

सूची क्र.2

दुय्यम नियंत्रक मह दु नि कल्याण १

दस्ता क्रमांक 1700/2023

नोंदणी

Regn 83m

01/02/2023

गावाचे नाव : शिवाजीनगर

(1) विमोचनार्थ प्रकार करारनामा

(2) मॉबदला 3350000

(3) वाजाराभाव (भाडेपट्ट्याच्या 2756500

बादांतिलेपट्टा) काय कायारणी देतो की पट्टेदार ने नमुद करारने)

(4) भू-भाषण, पोटहिस्सा व परकमाज (अल्पमात्र)

1) पानिकेचे नाव: कल्याण-ऑवियमी इतर वर्णन ., इतर माहिती: विभाग क्र 6/26, दर - 84200/-, मोज शिवाजीनगर रोपील (जुना नवे नं 348 हिस्सा न. 9 पेकी) नवीन नवे न. 39, हिस्सा नं. 9/1, (जुना नवे न 125) नवीन नवे नं. 34 हिस्सा न. 2 यादरील इम्पेरीयल ग्रिन्स विन्डिंग मधील मदतिका न. 301, निगम मजला, क्षेत्र 37.17 चौ.मी. फ्लॉट + जोपम टेरस 5.11 चौ.मी. ((Survey Number : NEW S.NO. 39, 34 : HISSA NUMBER : 9/1, 2 ;))

(5) क्षेत्रफळ

1) 37.17 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/निवृत्त देणा-या पध्दतारचे नाव किंवा दिवाणी न्यायालयाने हुकुमनामा किंवा अदालत अमत्याम प्रतिवादिचे नाव व पत्ता

1): नाव:- मोसर्वे धी धनलक्ष्मी प्रॉपर्टिज भंड डेव्हलपर्स वॉफे भागीदार अनिकेत सुनंदाय म्हाने -- वका-30, पत्ता- प्लॉट नं:-, गाळा नं:-, इमारतीचे नाव: ओम साई समाधान सोसायटी लिमिटेड, ब्लॉक नं: 001, 002, रोड नं: महात्मा फुले रोड भरत बोदर नगर, गरीबाळ, बाळा, ऑवियमी प, महाराष्ट्र, ठाणे. पिन कोड:- 421202 पॅन नं:- ABTFS5659R

(8) दस्तऐवज करून देणा-या पध्दतारचे व किंवा दिवाणी न्यायालयाने हुकुमनामा किंवा अदालत अमत्याम प्रतिवादिचे नाव व पत्ता

1) गाव:- अंतोप बळीराम सोमगे -- वका-35, पत्ता:- प्लॉट न --, गाळा न --, इमारतीचे नाव विनामणी बाळ न 1, ब्लॉक नं 2, ब्लॉक नं --, रोड न महात्मा फुले रोड, गोपीनाथ चौक, ऑवियमी प, महाराष्ट्र, ठाणे पिन कोड:- 421202 पॅन नं:- AMTPC1363M
2). नाव:- अनिता नतोप चोरगे -- वका-35, पत्ता:- प्लॉट न --, गाळा न --, इमारतीचे नाव विनामणी बाळ न 1, ब्लॉक नं 2, ब्लॉक नं --, रोड न महात्मा फुले रोड, गोपीनाथ चौक, ऑवियमी प, महाराष्ट्र, ठाणे पिन कोड:- 421202 पॅन नं:- ADBPU8149C

(9) दस्तऐवज करून देण्याचा दिनांक

01/02/2023

(10) दस्त नोंदणी केल्याचा दिनांक

01/02/2023

(11) अनुक्रमांक, पत्र व पृष्ठ

1700/2023

(12) वाजारभावाप्रमाणे मुद्रांक शुल्क

234500

(13) वाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) श्रेण

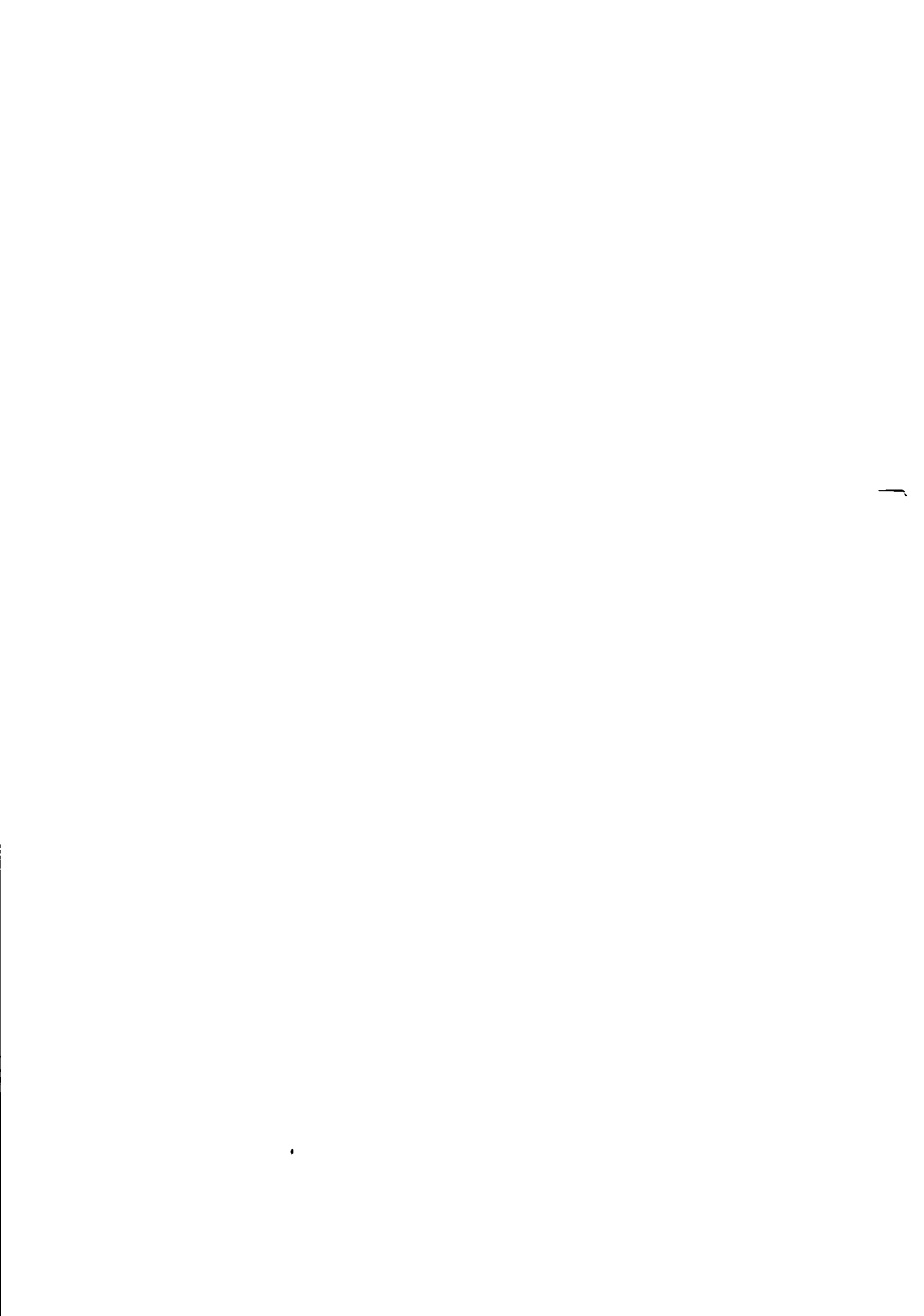
C. श्री. दुय्यम नियंत्रक मह दु नि कल्याण क्र. 2



मुल्यांनमासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क जाकाराना निवडलेला अनुक्रम :-

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



Receipt (pavti)

72/1700

Wednesday, February 01, 2023

6:03 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 1908 दिनांक: 01/02/2023

गावाचे नाव: शिवाजीनगर

दस्तऐवजाचा अनुक्रमांक: कलन3-1700-2023

दस्तऐवजाचा प्रकार . करारनामा

सादर करणाऱ्याचे नाव संतोष बळीराम चोरसे --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 31400.00

आपणाम मूळ दस्त ,थवनेल प्रिंट,सूची-२ अंदाजे
6:20 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 3

सह.दुय्यम निबंधक वर्ग २ कल्याण क्र.३

वाजार मूल्य: रु.2756500 /-

मोवदला रु.3350000/-

भरलेले मुद्राक शुल्क . रु. 234500/-

1) देयकाचा प्रकार. DHC रकम. रु.1400/-

डीडी/धनादेश/पे ऑर्डर क्रमाक 0102202301742 दिनाक. 01/02/2023

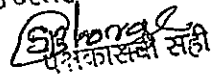
वँकेचे नाव व पत्ता.

