Shree Sai Developers the Promoter herein as the Developers, the said owner granted the development rights of the Plot admeasuring 1170.58 sq.metres forming a part of the entire property to the Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 04.06.2002 in favour of the Promoter and the same is also registered at the office of Sub registrar of Assurances at Kalyan under serial no.2783 dated 04.06.2002
- x. by and under Development Agreement dated 04.06.2002 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No.2788 dated 04.06.2002 made and executed between Shamsha B. Jiwani as the Owner and M/s. Shree Sai Developers the Promoter herein as the Developers, the said owner granted the development rights of the Plot admeasuring 1015.89 sq.metres forming a part of the entire property to the Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 04.06.2002 in favour of the Promoter and the same is also registered at the office of Sub registrar of Assurances at Kalyan under serial no.2789 dated 04.06.2002
- xi. by and under Development Agreement dated 04.06.2002 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No.2780 dated 04.06.2002 made and executed between Hasoo Motumal Bhatia as the Owner and M/s. Shree Sai Developers the Promoter herein as the Developers, the said owner granted the development rights of the Plot admeasuring 1494.16 sq.metres forming a part of the entire property to the



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Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 04.06.2002 in favour of the Promoter and the same is also registered at the office of Sub registrar of Assurances at Kalyan under serial no. 2791 dated 04.06.2002

- xii. by and under Development Agreement dated 04.06.2002 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No.2792 dated 04.06.2002 made and executed between Akbar B.Jiwani and Nurlin Virani as the Owners and M/s. Shree Sai Developers the Promoter herein as the Developers, the said owners granted the development rights of the Plot admeasuring 1733.29 sq.metres forming a part of the entire property to the Promoter herein at and for the price / consideration and on the terms and conditions therein mentioned and also executed Power of Attorney dated 04.06.2002 in favour of the Promoter and the same is also registered at the office of Sub registrar of Assurances at Kalyan under serial no.2793 dated 04.06.2002

AND WHEREAS the Promoter by and under the powers and authorities vested in them in terms of the abovesaid twelve agreements have revised the said plans on the above said amalgamated twelve plots from the Kalyan Dombivali Municipal Corporation under Building Commencement Certificate No KDMP/NRV/BP/KV/40-15 dated 30th April, 2005 thereby availing the permission for construction of buildings on land admeasuring 15883.80 sq. metres forming a larger part of land acquired for development as recited hereinabove and same is hereinafter called and referred to as the "Said Property" and more particularly described in the Schedule hereunder written

AND WHEREAS the said Property is converted to non-agricultural assessment by an order of the Collector, Thane under No.Mahsul/K-1/T-7/NAP/SR-73/02 dated 26th October, 2004;

AND WHEREAS in pursuance to the sanctioned plans and permissions as recited hereinabove, the Promoters have commenced the construction work of the proposed building on said property.

AND WHEREAS the Promoter has appointed Architect registered with the Council of Architects, and the promoter have appointed a structural engineer for preparation of the structural design and drawing of the building and the Promoter accepts the professional supervision of the Architect and the structural engineers till the completion of the building.

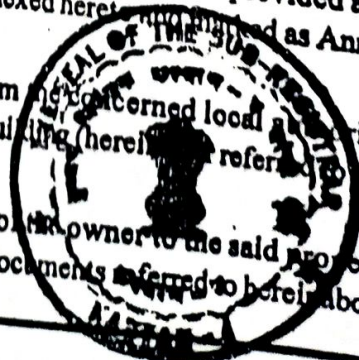
AND WHEREAS the Promoter proposes to construct on the said property new multi-storeyed buildings as per the sanctioned plans and permissions.

AND WHEREAS the Purchaser has demanded from the Promoters and the Promoter has given the inspection of all the documents of title relating to the said land to the Purchaser and the plans, designs, specifications prepared by the Promoter Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "THE SAID ACT") and the rules made thereunder.

AND WHEREAS the copies of Certificate of Title issued by the Advocate of the Promoter to the said property and copies of extracts of 7/12, the list of amenities to be provided and the floor plan approved by the local authority have been annexed hereto and are designated as Annexure "A", "B", "C" & "D" respectively.

AND WHEREAS the Promoter has got approved from the concerned local authority the plans, specifications, elevation and details of The Said Building (hereinafter referred to as "the said plans").

AND WHEREAS the Purchaser has accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove as



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well as the terms and conditions of the exemption order under the Urban Land (Ceiling and Regulation) Act, 1976 and the Promoter has brought to the knowledge of the purchaser herein and the Purchaser is aware that the Promoter during the course of completion of the entire scheme of construct will acquire additional FSI/TDR as per the rules and regulations of the Municipal Corporation and will further avail, use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoter may deem fit and proper and the Purchaser has accorded his / her express and irrevocable consent for the same.

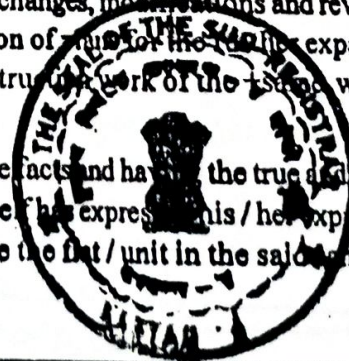
AND WHEREAS the Promoter has provided to the Purchaser the copy of exemption order, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Purchaser and the Purchaser is fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her express and irrevocable consent for the same.

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

AND WHEREAS the Promoter has given the clear inspection of the sanctioned plans to the Purchaser which also includes the future expansion buildings as well construction of certain amenity area as well as recreation spaces and has represented and brought to the notice of the Purchaser and the Purchaser is fully aware and having the correct knowledge that the scheme of construction undertaken by the Promoter on the amalgamated property described in the schedule hereunder written consists of several buildings and common facilities and amenities to the said entire housing project and thus the purchaser herein is fully aware and having the full and absolute knowledge of the total construction scheme, the Number of buildings, recreational facilities and amenity area and the purchaser herein along with the other purchasers will not raise any objection, hindrance or obstruction at the time of formation of society / condominium of apartments its conveyance, demarcation, grant of right of way, easementary rights and other benefits attached to the said different portions of land as described hereinabove. The Purchaser is also aware that the land to be conveyed in favour of the cooperative housing society of building will not be equivalent and in proportion to the floor space index used, utilised and consumed in the construction of buildings on the said plot of land and the Purchaser herein grant his / her express and irrevocable consent for such transfer of land and construction thereon.

AND WHEREAS the Promoter has also clearly brought to the notice of the Purchaser during the course of development / construction they will shift and / or convert the amenity area of the said entire project or will further use and utilise the benefit of the amenity area as may be sanctioned by the municipal authorities and will avail the additional construction thereof as they may deem fit and proper and also delete the construction of certain amenities area and the Purchaser shall not raise any objection for the same and will not demand the construction thereof and further will not claim any compensation thereof and thus have granted their express and irrevocable consent to the Promoter for making any changes, modifications and revisions in the said entire amalgamated property and / or sanction of plans for the further expansion buildings and commencement and completion of construction work of the same without taking any consent of the Purchaser herein.

AND WHEREAS the Purchaser after verifying the above facts and having the true and correct knowledge of the same and after satisfying himself / herself has expressed his / her express and irrevocable consent for the same and agreed to acquire the flat / unit in the said scheme of construction.