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

डीडी/धनादेश/पे ऑर्डर क्रमाक. MH014614314202223E दिनांक: 01/02/2023

वँकेचे नाव व पत्ता

मुळ दस्तऐवज परत मिळाला.


पक्षिकासही सही

लिपीक
सह. दुय्यम निबंधक कल्याण-३.



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मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202302013115	01 February 2023, 01:17:46 PM			
मूल्यांकनाचे वर्ष	2022				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका कल्याण				
उप मूल्य विभाग	6/26-वभाग 18अ शिवाजीनगर - मध्य रेल्वेच्या पश्चिमेकडील सर्व भाग				
क्षेत्राचे नाव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर#39		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	23900	64200	73500	85500	73500
मोजमापनाचे एकक	चौ मीटर				
वाधीव क्षेत्राची माहिती	बाधकाम क्षेत्र (Built Up)-	40 887 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
	बाधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बाधकामाचा दर-
	उद्भवान सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-
					37 17 चौ मीटर
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 64200/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर * खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)				
	= ((64200-23900) * (100 / 100)) + 23900)				
	= Rs 64200/-				
1) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 64200 * 40 887				
	= Rs 2624945 4/-				
1) लागतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	5 11 चौ मीटर				
लागतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 5 11 * (64200 * 40/100)				
	= Rs 131224 8/-				
Applicable Rules	= 3 9 18 19 14				
एकत्रित अंतिम मूल्य	- मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ				
	= A + B + C - D + E + F + G + H + I + J				
	= 2624945 4 + 0 + 0 + 0 + 0 + 131224 8 + 0 + 0 + 0 + 0				
	= Rs 2756170/-				
	= २ सत्तावीस लाख छप्पन्न हजार एक शो सत्तर /-				

Home

Print

कल्याण - ३	
दस्त क्र.	91000 2023
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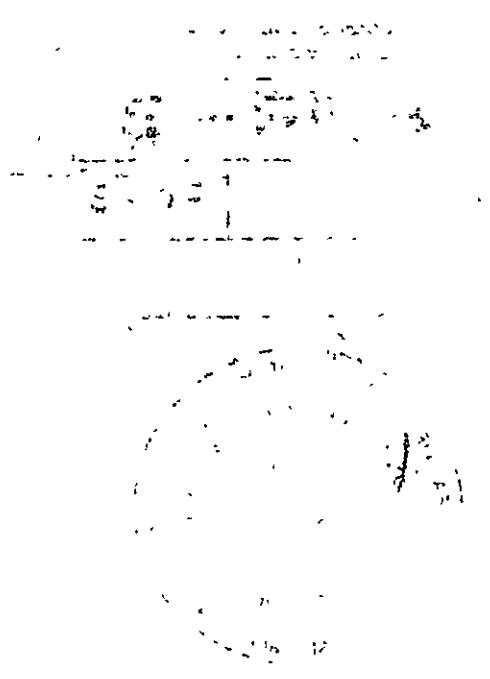


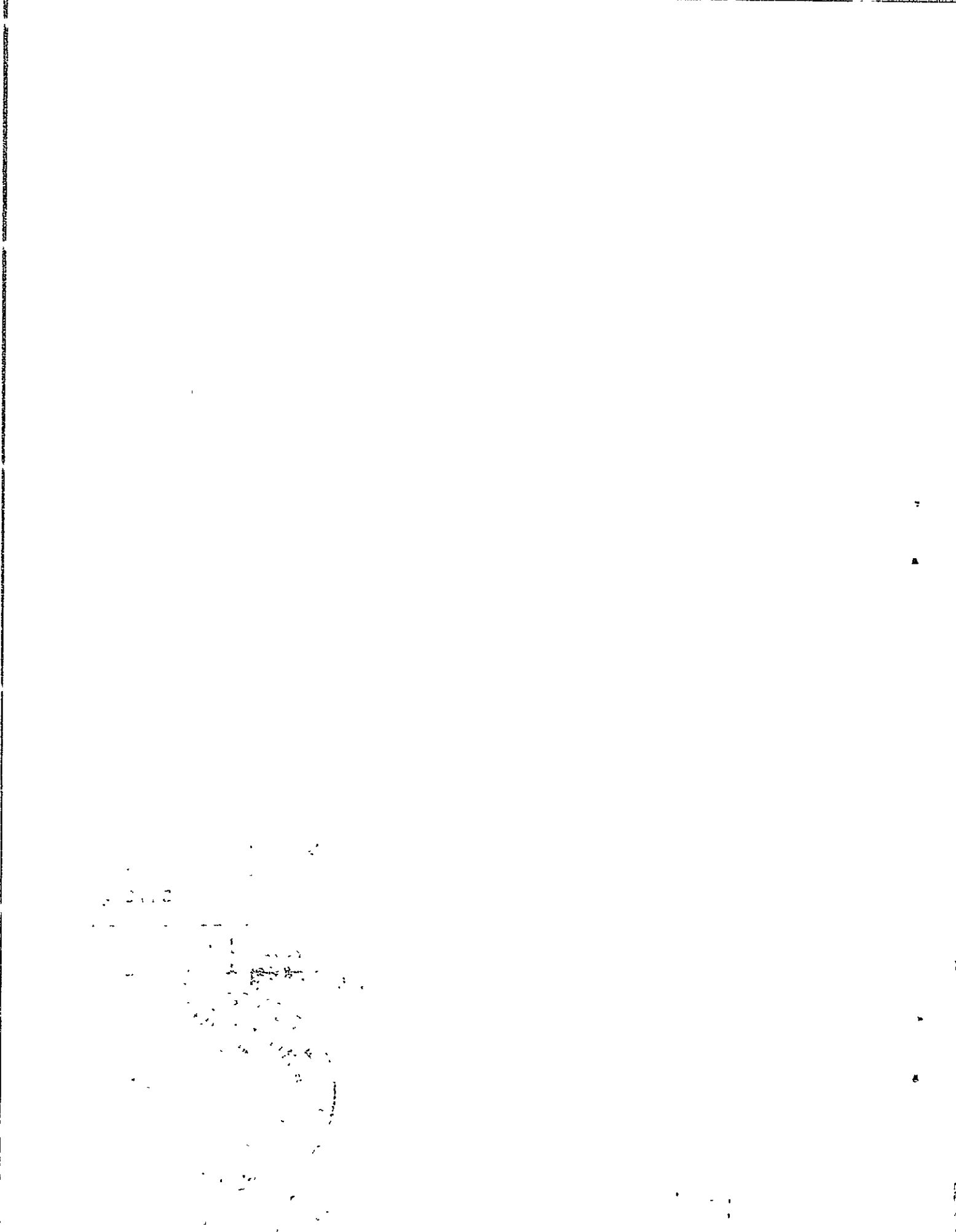
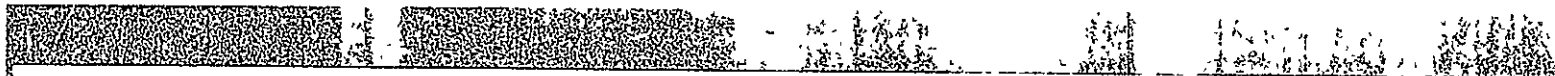
13

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0102202301742	Date 01/02/2023
Received from JOINT SUB REGISTRAR KALYAN , Mobile number 9856236577, an amount of Rs 1400/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S R Kalyan 3 of the District Thane.	
Payment Details	
Bank Name IBKL	Date 01/02/2023
Bank CIN 10004152023020101648	REF No. 2814025748
This is computer generated receipt, hence no signature is required.	