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AND WHEREAS relying upon the said aforesaid representations, the Promoters agreed to sell the Purchaser a Flat / Shop / Other Unit at the price and on the terms and conditions herein after appearing.

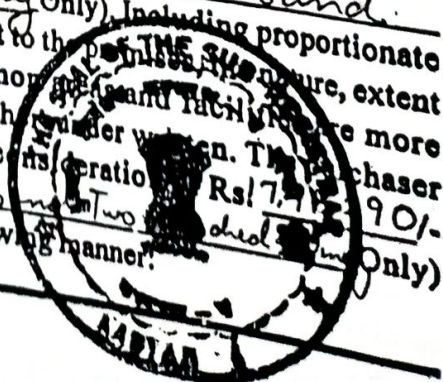
NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. THE Promoter shall construct the buildings on all those pieces and parcels of land lying, being and situate at village Kalyan, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation bearing :

Survey No.	Hissa No	Area sq.metres	Name of the Owner
243	(part)	1462.39	Ahmadali Hussein Dossa
243	(part)	1848.68	Badruddin Abdulkarim Jiwani & others
243	(part)	1367.90	Amjad Allauddin Jiwani
243	(part)	1463.22	Ramakant Vishnu Kochrekar
243	(part)	1255.03	Hafiza Selim Lalani
243	(part)	1178.94	Akbar Badruddin Jiwani
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243	(part)	1170.58	Samira B. Jiwani
243	(part)	1015.89	Shamsha B. Jiwani
243	(part)	1494.16	Hasoo Motumal Bhatia
243	(part)	1733.29	Akbar B. Jiwani & Nurdin Virani

and also bearing corresponding City Survey No. 3388 hereinafter for the sake of brevity collectively called and referred to as the 'entire property' belonging to the different owners as mentioned hereinabove and more particularly described in the Schedule hereunder written in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoter may consider necessary or as may be required by the Kalyan Dombivli Municipal Corporation to be made in them or any of them for which the Purchaser hereby gives consent.

2. THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the Shop/Flat No. 602 on the 6th floor, admeasuring 577 sq. ft (carpet). i.e. 790 sq.ft. (saleable) (which is inclusive of the area of Balconies, Proportionate Area of Staircase, Mid-landing, Passage and Common Areas) in the building No. VI of the scheme known as "Sarvodaya Garden" and as shown on the floor plan thereof hereto annexed and marked as annexure "C" hereinafter referred to as "the said premises") for the price/consideration of Rs. 17,78,290/- (Rupees Seventeen Lacs Seventy Eight Thousand and Ninety Only) including proportionate price of common areas and facilities appertenant to the said premises, the nature, extent and description of the common/limited common areas and facilities are more particularly described in the Second Schedule hereto annexed. The Purchaser hereby agrees to pay to the promoter the said consideration of Rs. 17,78,290/- (Rupees Seventeen Lacs Seventy Eight Thousand and Ninety Only) after the execution of this agreement in the following manner:



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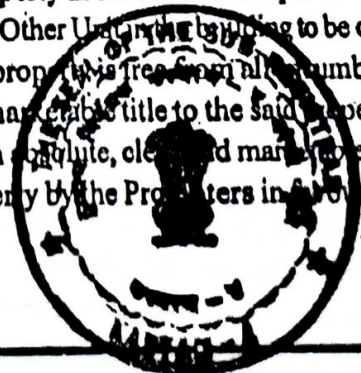
- i) 15 % on execution of this agreement.
- ii) 10 % on construction of plinth level.
- iii) 40% on casting of RCC slab (in equal installment depending on number of slabs)
- iv) 10 % on completion of brick masonry.
- v) 10 % on completion of plaster (internal & external).
- vi) 10 % on completion of tiling and flooring.
- vii) 5 % at the time of possession.

THE Purchaser agrees and assures to pay the following amounts on demand and/or prior to taking the possession of the said flat viz.

- Rs. 3,500/- towards legal charges.
Rs. 360/- towards entrance fees and share money.
Rs. 2,000/- towards society formation charges.
Rs. 10,000/- towards M.S.E.B. meter and water connection charges
Rs. 9,140/- towards proportionate water/meter charges and incidental expenses thereto.

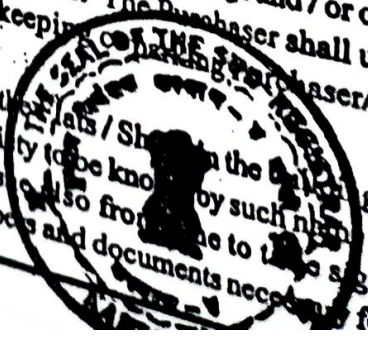
It is hereby expressly agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be essence of contract. All the above respective payments shall be made within 7 days of the Promoters sending a notice to the Purchaser/s calling upon him / her to make payment of the same. Such notice is to be sent under certificate of posting at the address of the Purchaser/s mentioned above and this posting will be sufficient discharge to the Promoters / Builders.

3. The Promoters hereby agree to observe perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter.
4. The Promoters hereby declare that they have utilised the floor space index as mentioned in the approved plan and the Promoters has brought to the notice of the Purchaser herein and the Purchaser herein is fully aware that the Promoters intends to acquire the transfer of development rights to be used, availed and consumed on the said property and thereby construct additional floors, flats, units and the Purchaser herein has granted his / her express and irrevocable consent for the same and the Purchaser herein along with the other purchasers in personal capacity or in the capacity as the member of the cooperative housing society or any corporate body as the case may be will not raise any objection / hindrance and will render sincere cooperation for the Promoters to consume and avail the T.D.R. and complete the additional construction as per the plans and permissions granted by the Municipal Corporation.
5. THE Promoters hereby agree that they shall make out clear and marketable title before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in-favour of a Corporate Body to be formed by the purchasers of the Flats / Shops / Other Units to be constructed on the said property and ensure that the said property is free from all encumbrances and that the Promoters has absolute, clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.