कलन - ३	
दस्त क्र. ११०९०	२०२३
२	७०







AGREEMENT FOR SALE

ARTICLES OF AGREEMENT FOR SALE made, executed and entered into at Dombivli on this 1st day of Feb 2023.

BETWEEN

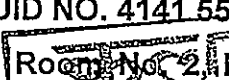
M/S. SHREE DHANLAXMI PROPERTIES AND DEVELOPERS, a Partnership Firm, holding PAN NO. ABTFS5659R, having its office at : 001, 002, Om Sai Samadhan CHS Ltd, Mahatma Phule Road, Bharat Bhoir Nagar, Garibachawada, Dombivli (W) – 421202. through its PARTNER MR. ANIKET GURUNATH MHATRE, hereinafter called and referred to as PROMOTERS/DEVELOPERS (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include the partners for the time being, survivors and surviving partners of the said firm and their heirs, executors, administrators and assigns) of the FIRST PART;

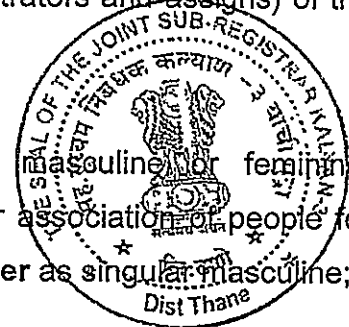
AND

1. MR. SANTOSH BALIRAM CHORGE , Age 35 years, Occupation - SERVICE, PAN NO. AMTPC1363M, UID NO. 3837 5008 8219.

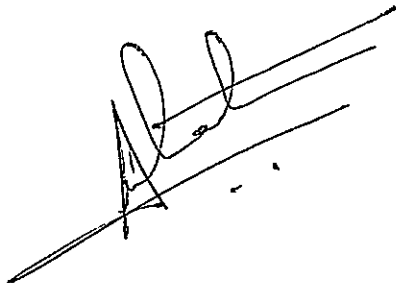
2. MRS. VANITA SANTOSH CHORGE , Age 35 years, Occupation - HOUSEWIFE, PAN NO. ADBPU8149C, UID NO. 4141 5574 2133.

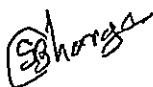
Residing at : Chintamani Chawl No. 1, Room No. 2, Mahatma Phule Road, Gopinath Chowk, Dombivli West, 421202, Taluka Kalyan Dist. Thane. hereinafter called and referred to as the PURCHASER (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the OTHER PART;

 सन्तोष चोर्गे	3 10000 100
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The Purchaser whether singular or plural, masculine or feminine, Partnership Firm, Body Corporate or any other association of people for the sake of brevity is referred to as the Purchaser as singular masculine;





श्रीमती सन्तोष चोर्गे

WHEREAS vide Development Agreement dated 21.04.2008, registered with the office of Joint Sub-Registrar of Assurances, Kalyan-4, on 22.04.2008, at Sr.No.2275/2008, Mr. Shriram Rajaram Mhatre, assigned the development rights in respect of land owned and possessed by him being all that piece and parcel of land bearing S.No.39, H.No.9/1, [Old S.No.346, H.No.9(p)], admeasuring 860 Sq.Mtrs., lying, being and situate at VILLAGE SHIVAJINAGAR, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane and Sub-District Kalyan;

AND WHEREAS vide Development Agreement dated 23.05.2017, registered with the office of Joint Sub-Registrar of Assurances, Kalyan-3, on 25.05.2017, at Sr.No.2379/2017, Mr. Kalu Sukrya Bhoir & 2 Others

कलु सुक्या भोय	असिगनमेण्ट
दस्त क्र.	9/100/2023
9	असिगनमेण्ट

assigned the development rights in respect of land owned and possessed by them being all that piece and parcel of land bearing New S.No.34 (Old S.No.125), H.No.2, admeasuring 46 Sq.Mtrs. out of total land admeasuring 680 Sq.Mtrs, lying, being and situate at VILLAGE SHIVAJINAGAR, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane and Sub-District Kalyan;



AND WHEREAS the Developers decided to develop the total land acquired in pursuance of two separate Development Agreements recited hereinafter, being all that piece and parcel of land bearing S.No.39, H.No.9/1, [Old S.No.346, H.No.9(p)], admeasuring 860 Sq.Mtrs., and S.No.34 (Old S.No.125), H.No.2, admeasuring 46 Sq.Mtrs. out of total land admeasuring 680 Sq.Mtrs., thus totally admeasuring 906 Sq.Mtrs., lying, being and situate at VILLAGE SHIVAJINAGAR, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane and Sub-District Kalyan. and more particularly described in the **First Schedule** hereunder written (hereinafter called and referred to for the sake of brevity as the **Said Land**);

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पविता सुक्या भोय

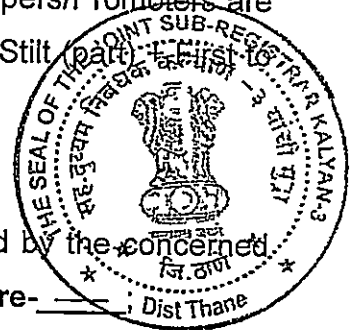
AND WHEREAS in pursuance of the said Development Agreement recited hereinabove, the Promoters/Developers have sole and exclusive right to dispose of by way of sale all the residential units in the proposed building/s to be constructed in and over the said land on ownership basis and to enter into Agreements with the purchasers of those units and to receive the sale price thereof;

AND WHEREAS the Developers/Promoters have entered into standard agreement with the Architect Mr. T. T. Thomas of M/s. Decon Associates, Dombivli, registered with the Council of Architects and the Developers/Promoters have appointed Mr. R. A. Thakare as Structural Engineer for the preparation of the plans, specifications and structural designs of the proposed building to be constructed on the said land, and the Promoters accept the professional supervision of the said Architect and the Structural Engineer till the completion of the said building;

AND WHEREAS in pursuance thereto, the Developers/Promoters have commenced the construction of a project being a building, proposed to consist of Stilt (p) + Ground (p) + Thirteen Upper Floors, comprising of residential and commercial units therein, on the said land to be known as "IMPERIAL GREENS", situated at : **Garibacha Wada, Opp. Anmol Nagari, Mahatma Phule Road, Dombivli (W)**, in accordance with the plans sanctioned by the Kalyan Dombivli Municipal Corporation vide its Commencement Certificate bearing **Outward No. 3** KDMC/NRV/BP/DOM/2016-17/39/51, dated 13.08.2018 (hereinafter called and referred to for their sake of brevity as the SAID PROJECT);

Outward No. 3	
13/08/2018	2023
६	००

AND WHEREAS as per the sanction plans the Developers/Promoters are presently entitled to construct thereon Ground (part) + Stilt (part) + First to Fourth + Fifth (Part) upper floors of Project;



AND WHEREAS the copies of the floor plan approved by the concerned local authorities have been annexed hereto as Annexure-

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वसिंता रजतेश चौखते

AND WHEREAS on demand of the purchaser, the Developers have given inspection of all the documents relating to its title to the said land, including copies of Certificate of Title of the said land issued by Advocate of the Developers/Promoters, relevant revenue records being VII-XII Extracts and/or all other relevant documents showing the nature of title of the Owners and/or the Developers/Promoters to the said land, and the plans, designs and specifications prepared by the Architect, and approved by the competent authorities, and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (RERA), and the rules made thereunder being The Maharashtra Real Estate (Regulation And Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of Interest And Disclosures on Website) Rules 2017 (MAHARERA) (hereinafter called and referred to for the sake of brevity as **THE SAID ACT & THE SAID RULE**);

कलम - 3
दस्ता क्र. 91080/2023
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AND WHEREAS the Promoter has registered the project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai bearing No. **P51700023481**, the copy of the registration certificate is annexed hereto