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6. THE Purchaser agrees to pay to the Promoters interest @ 18% per annum on all the amounts which becomes due and payable by the Purchaser to the Promoters under the terms and conditions of this agreement from the date the said amount is payable by the Purchaser to the Promoters.
7. ON the Purchaser committing default, in payment on due date of any amount due and payable by the Purchaser to the Promoters under this agreement, (including his / her / their proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained the Promoters shall be entitled to at their option to terminate this agreement and to forfeit the moneys paid by the Purchaser under this agreement.
8. THE Promoters shall have the first lien and charge on the said flat/premises agreed to be acquired by the Purchaser in respect of any amount due and payable by the Purchaser under this terms and conditions of this agreement.
9. THE fixtures, fittings, and amenities to be provided by the Promoters in the premises and the said building are those that are set out in the ANNEXURE "D" annexed hereto.
10. THE Promoters shall give possession of the said premises to the Purchaser or his / her nominee or nominees on or before 31.12.2007 If the Promoters fails or neglect to give possession of the premises to the Purchaser or his / her nominee or nominees by the aforesaid date or dates prescribed in clause (B) of the section 8 of the said Act then the Promoters shall forthwith refund to the Purchaser the amount already received by him in respect of the premises with simple interest @ 9% p.a. from the date of Promoters received the sum till the date the entire amount and interest thereon is refunded by the Promoters to the Purchaser. They shall, subject to prior encumbrances, if any, be a charge of the said land as well as the construction or building in which the premises are situated or were to be situated.
11. THE Promoters shall be entitled to reasonable extension of time for giving delivery of the said flat / shop / tenement / other unit on the aforesaid date, if the completion of building in which the said flat / shop / other unit is situated is delayed on account of :-
 - i) non-availability of steel, cement other building materials, water or electric supply;
 - ii) war, civil commotion or Act of God;
 - iii) any notice order, rule, notification of the Government and / or other public or competent authorities.
12. THE Purchaser shall take possession of the said premises within 7 days of the Promoters giving written notice to the Purchaser intimating that the said premises are ready for use and occupation.
13. THE Purchaser shall on receipt of possession use the premises or permit the same to be used only for the purpose of residence and / or for such other purpose as may be authorised by the Builders / Developers in writing and as may be permissible in law and / or the local authority and / or any other concerned authorities in that behalf and which is not likely to cause nuisance or annoyance to the other occupiers of the said buildings and / or owners and occupiers of the neighboring property or properties. The Purchaser shall use the Garage or Parking Space only for the purpose of keeping the Purchaser's own vehicle.
14. THE Purchaser along with the other Purchasers of the flats / Shop in the building shall join in forming and registering the cooperative society to be known by such name as the Promoters may decide and for this purpose he / she also from time to time sign and execute the necessary applications and/or other papers and documents necessary for the



purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoters shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the limited company shall not raise any objection thereto.

73. THE Promoters shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,
74. PROVIDED and ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said building, and the Promoters in respect of the construction of these presents or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the Promoters. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.
75. This agreement shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made thereunder and any other provisions of Law Applicable thereto.

SCHEDULE OF THE PROPERTY

All those pieces and parcels of land lying, being and situate at village Kalyan, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation bearing :

Survey No.	Hissa No	Area sq.metres	Name of the Owner
243	(part)	1462.39	Ahmadali Hussein Dossa
243	(part)	1848.68	Badrudin Abdulkarim Jiwani & others
243	(part)	1367.90	Amjad Allauddin Jiwani
243	(part)	1463.22	Ramakant Vishnu Kochrekar
243	(part)	1255.03	Hafiza Salim Lalani
243	(part)	1178.94	Akbar Badruddin Jiwani
243	(part)	890.47	Umm-e-Habiba Abdul Rehman Jiwani
243	(part)	1003.35	Shamsha B. Jiwani Samira B. Jiwani Hafiza A. Jiwani
243	(part)	1170.58	Samira B. Jiwani
243	(part)	1015.89	Shamsha B. Jiwani
243	(part)	1494.16	Hasoo Motumal Bhatia
243	(part)	1733.29	Akbar B. Jiwani & Nurdin Virani

and also bearing corresponding City Survey No. 3388 and bounded as follows :

- On or towards east :
 On or towards west :
 On or towards north :
 On or towards south :
 together with all



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.

क ल न - ४
दस्त क्र ४६३६ / ०९
२९/५२

SIGNED & DELIVERED

by the within named Promoter

M/s. Shree Sai Developers

through its partner

Shri Shreyans K. Shah

[Signature]

SIGNED & DELIVERED

by the within named

Purchaser / s

SHATEESH SURESH RAWOOL

[Signature]

WITNESS:

1 Mr. Milan Thapa

2 Mr. Vinay Chheda

RECEIPT

I Shri Shreyans K. Shah partner of M/s. Shree Sai Developers

do hereby admit and acknowledge to have received the sum of Rs. 51,000/- /-

(Rupees Fifty One Thousand only Only) from

Shri/Smt. Shateesh Suresh Rawool

by cash / cheque No. 672376, dated 15/8/07, drawn on

HDFC

Bank, Narimal Point branch.

I say received Rs. 51,000/- /-

For M/s. Shree Sai Developers
For SHREE SAI DEVELOPER

[Signature]
Partner (Partner) Partner





महानगरपालिका, कल्याण.

सुधादिनी बांधकाम

अ.क. कडोमाणा/नवि/वाप/बदली १२४८-१६८
 कल्याण-दोंडिपती महापालिका कार्यालय, कल्याण.
 दिनांक :- २८-०१-१५

कलन - ४
 दरत क्र. २६२/०५
 ३०/५२

श्री. / श्रीमती अफुबर बी. जिनती व इतर आंधे कुमुदाधार
श्री. सुबुलत एम. बाबु व इतर
श्री. श्री. एस. वैद्य वास्तुशिल्पकार, कल्याण.

विषय - स.नं. २४३, गि.स.नं. ३३८८
 हि.नं. —, फॉट —, मोजे - कल्याण
 येथे बांधकाम करण्याच्या मंजूरीबाबत.
 संदर्भ - आपला दि. २८.११.२०१५ चा मी. श्री. एस. वैद्य वास्तुशिल्पकार
 यांचे मार्फत सादर केलेला अर्ज.

महानगर प्रदेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ अन्वये
 सि.स.नं. ३३८८, स.नं. २४३, हि.नं. —
 फॉट नं. —, मोजे कल्याण मध्ये ३५८८८.८०
 पुढाच्या विकास कवचबास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५९ अन्वये बांधकाम करण्यासाठी केलेल्या
 दि. २०/०१/०५ च्या अर्जास अनुसरून पुढील शर्तीस अधिन उद्दून तुमच्या मालकीच्या जागेत दिरव्या रंगाने दुरुस्ती
 दाखवित्वाप्रमाणे कच्चा/स्वीट/गळमजक/महिला-मजक/ब-दुसरा-मनस/तिसरा-मनस/चोथा-मनस/पाचवा-मनस/सहावा-
मनस/सातवा-मनस-सहाय्येसाठी-कुपने-ऑफिस/स्वाछाना/हॉस्पिटल/शालेसाठी/ओळ-वाडे धितीच्या इमारतीच्या बांधकामाबाबत
 बांधकामास परवाना/प्रारंभ पत्र देण्यांत येत आहे उपरोक्त १,२,३, ४, ५ - स्थितीसही नसलेल्या ७ भजेते (सहाय्येसाठी)

— अर्दी :- इमारत क्र ५ - टक्के १) व भजेते (कुळे हाऊस)
इमारत क्र ५, ६ नसलेल्या - २ भजेते (२ भजेते साठी) कुळे

१. ही बांधकाम परवानगी दिल्याचे ठारखेपसून एक वर्ष प्रथम व १ वर्ष अग्रेसर नंतर पुढील वर्षासाठी परवानगीचे नवनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नवनीकरण पसत तीन वर्षे करता येईल. वेध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नवनीकरण कार्याना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या निपमाच्या व नियोजित विकास आणखडबाच्या अनुसंगाने छाननी करण्यांत येईल.
२. नकारात रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
३. ये. शिल्पकारांची, ठाणे यांजकदून बांधकाम चालू करवयाचे अग्रेसर बिनरोती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिन रोतीच्या परवानगीची एक सत्य प्रत काम सुरु करवयाचे पंधर (१५) दिवस अग्रेसर महानगरपालिकेकडे पाठविणे आवश्यक राहिल.
४. बांधकाम चालू करण्यापूर्वी (७) दिवस आधी महापालिका कार्यालयास लेखी कळविण्यांत यावे.
५. ही परवानगी आपल्या मालकाच्या कम्युनॅली जमीनी व्यवस्थित जमीनीवर बांधकाम अंगर विश्वास करण्यास हुक देत नाही.
६. बांधकाम या सोबतच्या मंजूर केलेल्या नकारा प्रमाणे आणि चालू दिलेल्या अटीप्रमाणे करता येईल.
७. वाढीपंत व जोत्यापर्यंत बांधकाम झाल्यानंतर वास्तुशिल्पकारांचे मंजूर नकाराप्रमाणे बांधकाम केल्याबाबतचे प्रमाणपत्र, महानगरपालिकेस खदर करण्यात यावे व इकडील कार्यालय/कदून तपासणी कदून घेऊनच त्या नंतरच जोत्यावरील बांधकाम करावे.
८. फॅटचे इट्ट इमारती भोवती मोकळ्या, सोदावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
९. बांधकामात कोणतेही प्रकारचे फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सदरची बांधकाम पत्रकारांचे एव-हाली अग्रेसर छमजण्यांत येईल.
१०. इकडील बांधकामाच्या सुरक्षिततेची (सदरपाल रोटी) जबाबदारी आधी अस्तित्वात ठारलेल्या व स्वायत्त विभागात यांचेवर राहिल.
११. बांधकाम पूर्णवित्त्या दाखला वापरवानगी वेतल्याशिवाय इतर कोणत्याही प्रकारचे बांधकाम करू नये. बांधकामाची कार्यांत येईल. त्यासाठी कोणत्या च्या प्रमाणे बांधकाम पूर्ण आहे. त्याचा नकारा पाठविल्यास स्वायत्त विभागाच्या विधीत चल्यातील दाखल्यासह (१ प्रतीत) इतर आवश्यक कागदपत्रांसह सादर करावयाचा.
१२. बांधकाम चालू करण्यापूर्वी नगर भूपण अधिकारी/पुढी अधिकाारी कल्याण नगरपालिका कदून घेण्यात यावी.



१२५) आपला कार्यालय मध्ये मंजूर केलेल्या इमारतीने नगरपालिका कार्यालय मध्ये मंजूर केलेल्या बांधकामाच्या बाबतचे बांधकाम करणे न तापलेल्या रगाहिल्यास
नगरपालिका कार्यालय सादर च्या नगरपालिका कार्यालय मध्ये

१२०) विष्णुकिर्ण भूखेजागरी

१३. नवरात दाखविलेल्या बांधकामाच्या बाबतच्या व नियोजनाची पूर्तताबाबची विभाग वरिष्ठ अधिकारी...
१४. नवीन इमारतीस मंजूर नकाशे प्रमाणे रोदीक टॅक काढणे व तांच्या बांधकामाबाबत बांधकामा पत्रविलेखाने अंतिमपणे...
१५. बांधकामाचे व पाणेळ्याचे पाणी महानगरपालिकेच्या बाबत स्वःखचनी नगरपालिकेच्या बाबत पत्राची प्रती...
१६. बांधकामाचे मटेरीयल रस्त्यांवर टाकण्याचे झाल्यास महानगरपालिकेच्या बाबतच्या बांधकामाच्या परवानगी वने आयकर...
१७. बांधकामाच्या वेळी निरुपयोगी माल (मटेरीयल) महानगरपालिकेच्या बाबत स्वःखचनी वाहून टाकला पाहिजे.
१८. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत कमीत कमी (१) अशांत, (२) गुलमोहर, (३) विच, (४) बिलगिरी, (५) कडप...
१९. नवरात दाखविल्याप्रमाणे बांधकामाचा फक्त रहणपत्राची/वाणिज्य/अर्थशास्त्र/अर्थशास्त्र उपायोग करवा.
२०. नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदीप्रमाणे जाग बांधीत होत असल्या चल्यागी सर्वस्वी जबाबदारी आपलेवर राहिल.
२१. आगेतून किंवा आगेजवळून अतिदाब विद्युतवाहिनी आत असल्यास बांधकाम करण्यापूर्वी उभेरीत छात्याकडून नाइकवत दाखला घेतला पाहिजे.
२२. बांधकामाकडे किंवा इमारतीकडे जाण्या-येण्याच्या मार्गांची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयीप्रमाणे व प्राधान्यतेप्रमाणे केले जाईल व तसा रस्ता छेद पावेतो इमारतीकडे जाण्या-येण्याच्या मार्गांची जबाबदारी सर्वस्वी आपली राहिल.
२४. आगेत जुने भाडेकरू असल्यास त्यांच्या बाबत योग्य ती व्यवस्था करण्याची जबाबदारी मालकनाही राहिल व मालक भाडेकरू यामध्ये कडाही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निवारण मालकाने करणे आवश्यक राहिल व त्याबाबतच महानगरपालिकेच्या जबाबदार राहणार नाही.
२५. सदर आगेतून बांधकामाच्या निष्कर्षास निघण होत असल्यास तो इकडील परवानगीशिवाय दळवू अथवा बंद करू नये.
२६. सदर प्रकारची सुकीची पूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द करणेत येईल.
२७. सदर आगेत विहीर असल्यास ती इकडील परवानगी शिवाय बुजवू नये.
२८. बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळवणेकरिता महानगरपालिकेवर जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी महानगरपालिकेकडून हानी घेणार नाही. २८) टीविकेकडून जमा झाली नसत कयना
२९. सदर आगेत बांधकाम करण्याबाबतचा पूर्वीचा बांधकाम असेल तर ती यादारे रद्द झाला असे समजण्यात यावे.
३०. गटाखे व पावसाचा निचरा होणेकरिता महानगरपालिकेच्या गटाखे ओढणेसाठी पक्क्या स्वरूपाची गटारे बांधवीत.
३१. बांधकामासाठी व पिण्याच्या पाण्यासाठी नळचे कनेक्शन मिळणार नाही त्यासाठी वेगवेगळे काम करणे लागेल.
३२. भूखंडासमोरील रस्ता पक्क्या स्वरूपात तयार केव्हाखेरीज बापर परवाना मिळणार नाही.
३३. आगेच्या मालकी हक्काबाबत कायदेशीर वाद निर्माण झाल्यास त्याचे निवारण करण्याची जबाबदारी आपली राहिल.
३४. पिण्याचे पाणी महापालिकेकडे तर्फे उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी कंत्रोल. पाणी पुढील विभागातर्फे दिलेल्या निर्देशानुसार स्वःखचनी टाकणे आवश्यक राहिल.
३५. सधम अधिनियमाच्या देखरेखीखाली प्रस्तावित बांधकाम हे भारतीय मानक संस्थेने प्रमाणित केव्हाप्रमाणे पूर्णपणेच केव्हाबाबतचा दाखला बांधकाम सुरू करण्यापूर्वी व बांधकाम पूर्णतेचा दाखला घेता ना सादर करणे बंधनकारक राहिल.
३६. इमारतीच्या आवारात प्रवेश न करता कपट ठवरुवा पावा अशा पद्धतीने कपट कुडीची रचना करण्यात यावी.
३७. कंत्रोल. पा. या निर्देशानुसार चौकळा ठपकरणे बसविणे बंधनकारक राहिल.
३८. म.श.वि.स. कडून विज पुरवठा घेण्यास कंत्रोल. पा. ची हरकत नाही.
३९. भविष्यात रस्ता रुंदीकरणसाठी जाग लागल्यास ती कंत्रोल. पा. व इमारतीच्या सामासिक अंतरामधून विनामुल्य उपलब्ध करून घ्यावी लागेल. २०) पाणी पुरवठा बांधकामाच्या बाबत महानगरपालिकेच्या देवनागी उच्चानवरील दाखले पुढील सुत्राप्रमाणे