AND WHEREAS while sanctioning the said plans the concerned local authority has laid down certain terms, conditions, stipulations which are to be observed and performed by the Developers/Promoters while developing the said land and the building to be constructed thereon and upon the due observance and performance of the terms and conditions, the completion and/or occupation certificate in respect of the building shall be granted by the concerned local authority;

AND WHEREAS the Developers/Promoters have made full and true disclosure of the nature of its title to the said land and the Purchaser after going through the entire disclosures, the future course of development and also verifying the site of the building and the work of construction and its progress thereof, amenities and nature and scope thereof and after being

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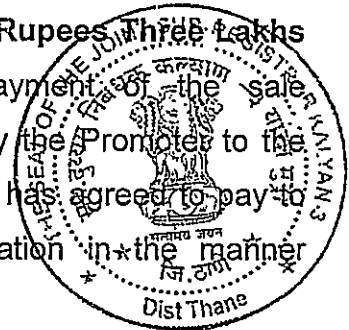
वनिता संतोष चव्हाणे

satisfied about the same has offered to purchase/acquire and the Developers/Promoters have agreed to sell/allot a unit being Flat / Shop No. 301, having Carpet area admeasuring 37.17 Sq. Mtrs., on the 3rd Floor, in the building to be known as "IMPERIAL GREENS", to be constructed on the said land, situated at : Garibacha Wada, Opp. Anmol Nagari, Mahatma Phule Road, Dombivli (W), and more particularly described in the SECOND SCHEDULE hereunder written (hereinafter called and referred to for the sake of brevity as the SAID UNIT);

AND WHEREAS the Carpet Area of the said Unit under RERA is 37.17 Sq. Mtrs. , together with Exclusive Areas totally admeasuring 5.11 Sq. Mtrs. being Enclosed Balcony admeasuring ___ Sq. Mtrs., and Open Terrace admeasuring 5.11 Sq. Mtrs. For the purposes of this Agreement (i) "Carpet Area" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Unit for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Apartment and (ii) "Exclusive Areas" means exclusive open or enclosed balcony appurtenant to the said Unit for exclusive use of the Purchaser or verandah area and/or exclusive open terrace and/or Flower Bed area, appurtenant to the said Unit for exclusive use of the Purchaser, (iii) All walls which are constructed or provided on an external face of an apartment shall be regarded as "external wall" and (iv) All walls of independent columns constructed or provided within an apartment shall be regarded as "internal partition wall";

AND WHEREAS prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs. 3,35,000/- (Rupees Three Lakhs Thirty Five 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 and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;

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AND WHEREAS under Section 13 of the said Act the Promoters are required to execute a written Agreement for Sale of the said Unit with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908;

AND WHEREAS 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 Unit;

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

कलन - ३	The Developers/Promoters shall construct a project being a building, consisting of Stilt (p) + Ground (p) + First to Fourth Floor + Fifth (p)
दस्त क्र. १०००	Floors, comprising of residential units therein, on the said land to be known as "IMPERIAL GREENS", situated at : Garibacha Wada, Opp. Anmol Nagari, Mahatma Phule Road, Dombivli (W), in
९	accordance with the designs, specifications and plans approved by the Kalyan Dombivli Municipal Corporation and which the Purchaser has seen and approved, with such variations and modifications as the Developers/Promoters and/or Architects may consider necessary or as may be required by the Kalyan Dombivli Municipal Corporation to be made in them.



Provided that the Promoter shall obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the said Unit of the Purchaser except any alteration or addition required by any Government authorities or due to change in law, which consent shall not be unreasonably withheld.

2. The Promoters/Developers hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the Kalyan Dombivli

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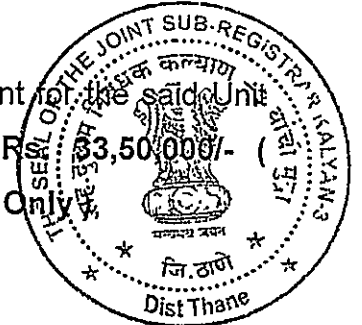
Municipal Corporation at the time of sanctioning the said plan or thereafter and shall before handing over possession of the said Unit to the Purchaser, obtain from the Kalyan Dombivli Municipal Corporation occupation and/or completion certificate in respect of the said building in which the said Unit is situated.

3. The Purchaser has prior to the execution of this agreement satisfied himself about the title of the Promoters to the said land and on being satisfied he has agreed to purchase said Unit in the proposed new building from the Developers/Promoters.
4. (a) The Purchaser hereby agrees to purchase from the Developers/Promoters and Developers/Promoters hereby agree to sell/allot to the Purchaser Flat/Shop No. 301, having Carpet area admeasuring 37.17 Sq.Mtrs., on the 3rd Floor, in the project known as IMPERIAL GREENS, to be constructed on the said land, situated at : Garibacha Wada, Opp. Anmol Nagari, Mahatma Phule Road, Dombivli (W), and more particularly described in the SECOND SCHEDULE hereunder written (hereinafter called and referred to for the sake of brevity as the SAID UNIT) for a total price or consideration of Rs. 33,50,000/- (Rupees Thirty Three Lakhs Fifty Thousand Only) inclusive of proportionate price of the common areas and facilities appurtenant to the said Unit,

- (b) The Purchaser hereby agrees to purchase from the Developers/Promoters, and the Developers/Promoters agree to sell to the Purchaser Covered Car Parking Space No. —, admeasuring — Sq.Mtrs., in the Stilt constructed in the layout for the consideration of ₹ — /- (Rupees — — Only).

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- (c) Thus the total aggregate consideration amount for the said Unit including Covered Car Parking space is Rs. 33,50,000/- (Rupees Thirty Three Lakhs Fifty Thousand Only)



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(d) In addition to the area mentioned above, the Promoters have also proposed to provide Exclusive Areas admeasuring **5.11 Sq. Mtrs.**, which comprise of exclusive open terrace area as the case may be, appurtenant to the said Unit for exclusive use of the Purchaser appurtenant to the said Unit, which shall be fused to the said Unit and the same are subject to the final approval from sanctioning body at the time of obtaining the final Occupancy Certificate from sanctioning authority. The said areas are shown in the typical floor plan of the said Unit annexed hereto. The said areas shall be provided to the Purchaser without any monetary consideration being charged for the same.

(e) The Purchaser hereby agrees to pay the Developers/Promoters the agreed price or consideration of the said Unit mentioned in

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Clause No.4(c) hereinabove, in the following manner:

10% on booking on or before execution of these presents.

30% on the completion of Plinth work.

iii) 5% on the completion of First Slab.

iv) 5% on the completion of Second Slab.

v) 5% on the completion of Third Slab.

vi) 5% on the completion of Fourth Slab.

vii) 5% on the completion of Fifth Slab.

viii) 5% on the completion of Sixth Slab.

ix) 5% on the completion of Seventh Slab.

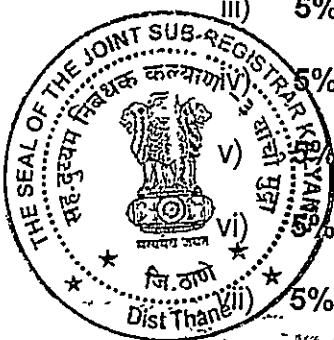
x) 5% on the completion of Eighth Slab.

xi) 5% on completion of Brick work.

xii) 5% on completion of plastering work.

xiii) 5% on completion of plumbing & Tiling work.

xiv) 5% on possession.



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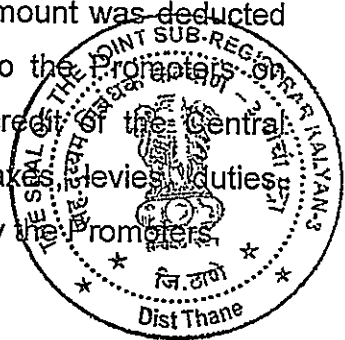
(f) (i) The Purchaser is aware that, if the net consideration mentioned in clause No.4(c) hereinabove is ₹. 50,00,000/- or above, the Purchaser has to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Promoters, whichever is earlier as per section 194IA of the Income Tax Act, 1961. Further, the Purchaser shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

(ii) The Purchaser further agrees and undertakes that if the Purchaser fails and/or neglects to deduct the tax at source or fails to pay the same after deduction, the Purchaser alone shall be deemed to be an assessee in default in respect of such tax and the Promoters shall not be liable for any statutory obligations / liability for non-payment of such TDS.