दाखल दिनांक नं ४
 दाखल दिनांक १/११/१९



महानगरपालिका
 बांधकाम विभाग

1019

वेण्यांत येत आरून कल्याण डोंबिवली शहरावर बांधकाम बांधणीची शक्ती

महानगरपालिका कडील मंजूर बांधकाम नकाशाप्रमाणे बांधणी

क ल न - ४
दस्त क्र १०३ / १०१९
४०/१९

- १ इतर आरक्षण ३१५६-५१ चौ.मी.
- २. रिक्रीएशन आऊट १२४२-८४ चौ.मी.
- ३. प्रयोज रोड ४४४१-६४ चौ.मी.
- ४. गाईन+ भाला २१८०-८८ चौ.मी.
- एरूण ११८२१-८७ चौ.मी.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केंद्रांन नियम यांना अधिन ठेवून वेण्यांत आलेली आहे.
२. अनुज्ञाप्राप्ती व्यक्तीने (प्रॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाच्या उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यांत परवानगी वेण्यांत आली असेल त्या प्रयोजनार्थ कंयळ केला पाहिजे. आणि त्याचे अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत बांधा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे बांधकामकडून अशा अर्थाची आभाऊ संधी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचावापर ठरविण्यांत येईल.
३. अशी परवानगी देणा-या प्राधिका-पाकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी वांट विभागणी करता कामा नये.
४. अनुज्ञाप्राप्ती व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण बांधे तमाधान होईल अशा रीतीने अशा जमीनीत रस्ते,गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.
५. अनुज्ञाप्राप्ती व्यक्तीस असा भूखंड विकायप्रमाणे असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाप्राप्ती व्यक्तीने तो भूखंड या आदेशात आणि तनदीमध्ये नमूद केलेल्या शर्तींचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विवेकात तसा आस उल्लेख करणे हे त्यांचे कर्तव्य असेल.
६. या संघत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोतें क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी वेण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.
- ६अ. प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.
७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्याच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाप्राप्ती व्यक्तीने (प्रॅटीने) कल्याण-डोंबिवली महानगरपालिका यांची असे बांधकाम करण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बांधनकारक असेल.
८. अनुज्ञाप्राप्ती व्यक्तीने सोयत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जिनल डिस्टेंस) सोडले पाहिजे.
९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाप्राप्ती व्यक्तीने अशा जमीनीचा विगर शर्ती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी बांधविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाप्राप्ती व्यक्तीने उपरोक्त प्रमाणे व वेळाना ही परवानगी रद्द करण्यांत आली अगत्याचे सामजण्यांत येईल.
१०. अनुज्ञाप्राप्ती व्यक्तीने अशा जमीनीचे विगर शंतकी प्रयोजनार्थ वापर करण्यांत ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकात त्याने अशा जमीनीच्या वापरात बदल केला असेल तर या दिनांक त्याने एक मासच्या आत तालुक्या मजलदारीत सारिलेवारीत कळविले पाहिजे. जर तो असे करण्यांत चुकल तर महानगरपालिकेच्या जमीनीच्या वापरातील बदल व विगशंतकी आकारणी) नियम १९६६ मधील नियम ६ अन्वयेच्यावर कार्यवाही करण्यांत आसा अनुज्ञाप्राप्ती पात्र ठरेल.



Handwritten signature and date 24/90.

क ल न - ४
 दस्त क्र ४६३६/०७
 ४२१६

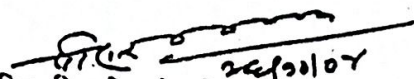
- क्र.महसुल/क-१/टे-७/पनगपी/पसआर-१७३/०३
२१. अनुज्ञाप्राप्ती यांनी कल्याण-डोंविवली महानगरपालिका यांचे कडील मंगूर नकाशावर हुकुमध बांधकाम केले पाहिजे.
 २२. प्रस्नाधीन जमिनी संदर्भात भविष्यात वाद उपस्थित झाल्यास त्याचे निराकरण करून घेणे अनुज्ञाप्राप्ती यांचेवर बंधनकारक राहिले व त्यास शासन कोणत्याही प्रकारे जबाबदार राहणार नाही.
 २३. अनुज्ञाप्राप्ती यांनी कल्याण-डोंविवली महानगरपालिके कडील बांधकाम नकाशा ब्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा घटईक्षेत्र निर्देशांक यापरक्यास अनुज्ञाप्राप्ती हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चं कलम ५२ अन्वये फौजदारी स्वतःचा गुन्हा दाखल करण्यास पात्र राहतील व असे जादा बांधकामा दूर करण्यास पात्र राहिल. अस्तुत जमिनी वावत भविष्यात कोणत्याही प्रकारचा वाद उदभवल्यास त्याची संपुर्ण जबाबदारी अनुज्ञाप्राप्ती यांची राहिल.