(iii) It is further agreed by the Purchaser that, at the time of possession of the said Unit, if any discrepancy is found in actual form 16B & 26AS, the Purchaser has to pay equivalent amount as interest free security deposit and resolve the same within 4(four) months from the date of possession. This deposit will be refunded to Purchaser once the discrepancy is rectified within aforesaid time. Provided

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further that in case the Purchaser fails to resolve the discrepancy within the stipulated period of 4 (four) months from such Possession Date then the Promoters shall be entitled to forfeit the said deposit against the amount receivable from the Purchaser, which amount was deducted by the Purchaser from the payments to the Promoters on account of TDS but not paid to the credit of the Central Government. The quantum of such taxes, levies, duties, cesses, charges as decided/quantified by the Promoters.

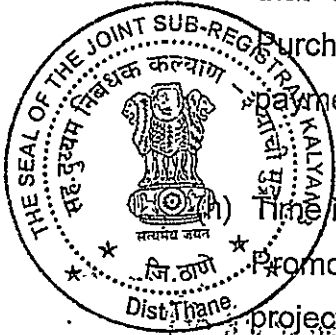


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(iv) The consideration mentioned in clause No.4(c) hereinabove is net consideration and Purchaser shall be liable to pay all the taxes payable thereupon including but not limited to GST, cess etc. The said taxes and any other government/statutory taxes, if levied in future up to the date of handing over the possession of the said Unit shall be paid by the Purchaser immediately on demand.

(g) The total price as mentioned in Clause No.4(c) hereinabove is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The 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 Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect alongwith the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

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Time is essence for the Promoters as well as the Purchaser. The Promoters shall abide by the time schedule for completing the project and handing over the said Unit 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 and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 4 (e) herein above. ("Payment Schedule").

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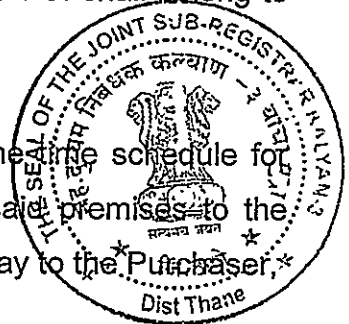
(i) The payment of consideration as mentioned hereinabove shall be made to the Developers/Promoters by Cheque/DD/Pay order/RTGS/NEFT or by any other available mode of remittance to or in favour of the bank account of the Developers/Promoters as shall be separately notified in writing by the Promoters from time to time.

5. 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 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.

6. The Promoters/Developers hereby declare that, the Floor Space Index available as on date in respect of the said land is 903.04 Sq.Mtrs. only, and the Developers/Promoters have planned to utilize Floor Space Index of 2170 Sq.Mtrs., by availing Transferrable Development Rights (TDR) and/or Floor Space Index (FSI) available on payment of premium as mentioned in the Development Control Regulations or based on expectation of increased FSI which may be available in future on modifications to Development Control Regulations, which are applicable to the said Project. The Promoters have disclosed the total Floor Space Index of 3073.04 Sq.Mtrs., as proposed to be utilised in the said land in the construction of the said project, and the Purchaser has agreed to purchase the said Unit based on the proposed construction and sale of units to be carried out by the Developers/Promoters by utilising the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Developers/Promoters only.

7. If the Developers/Promoters fails to abide by the time schedule for completing the project and handing over the said premises to the Purchaser, the Developers/Promoters agree to pay to the Purchaser,

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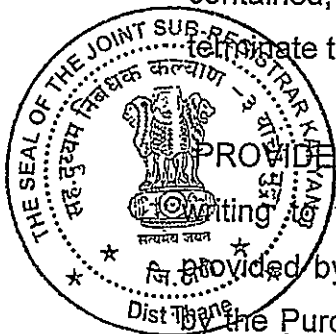


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who does not intend to withdraw from the project, interest as specified in the said Rules framed by the State Government from time to time under the said Act, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Developers/Promoters, interest as specified in the said Rules framed by the State Government from time to time under the said Act, on all the delayed payment which become due and payable by the Purchaser to the Developers/Promoters under the terms of this Agreement from the date the said amount is payable by the Purchaser to the Developers/Promoters.

8. Without prejudice to the right of the Promoters to charge interest on all the delayed payments as provided hereinabove, 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 proportionate share of taxes levied by the concerned local authorities and other local outgoings) and/or the Purchaser committing breach of any of the terms and conditions herein contained, the Promoters shall be fully entitled, at its option to terminate this Agreement.

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PROVIDED THAT the Promoters 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, if any, of its 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 Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

PROVIDED FURTHER THAT upon termination of this Agreement as aforesaid, the Promoters shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any

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other amount which may be payable to the Promoters) within a period of thirty days of the termination, the instalments of sale consideration of the said Unit which may till then have been paid by the Purchaser to the Promoters.

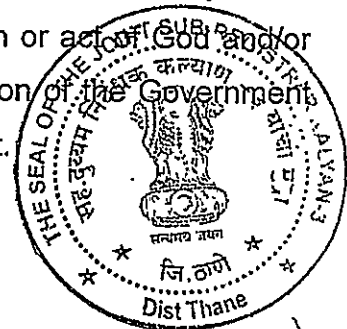
9. The amenities to be provided by the Developers/Promoters in the said Unit and in the said building/s are those that are set out in the **THIRD SCHEDULE** annexed hereto.

10. The Developers/Promoters shall give possession of the said Unit to the Purchaser or his nominee/s on or before **30th April 2024**. PROVIDED THAT, the Purchaser has paid to the Developers/Promoters, the entire amount of consideration as agreed upon hereinabove in these presents (including his proportionate share of taxes levied by the concerned local authorities and other local outgoings) and further has performed and complied with all the covenants, stipulations, terms and conditions herein contained, and on his part to be performed and complied.

If the Promoters fail or neglect to give possession of the said Unit to the Purchaser herein on account of reasons beyond its control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by it in respect of the said Unit with interest at the same rate as may mentioned in the Clause 7 hereinabove from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

PROVIDED that the Developers/Promoters shall be entitled to reasonable extension of time for giving possession of said Unit by the stipulated date, if the completion of construction is delayed on account of on account of War, Civil commotion or act of God and/or on account of any notice, order, rule, notification of the Government and/or other public or competent authority/court.

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11. The Promoters shall within **Seven** days of obtaining the occupancy and/or completion certificate from the Kalyan Dombivli Municipal Corporation, as the case may be, of the Project, and upon the payment made by the Purchaser as per the agreement, offer in writing the possession of the said Unit to the Purchaser in terms of this Agreement to be taken within **Fifteen** days from the date of issue of such notice. The Promoters agree and undertake to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters.

12. The Purchaser shall take possession of the said Unit within **Fifteen** days from the Developers/Promoters giving written notice to the Purchaser intimating that the said Unit is ready for use and occupation. Upon receiving a written intimation from the Promoters

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as per Clause 11, the Purchaser shall take possession of the said Unit from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the said Unit to the Purchaser. In case the Purchaser fails to take possession



within the time provided in Clause 11 such Purchaser shall continue to be liable to pay maintenance charges as determined by the Promoter or association of all the Unit Purchasers, as the case may

From the date on which the Purchaser acquires and/or deem to acquire vacant and peaceful possession of the said Unit, he shall:

- (a) Maintain the said Unit in good tenantable repairs and conditions at his own costs and shall not do or suffer or cause to be done of suffered anything in or to the building in which the said Unit is situated or the premises, staircase or common passage therein, which may be against the rules, regulations of the concerned local authority and the Purchaser shall not change, alter or make addition in the said Unit or the building or any part thereof.