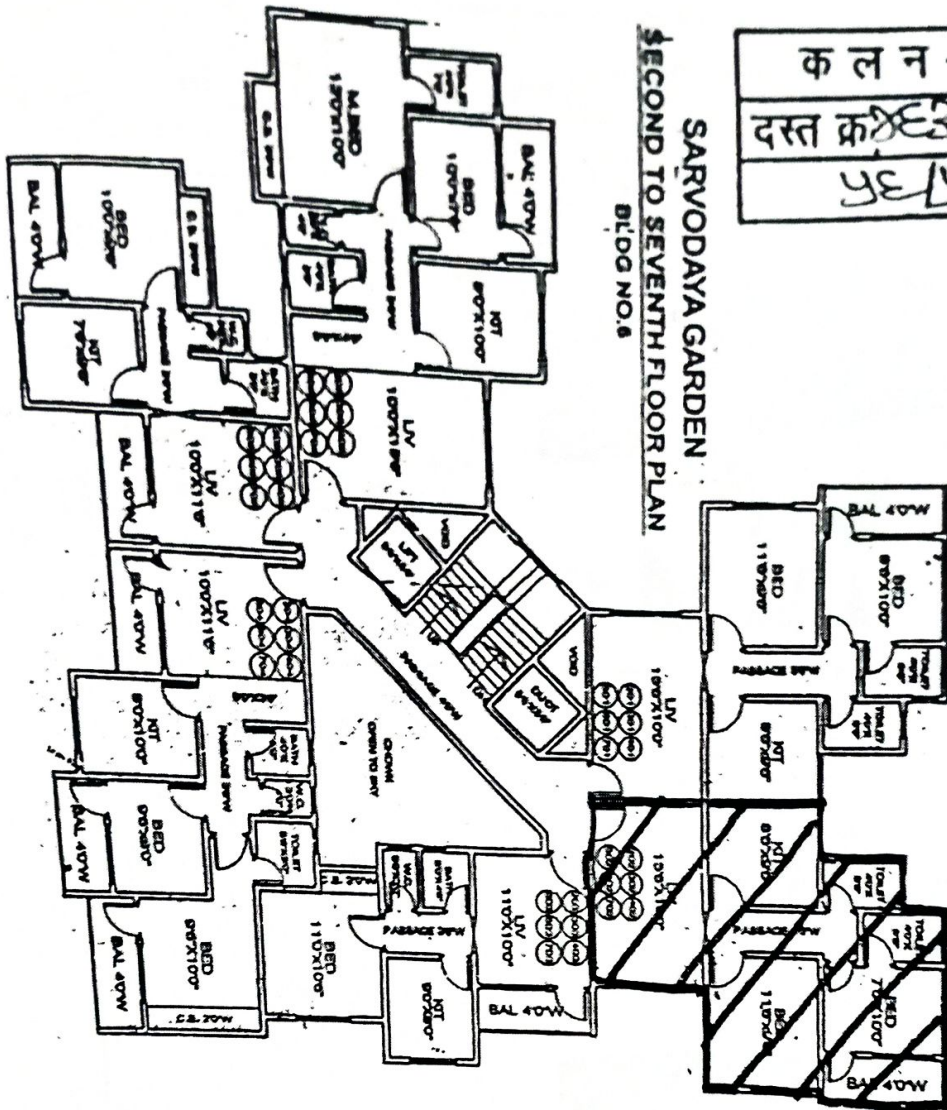
राशि-
 (आय. एस. घडल)
 जिल्हाधिकारी ठाणे

प्रति,
 श्री. अकबर वदरुददीन जिवाणी व इतर
 रा. कल्याण ता. कल्याण जि. ठाणे

निर्गमित केले


 जिल्हाधिकारी ठाणे करिता





SARVODAYA GARDEN
 SECOND TO SEVENTH FLOOR PLAN
 BLDG NO. 8

कलन - 8
 दस्त क्र. 100
 45/10

DEVELOPER
SHREE SAI DEVELOPER

NAME OF ARCHITECT
URBAN VASTU DESIGNER
 424, MAHAVIR SHOPPING CENTRE,
 AGRA ROAD, KALYAN (W).

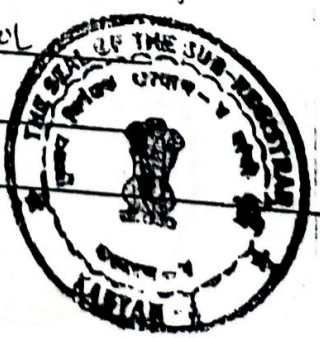
DESCRIPTION OF PROPERTY
 PROPOSED RESIDENTIAL CUM
 COMMERCIAL BUILDING ON LAND
 BEARING S. NO. 243, (or) C.T.S. No. 3388
 AT VILLAGE - KALYAN, TAL - KALYAN,
 DIST - THANE.

FLAT AREA STATEMENT

FLAT NO.	AREA IN SQ.FTS.	AREA IN SQ.FT.
577/602	CARPET	SALEABLE
	577	790 sq ft

PURCHASER
 1 SHAILESH SURESH RAWOL
 2 _____

(Handwritten signatures)



दुयम निबंधक

कल्याण ४

दस्त गोषवारा भाग-1

कलम

दस्त क्र 4636/2007

५८५९

क्र. संकेत: 4636/2007

प्रकार: कर्तव्य

प्रकाराचे नाव व पत्ता

प्रकाराचे प्रकार

प्रायाचित्र

अंगठ्याचा ठसा

मि. वि. सुरेश राव -
मि. एच. वेंकट रेड्डी नं. रायवेल स्टेशन क्र. 1, क. नं. 4,
मि. वेंकट रेड्डी जे एच रोड मंडुव प. नं. 78, ए. जी. रोड
क्र. 5733 ये
पत्ता -
पिन कोड -
मि. नं. -
दस्तावेज

लिहून देणार
वय 32
वडी

[Signature]



मि. ए. सी. सईद बेखलपूर वडी काशीदार बेखलपूर
मि. वय
मि. एच. वेंकट रेड्डी नं. रायवेल स्टेशन, कल्याण, ए.
मि. एच. रोड क्र. 3838 म्यु. -
मि. एच. वेंकट रेड्डी नं. -
पत्ता -
पिन कोड -
दस्तावेज

लिहून देणार
वय 25
वडी

[Signature]



सह-दुयम निबंधक कल्याण ४

007
1/08/2007

4638/2007
August 24, 2007

दुय्यम निबंधक: कल्याण 4

सूची क्र. दोन INDEX NO. II

नौदणी 63 व
Page 63 m e

गायाचे नाव : कल्याण

- (1) विवेकाचा प्रकार, मोबदल्याचे स्वरूप व काजारभाव (भाडेपट्टाकारणा) करारनामा
अवधीत पट्टाकार आकारणी देतो
की घट्टेदार ते नमूद करावे) मोबदला रु. 1,778,290.00
वा.मा. रु. 1,542,000.00

- (2) मूकपत्र, पोटहिस्सा व घरकनांक (असल्यास)
(3) क्षेत्रफळ
(1) वर्णन: कल्याण येथील सि स नं 3388, स नं 243, हि नं पार्ट यावरील सर्वोदय गार्डन विल्डींग मधील विल्डींग नं VI, सदनिका क्र. 602, सहाया मजला, क्षेत्र 790 चौ फुट विस्तृत
(1) 73.42 चौ मी

- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा
(1)

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा टिकाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
(1) मे श्री साई डेव्हलपर्स तर्फे मागीदार श्रेयांस किरण शाहा सर्वोदय गार्डन, विल्डींग नं III तळमजला, कल्याण, ए क्यू झेड पी एस 3938 क्यू - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा टिकाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
(1) शैलेश सुरेश राऊळ घर/फ्लॅट नं: राजेश सदन घाळ नं 1, रु नं 4, सर्वोदयनगर जे एम रोड ब्राँडप प मुं-78, ए जी झेड पी आर 5753 जे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (7) दिनांक करून दिल्याचा 24/08/2007
(8) नोंदणीचा 24/08/2007
(9) अनुक्रमांक, खंड व पृष्ठ 4638 /2007

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 71514.50
(11) बाजारभावाप्रमाणे नोंदणी रु 17790.00
(12) रोरा



सह-दुय्यम निबंधक कल्याण ४



Share Certificate No. 144 Member's Regn. No. 111 No. of Shares 5

SHARE CERTIFICATE

Sarvoday Garden Bldgs. 3, 4, 5 & 6 Co-op. Hsg. Soc. Ltd.

(Registered under the Maharashtra Co-operative Society's Act - 1960)
Off Vallipeer Road, Near Bharu-Sagar Theatre, Near Kalyan Railway Station, Kalyan (W) - 421 201. Dist. Thane
Reg. No. TNA / KLN / HSG / (TC) / 19883 / 2008-09 Dt. 04-06-2008

Registration No. 144 Date : 30.09.2009
THIS IS TO CERTIFY that Shri/Smt. SHAILESH SURESH RAYWOL

_____ Owner of Flat/Shop/Office No. 602 in Bldg. No. VI

is the Registered Holder of FIVE fully paid up share of Rs. 50/- (Rupees Fifty only) each numbered from 716 to 720

SARVODAY GARDEN BLDGS. 3, 4, 5 & 6 Co-op. Hsg., Soc. Ltd. Kalyan (W). Subject to the Bye - Laws of the said Society

GIVEN under the Common Seal of the said Society on WEDNESDAY this 30th day of SEPT. 2009



[Signature]
Authorised
M. C. Member

[Signature]
Secretary

[Signature]
Chairman

P. T. O.



महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

75
स्वतंत्रता
अमृत महोत्सव

Website : www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002264*09449

वीज पुरवठा देयक माहे: DEC-2023

HSN code 27180000

ग्राहक क्रमांक: 020025014716

MR SHAILESH S RAWOOL

SAROVADA, A GARDEN BLD NO 6 R NO 602 NR BHANUSAGAR KALYAN 421301
मोबाइल/ ईमेल:
97*****50/sha*****@gmail.com

देयक दिनांक: 24-DEC-23
देयक रक्कम रु. 2,400.00

देय दिनांक: 15-JAN-24
या तारखे नंतर भरल्यास: 2,420.00

बिलिंग युनिट: 4751 :KALYAN (W) S/DN-III

दर संकेत: 090 /LT I Res 1-Phase

पोल नं: 00000000

पी.सी./वक्रमार्ग-क्रमांक/टी.सी.: 4 / 27-4008-0485 /4751421

मिटर क्रमांक: 07620106080

रिडिंग ग्रुप: S4

पुरवठा दिनांक: 21-Dec-2007

मंजूर भार: 2.5 KW

सुरक्षा ठेव जमा(रु): 1,115.48

चालू रिडिंग दिनांक: 19-DEC-23

मागील रिडिंग दिनांक: 19-NOV-23

Scan this QR
Code with
BHIM App for
UPI Payment



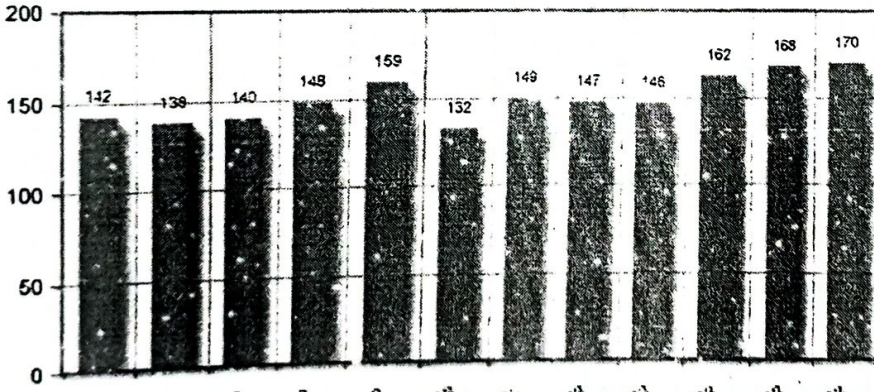
QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
19024	18906	01	118	0	118

NORMAL

Bill Period: 1 Month(s) /

मागील वीज वापर



* मध्यवर्ती तक्रार निवारण केंद्र 24*7

MSEDCL Call Center:

18002333435

18002123435

1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-

www.mahadiscom.in >

ConsumerPortal > CGRF

यावर उपलब्ध आहे.

महत्वाचे:

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी: <https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे वीज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा. (टॅक्सेस व ड्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी <https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणतः 19-01-2024 ह्या तारखेला होईल.

विशेष संदेश:

- महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तालिखित पावती स्वीकारू नये. गैरसोय टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

स्थळप्रत बिलिंग युनिट: 4751 ग्राहक क्रमांक: 020025014716 पी.सी.: S4 दर: 090

अंतिम तारीख 15-JAN-24 2,400.00

बँकेची स्थळप्रत डिटीसी क्र.: 4751421

बिलिंग युनिट: 4751 ग्राहक क्रमांक: 020025014716 पी.सी.: S4 दर: 090

या तारखे पर्यंत भरल्यास 02-JAN-24 2,390.00

या तारखे नंतर भरल्यास 15-JAN-24 2,420.00

अंतिम तारीख 15-JAN-24 2,400.00

या तारखे पर्यंत 15-JAN-24 2,400.00

कल्याण- डोंबिवली महानगरपालिका, कल्याण



जा.क्र.क.डोमप/नरवि/सोप/डि/१०८
कल्याण-डोंबिवली महानगरपालिका, कल्याण

दिनांक १६-५-१७

विषय :- ^{भा.०} बांधकाम पूर्णतेचा दाखला
इमारत क्र(३) व (६) उभारता.

प्रति,
श्री/सौ. अफखर बी. जिवानी न इतर

कु.भु.प.धारक श्री. सुफुल्ल एम. शहा व इतर.

पत्ता - श्री. व्ही. एस. वैद्य.

वास्तुमिथ्या, कु.भा.०

श्री/सौ. व्ही. एस. वैद्य यांचे
दिनांक ५.५.०७ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण- डोंबिवली

महानगरपालिका हद्दीत सर्वे नं. २७३ हि.नं.

सिटी सर्वे नं. ३५२२ प्लॉट नं.

मौजे कु.भा.० येथे महानगरपालिका यांचे कडील बांधकाम परवानगी जावक क्रमांक ५५५-२९३

/कुडाभपा/ नरवि /सोप/डि/ दिनांक १६/१०/०६ अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी

/वाणोज्य / बांधकाम पूर्ण केले आहे.सयब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्या

प्रमाणे तसेच खालील अटीवर बांधकामाची वापस परवानगी देण्यात येत आहे.

इमारत क्र ३ व ६ एकमत

१) पहिली मजला	: १६ रुकमे + २ आफीस	(२ रुकमे + १ पिबकी गिळी + १ खोला)	—	—	—
२) पहिला मजला	: १० गाळे - ४० खोला	—	—	—	—
३) दुसरा मजला	: १० गाळे - ४० खोला	—	—	—	—
४) तिसरा मजला	: १० गाळे - ४० खोला	—	—	—	—
५) चौथा मजला	: १० गाळे - ४० खोला	—	—	—	—

आतवा प्रक. (प्लॅट प्रक.भा.०)

- अटी :- १) भविष्यात स्तारूदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कडोमपास विनामुल्य हस्तांतरीत करावी लागेल.
२) मंजूरी व्यतिरिक्त जागेवर वाढीव बांधकाम घेतल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यात येईल. ३) आपणान्वारे (कुलेफा) हमीपत्रातील सर्व अर्थ या पूर्वीत कु.भा. ४) आपणान्वारे नवधनकरून बांधिलेले १७ राठी पुरवठा उपलब्ध ठेवून देण्याची जबाबदारी पत्नी सुश्री सुशारणी देवियेन घेणानगरपालिकेच्या शाखारानधि.