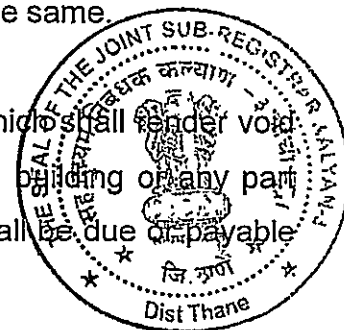
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- (b) Not store in the said Unit any goods which are hazardous, combustible and/or dangerous in nature or so heavy as to damage the construction or the structure of the building or are objected by the concerned local authority or authorities, shall not carry or cause to carry heavy package to upper floors which may damage or likely to damage the staircase, common passage or any other structure of the building including the entrance of the premises and the Purchaser shall be liable for the consequences for the breach of this clause.
- (c) At his costs carry out all the internal repairs to the said Unit and maintain the same in good condition, state and order in which the same was delivered by the Developers/Promoters and shall not do or suffer to be done anything in or to the building in which the said Unit is situated, which may be against the rules, regulations and bye-laws of the concerned local authority and/or other public authority.
- (d) Not at any time demolish or cause to be demolished the said Unit or any part thereof, nor shall at any time make or cause to be made any additions or alterations of whatsoever nature to the said Unit or any alterations in the elevations and outside colour scheme of the said building and/or the said Unit, and shall keep the partition walls, sewer drainage pipes in the said Unit and appurtenances thereto in good and tenantable repairs and conditions of and in particular so as to support shelter and project other parts of the building and shall not chisel or cause damage to any columns, R.C.C. frames or any other structural, in the said building without prior written permission of the Developers/Promoters and/or the society as the case may be, and the Developers/Promoters and/or the society as the case may be, may in their entire discretion grant its permission for the same on such conditions as they may deem fit or reject the same.
- (e) Not do or cause to be done any act or thing, which shall render void or voidable any insurance of the said land and building or any part thereof or whereby any increase in premium shall be due or payable in respect of the insurance.

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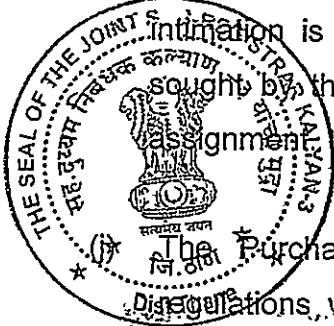
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- (f) Not throw dirt, rubbish, garbage other refuse or promote the same to be thrown from the said building in the compound or any position on the said land or building.
- (g) Pay to the Promoter within fifteen days of demand by the Promoter, his share 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.
- (h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said premises by the Purchaser for any purposes other than for purpose for which it is sold.

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(+) 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 Unit until all the dues payable by the Purchaser to the Promoter under this Agreement is fully paid up and necessary



intimation is provided to the Promoter and no objection thereof is sought by the purchaser from the Promoter for such transfer and assignment.

(-) The Purchaser shall observe and perform all the rules and Regulations, which the Society 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 Units 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 regarding the occupancy and use of the said Unit 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.

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(k) Be liable for the consequences for any act committed in contravention of the above stipulations, in connection with the said building and/or the said Unit.

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

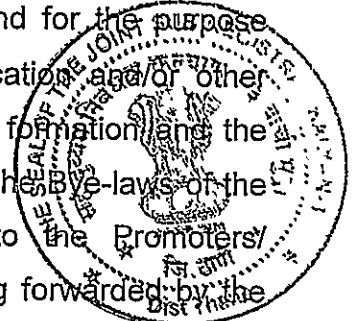
PROVIDED THAT the such defects if any are not caused due to willful default and/or breach and/or any act committed by any of the Unit Purchaser in the said building in contravention of the stipulations, in connection with the said building and/or the said Unit as mentioned in Clause No.13 hereinabove.

15. The Purchaser shall use the said Unit or any part thereof or permit the same to be used only for purpose for which it is sanctioned and approved by the concerned sanctioning authority.

16. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to terrace Units in the said building, if any, shall belong exclusively to the respective purchaser/s of such Units. Such terrace shall not be enclosed by such Unit Purchaser/s.

17. The Purchaser alongwith other Unit purchasers of the building shall join in forming and registering the co-operative society to be known by such name as the Promoters may decide and for the purpose shall sign and execute all the necessary applications and/or other papers and other documents necessary for the formation and the registration of the Co-operative society including the Bye-laws of the society duly filled in, and sign and return to the Promoters/ Developers within seven days of the same being forwarded by the Promoters/ Developers to the Purchaser.

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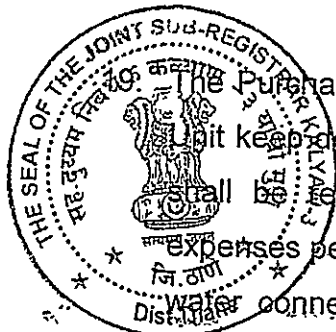
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18. Immediately upon the elapse of Fifteen days after notice in writing is given by the Promoters/ Developers to the Purchaser that the said Unit is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the said Unit) of outgoings in respect of the said land and building namely local taxes, or such other charges levied by the concerned local authority and/or government, water charges, common lights, repairs and salaries of clerks, bills of collector, chaukidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building until the society is formed and duly registered, and the Purchaser agrees and undertakes to pay to the Promoters towards his proportionate share of such outgoings from such date as aforesaid. The amount so paid by the Purchaser to the Promoters shall not carry any interest and remain with the Promoters until the

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formation of Co-operative society as aforesaid, and on such Co-operative society being formed and duly registered, the Promoters shall pay and handover to the society as the case may be the aforesaid deposits after deducting the actual expenses incurred on various accounts.



The Purchaser shall on or before delivery of possession of the said Unit keep deposited with the Promoters/Developers such amount as shall be required to be incurred for meeting all the costs and expenses pertaining to M.S.E.D. Co. Ltd. deposits, meter connection, water connection charges, solar water heater system, legal costs, charges and expenses, including the professional fees of the Advocate of the Promoters/Developers in connection with formation of the Co-operative society, and preparing the rules, regulations and bye-laws, of the Co-operative society to be so formed.

20. On completion of construction of the said building, and upon obtaining necessary Completion/Occupation Certificate from the Kalyan Dombivli Municipal Corporation to that effect, and on receipt by the Promoters/Developers of the payment of all amounts due and

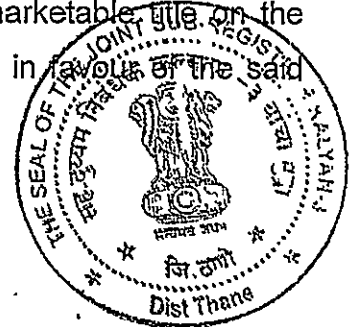
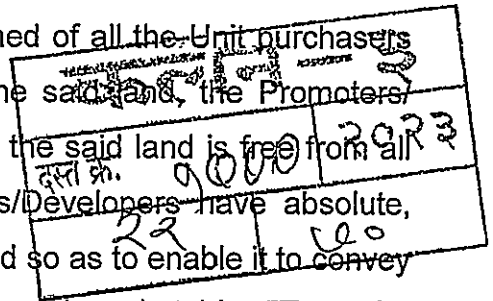
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payable to it from all the Unit purchasers of the said building the Promoters/Developers shall co-operate with the Purchaser in forming, registering or incorporating a Society of the said building. In pursuance thereof within **Three Months** from the date on which all the amounts due and payable to the Promoters/Developers in respect of all the Units in the said project, garages and car parking spaces are paid in full as aforesaid, and further the society is registered, the Promoters/Developers shall cause to transfer to the society all the rights, title and interest of the Promoters/Developers and the land owners in the said land together with the building, alongwith the common area and amenities if any, by executing the necessary conveyance to that effect, in favour of the Society so formed and registered and such conveyance shall be keeping with the terms and conditions and provisions of this agreement.

21. The Purchaser hereby agrees to pay on demand, the Purchaser's share of the stamp duty and the registration charges, payable on the conveyance or any document or instrument of transfer in respect of the said land and building to be executed in favour of the society after it is duly formed.

22. The Promoters/Developers hereby agree and declare that, before handing over possession of the said Unit to the Purchaser and in any event before the execution of the conveyance of the said land in favour of the corporate body to be formed of all the Unit purchasers of the building to be constructed on the said land, the Promoters/Developers shall ensure that, its title to the said land is free from all encumbrances and that the Promoters/Developers have absolute, clear and marketable title to the said land so as to enable it to convey to the said society such absolute clear and marketable title on the execution of the conveyance of the said land in favour of the said society.



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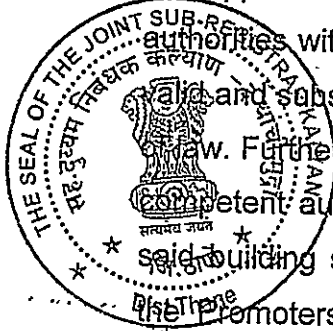
23. The Promoters hereby represent and warrant to the Purchasers as follows:

- i. The Promoters have clear and marketable title with respect to the said land as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the said land and also has actual, physical and legal possession of the said land for the implementation of the Project;
- ii. The Promoters have 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 said land or the Project except those disclosed in the title report;

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iv. There are no litigations pending before any Court of law with respect to the said 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, said land and said building 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, said land and the said building shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, building and common areas;



- vi. The Promoters have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;

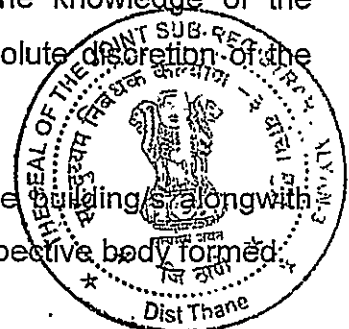
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- vii. The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said Unit which will, in any manner, affect the rights of Purchaser under this Agreement;
- viii. The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the said Unit to the Purchaser in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of Purchasers the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the association of the Purchasers;
- x. The Promoters have duly paid and shall continue to 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 date of obtaining Completion Certificate in respect of the said Project from the sanctioning authority;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said land) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
24. Notwithstanding any other provisions of this agreement the Promoters have disclosed and brought to the knowledge of the Purchaser that it shall be at the sole and absolute discretion of the Promoters:
- a) to decide from time to time to what extent the building(s) along with land appurtenant is to be transferred to the respective body formed;

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- b) to decide from time to time when and what sort of document of transfer should be executed.
- c) to grant of right of access/way from and through the said land to the adjacent buildings and plots as well as the easement rights of the said land.
- d) to execute the conveyance of the said property in parts, taking into consideration the divisions of property 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.

- e) and the Purchaser has clearly understood the same and in confirmation thereof has granted his 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 Promoters herein.

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25 The Promoters have shown the layout of the said land to the Purchaser and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchase covenants 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

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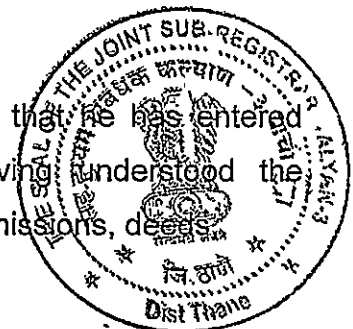
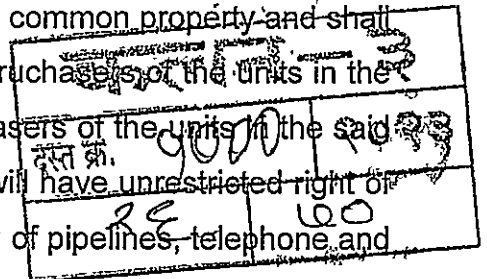
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- v) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.
- vi) the execution of the external compound wall will be as per the design and specification of the architect of promoters and the elevation of the buildings shall not be changed or altered.
- vii) The building shall be maintained in good and proper condition along with the unobstructed right of access.
- viii) 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 First Schedule hereunder written, however due to the certain reservations and/or set backs recited hereinabove the area to be handed over and conveyed to the co-operative housing society will not be 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 land alongwith the right and interest in the common areas therein.

26. The Purchaser has seen the layout of the proposed building and has agreed and understood the common amenities like drainage, sewers, water pipe lines etc., shall be the common property and shall be available for common use by all the purchasers of the units in the said buildings and accordingly the purchasers of the units in the said buildings and the common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.

27. The Purchaser hereby declares and confirms that he has entered into this agreement, after reading and having understood the contents of all the aforesaid order, building permissions, deeds



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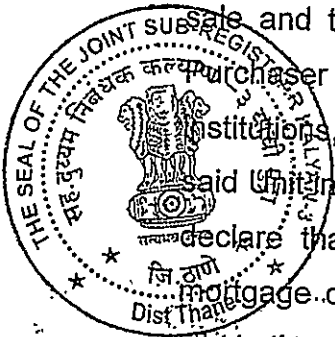
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documents, writings and papers and all disclosures made by the Promoters to the Purchaser and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned 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, utilize, consume and exploit the entire balance and additional floor space index available on the said land as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.

28. The Promoters have brought to the clear notice and knowledge of the Purchaser that during the course of construction, the Promoters may seek and obtain financial assistance and cash credit facilities from any banks or financial institution and the Purchaser shall not

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raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoters. The Promoters agree and undertake that, such charge, mortgage shall be cleared by the Promoters as per the rules and regulations of the said bank and the Promoters shall obtain necessary consent and no objection for



sale and transfer of the Units as intended to be acquired by the Purchaser under these presents from such bank or financial institutions, so as to effectuate the legal and perfect transfer of the said Unit in favour of the Purchaser herein, and the Promoters further declare that, it shall at all material times clear the said charge, mortgage of the said bank and shall deduce clear and marketable title to the said Unit and the said land.

29. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Purchaser as advance or deposit, sums received on account of the share capital, formation of the Co-operative Society, towards the outgoings, legal charges and shall utilise the amounts only for the purposes for which they have been received.

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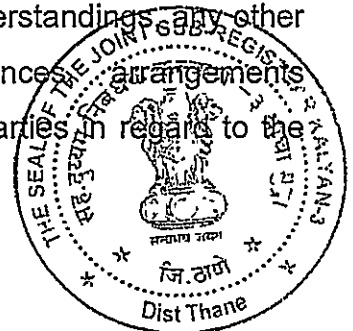
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30. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Unit or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the said Unit hereby agreed to be sold to him and all open spaces, lobbies, staircases, terraces will remain the property of the Promoters until the said structure of the building is transferred to the Society and until the said land is transferred to the Society as hereinbefore mentioned.

31. Forwarding this Agreement to the Purchaser by the Promoters 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 Promoters. If the Purchaser (s) fails to execute and deliver to the Promoters 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 Promoters, then the Promoters 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.

32. 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.

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Signature

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Signature

33. 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 Unit, in case of a transfer, as the said obligations go alongwith the said Unit for all intents and purposes.

34. If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder 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.

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



36. Both the parties hereto 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 of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

37. All Notices to be served on the Purchaser and the Promoters as contemplated under this agreement shall be deemed to have been duly served if it is sent to the Purchaser or the Promoters by a Registered Post A.D. at his address as mentioned in the Title Clause hereinabove in these presents.

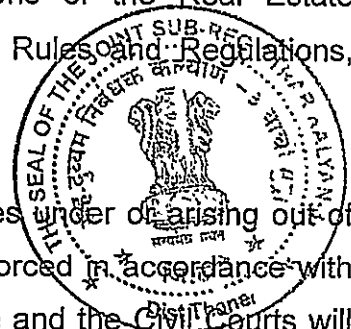
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It shall be the duty of the Purchaser and the Promoters to inform each other their address or any change in address subsequent to the execution of this Agreement, failing which all communications made at the address mentioned in th Title Clause shall be deemed to have been received by the Promoters or the Purchaser, as the case may be.

38. That in case there are Joint Purchasers all communications shall be sent by the Promoters to the Purchaser whose name appears first and at the address given by him which shall for all intents and purposes to consider as properly served on all the Purchasers.
39. The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, goods and service tax (GST). and all other direct and indirect taxes shall be borne by the Purchaser alone seperately and in addition to all other amounts payable hereunder.
40. Any delay tolerated or indulgence shown by the Developers/ Promoters in enforcing the terms and conditions of these presents or forbearance or giving of time to the Purchaser by the Developers/ Promoters shall not be construed as a waiver on the part of the Developers/Promoters of any breach or non-observance of any of the terms and conditions of this agreement by the Purchaser, nor shall the same in any manner prejudice the rights of the Developers/ Promoters.
41. 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.
42. That the rights and obligations of the parties under of 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 Civil Courts will have the jurisdiction for this Agreement.