१) करनिर्धारक व संकलक, क.डों.म.पा

कल्याण-डोंबिवली महानगरपालिका
नगर प्रशासक कल्याण डोंबिवली महानगरपालिका

FORM - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT



(Handwritten signature)

Existing Customer Yes No CIF No/ Account No. [] [] [] [] [] [] [] []

Name: First Name: MILAN Middle Name: KUMAR Last Name: KUSHWANA

Salutation: Mrs Ms Dr. Other [] [] [] [] Gender: M F Transgender

Marital Status: Single Married Other Date of Birth: [] [] [] [] [] [] [] []

Name of Spouse: First Name: POONAM Middle Name: MILAN Last Name: KUSHWANA

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor): [] [] [] [] [] [] [] []

Name of Father: First Name: CHANDAN Middle Name: LAL Last Name: KUSHWANA

Aadhaar / UID No. 622981460497 PAN No. ADNPK1446R

Passport No. [] [] [] [] [] [] [] [] Driving License No. [] [] [] [] [] [] [] []

Voter ID No. [] [] [] [] [] [] [] [] MGNREGA Job Card No. [] [] [] [] [] [] [] []

Residential Status: Resident NRI / CIO Citizenship: [] [] [] [] [] [] [] []

Religion: Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

Category: SC ST OBC General

Residential Address

Present Address: Years at current address Months at current address Residence Type: Owned Rented Company Lease

Address 1: C-29, RAJESH APARTMENT, PUNE LINK ROAD,

Address 2: KATEMANIVALI KALYAN EAST

Address 3: []

Pincode: 421806 Village: [] [] [] [] [] [] [] [] City: THANE

District: THANE State: MAHARASHTRA Country: INDIA

Mobile No. 9357426417 Email ID: milan-k3@yahoo.com

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below)

Address 1: []

Address 2: []

Address 3: []

Pincode: [] [] [] [] [] [] Village: [] [] [] [] [] [] [] [] City: [] [] [] [] [] [] [] []

District: [] [] [] [] [] [] State: [] [] [] [] [] [] [] [] Country: [] [] [] [] [] [] [] []

Mobile No. [] [] [] [] [] [] [] [] Email ID: [] [] [] [] [] [] [] []

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Designation: Chairman Managing Director Other Director

Name of the Chairman/ MD or other director: First Name: [] [] [] [] Middle Name: [] [] [] [] Last Name: [] [] [] [] [] [] [] []

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund: []

- Relationship with applicant/ co applicant/ guarantor
- Spouse (Dependent)
 - Daughter (including step daughter) (Independent)
 - Spouse (Independent)
 - Daughter's husband
 - Father
 - Brother (including step brother)
 - Mother (including step mother)
 - Brother's wife
 - Son (including step-son) (Dependent)
 - Sister (including step-sister)
 - Son (including step-son) (Independent)
 - Sister's husband
 - Son's wife
 - Brother (including step brother) of spouse
 - Daughter (including step daughter) (Dependent)
 - Sister (including step-sister) of spouse

FORM - A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer Yes No

CIF No/ Account No.

Name: First Name: POONAM Middle Name: MILAN Last Name: KUSHWAHA

Salutation: Mrs Ms Dr Other Gender: M F Transgender

Marital Status: Single Married Other Date of Birth:

Name of Spouse: First Name: MILAN Middle Name: KUMAR Last Name: KUSHWAHA

Relation with Primary Applicant (Applicable for Co-applicant/ Guarantor)

Name of Father: First Name: RAM Middle Name: SHAJAN Last Name: SINGH

Aadhaar / UID No. 611656162899 PAN No. ANCPK4735H

Passport No. Driving License No.

Voter ID No. MGNREGA Job Card No.

Residential Status: Resident NRI/ CIO Citizenship:

Religion: Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others

Category: SC ST OBC General



Residential Address

Present Address: Years at current address Months at current address Residence Type: Owned Rented Company Leased

Address 1: C-27 RAJESH APARTMENT PUNE

Address 2: KATEMAWALI KALYAN EAST

Address 3:

Pincode: 421306 Village:

District: THANE State: MAHARASHTRA City: THANE

Mobile No. 9718037297 Email ID: vijay.24ps@gmail.com Country: INDIA

Is the Permanent Address Same as Present Address? Yes No

Permanent Address: (If no, fill below) Address 1:

Address 2:

Address 3:

Pincode:

District:

Mobile No.

Email ID:

Country:

Is applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Designation: Chairman Managing Director Other Director

Name of the Chairman/ MD or other director:

Indicate Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co applicant/ guarantor: Spouse (Dependent) Daughter (including step daughter) (Independent) Spouse (Independent) Daughter's husband

Father Brother (including step brother) Mother (including step mother) Brother's wife

Son (including step-son) (Dependent) Sister (including step-sister) Son (including step-son) (Independent) Sister's husband

Son's wife Brother (including step brother) of spouse Daughter (including step daughter) (Dependent) Sister (including step-sister) of spouse



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No.: 1325/11783/00638

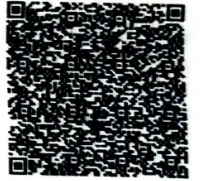


Io
मिलन कुमार कुशवाहा
Milan Kumar Kushwaha
S/O Chandan Lal
Opp. Sai Baba Mandir C-27, Rajesh Apartment, Pune
Link Road, Katemanivali
Kalyan
Katemanivali
Thane
Maharashtra 421306
9757426417

15/11/2011
376552346



MA765523460FT



आपला आधार क्रमांक / Your Aadhaar No. :

6279 8146 0497

माझे आधार, माझी ओळख

Self Attestation
[Signature]



भारत सरकार

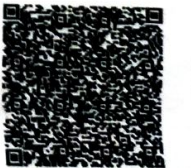
Government of India



मिलन कुमार कुशवाहा
Milan Kumar Kushwaha
जन्म तारीख / DOB : 06/01/1974
पुरुष / Male

6279 8146 0497

माझे आधार, माझी ओळख



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POONAM M KUSHWAHA
RAMHAJAN SINGH
07/06/1983
Permanent Account Numbr
ANCPK4735H

P. Kushwa
Signature






आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

POONAM M KUSHWAHA
RAMHAJAN SINGH
07/06/1983
Permanent Account Number
ANCPK4735H

P. Kushwa
Signature





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20814/00300

To

पुनम मिलन कुशवाह

Poonam Milan Kushwaha

W/O: Milan Kushwaha

C 27, rajesh apartment

pune link road

oop sai mandir katemaniwali

Kalyan

Katemanivali Kalyan Thane

Maharashtra 421306

Ref: 142 / 28A / 281008 / 281296 / P



SH140364284DF



आपला आधार क्रमांक / Your Aadhaar No. :

● 6116 5616 2899

आधार – सामान्य माणसाचा अधिकार



भारत सरकार

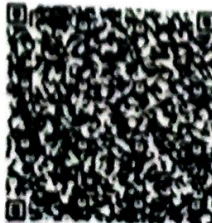


पुनम मिलन कुशवाह

Poonam Milan Kushwaha

जन्म वर्ष / Year of Birth : 1983

स्त्री / Female



6116 5616 2899