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THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the "Said land")

ALL THAT piece and parcel of N.A. land bearing S. No. 39, H. No. 9/1, [Old S. No. 346, H. No. 9 (p)], admeasuring 860 Sq. Mtrs., and New S. No. 34 (Old S. No. 125), H. No. 2, admeasuring 46 Sq. Mtrs. out of total land admeasuring 680 Sq. Mtrs., thus totally admeasuring 906 Sq. Mtrs., lying, being and situate at **VILLAGE - SHIVAJINAGAR**, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane and Sub-District Kalyan and collectively bounded as follows:

On or towards East : Land bearing S.No.39, H.No.9(p)

On or towards West : Land bearing S.No.37, H.No.9

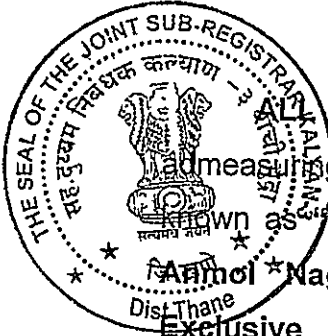
On or towards North : Land bearing S.No.37, H.No.5/1/9/2

On or towards South : Remaining land of S.No.37, H.No.2

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THE SECOND SCHEDULE ABOVE REFERRED TO:

(description of the "Said UNIT")



THAT piece and parcel of Flat No. 301, having Carpet area admeasuring 37.17 Sq. Mtrs., on the 3rd Floor, in the building to be known as "IMPERIAL GREENS", situated at : Garibacha Wada, Opp. Anmol Nagari, Mahatma Phule Road, Dombivli (W), alongwith Exclusive Areas admeasuring 5.11 Sq. Mtrs., which comprise of exclusive enclosed balcony admeasuring ___ Sq.Mtrs. , and/or Open Terrace admeasuring 5.11 Sq. Mtrs., Flower Bed as the case may be, admeasuring ___ Sq. Mtrs., appurtenant to the said Unit, as per floor plan attached herewith, to be constructed on the said land more particularly described in the First Schedule hereinabove written.

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THE THIRD SCHEDULE ABOVE REFERRED TO:

List of Amenities and specifications:

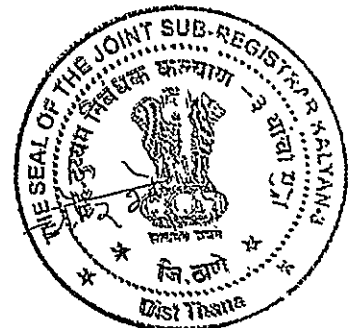
1. Vitrified flooring in all Rooms.
2. Granite Kitchen platform with S.S. Sink & glazed tiles above platform.
3. Bathroom & W.C. full glazed tiles.
4. Concealed Electrical wiring with adequate electrical points of reputed Company.
5. A/C. points in all bedrooms.
6. Concealed plumbing with good quality C.P. fittings & sanitary ware.
7. Powder coated aluminum sliding windows.
8. designer maindoor with wooden frame, bedroom doors are flushdoors with wooden / marble frame, W.C. & bath doors are aluminum with marble frame.
9. Earthquake Resistant R.C.C. structure.
10. Adequate pay car parking.
11. Reputed brand Elevators with batter backup for lift & staircase.
12. Decorative entrance lobby.
13. Superior quality Construction.
14. Access to Thakurli Railway Station in 10 min.
15. Access to Highway in 5 min.
16. Access to Dombivli Railway Station in 15 min.
17. School, Collage & Recreational Center in close Vicinity to the site.

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IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands, the date and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED)
By the within named Promoters/Developers)
M/S. SHREE DHANLAXMI PROPERTIES)
AND DEVELOPERS)
Through its Partner:)
MR. ANIKET GURUNATH MHATRE)



(Handwritten signature and circular stamp)

In presence of:

1. Trialuxa)

2. Rajul)

SIGNED, SEALED AND DELIVERED)
By the within named Purchaser)

1. MR. SANTOSH BALIRAM CHORGE ,)

(Handwritten signature)

(Circular stamp)



2. MRS. VANITA SANTOSH CHORGE ,)

In presence of:

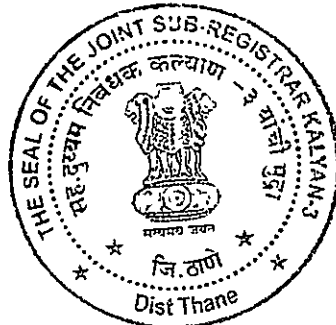
(Handwritten name: Vanita Santosh Chorge)

1. Trialuxa)

2. Rajul)



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RECEIPT

RECEIVED of and from the withinnamed Purchaser a sum of Rs. 3,35,000/- (Rupees Three Lakhs Thirty Five Thousand Only) on or before the execution of these presents, as and by way of part payment of consideration of the said Unit in the building as mentioned hereinabove, in the following manner:

Rs. 71,100/- (Rupees Seventy One Thousand And One Hundred Only) vide Cheque No. 076502, dated 07/12/2022, drawn on Union Bank,

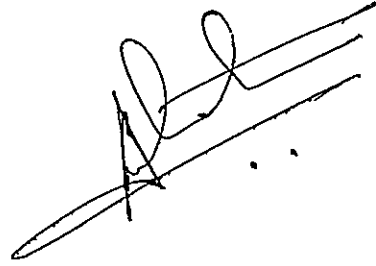
Rs. 2,63,900/- (Rupees Two Lakhs Sixty Three Thousand Nine Hundred Only) vide Cheque No. 076503, dated 09/01/2023, drawn on Union Bank,

Witness:

We Say Received Rs. 3,35,000/-

1. Tina Wase

2. Rudra Wase



For M/S. SHREE DHANLAXMI
PROPERTIES AND DEVELOPERS
(PARTNER)

Place : Dombivli

Date : 1st / 2 / 2023.

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51700023481

Project. IMPERIAL GREENS, Plot Bearing / CTS / Survey / Final Plot No OLD SURVEY NO 346 NEW SURVEY NO 39 HSNO 9/1 AND OLD SURVEY 125 NEW SURVEY 34 HSN@2Kalyan-Dombivall (M Corp.), Kalyan, Thane, 421202.

1 Shree Dhanlaxmi Properties And Developers having its registered office / principal place of business at Tehsil Kalyan, District Thane, Pin 421202

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 areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017,
- 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 (i) 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

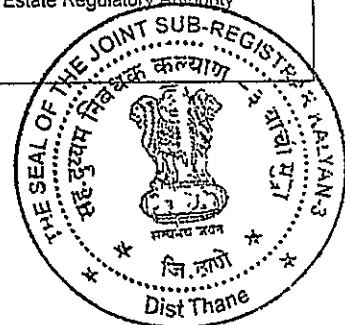
- The Registration shall be valid for a period commencing from 18/12/2019 and ending with 30/04/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
- That the promoter shall take all the pending approvals from the competent authorities

3 If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under

Signature valid	Digitally signed by
Dr. Vasant Pramanand Prabhu	(Secretary, MahaRERA)
Date: 12-2019 13:45:10	9000 2023
BY	60

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

Dated 18/12/2019
Place Mumbai



अर्चा दिनांक 03/03/2021

गाव नमुना जात
अधिकार अभिलेख पत्रक
महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ भातील नियम ३,५,६ आणि ७ ;

गाव - शिवाजी नगर तालुका - कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमांक १२७ व दिनांक २६/०२/२०१८
भूमापन क्रमांक व उपविभाग : ३४/२

भूमापन क्रमांक व उपविभाग	भू-धारणा पध्दती	भागवटादाराचे नाव
३४/२	भागवटादार वर्ग - १	
खोलाचे स्थानिक नांव :-		
क्षेत्र एकूट	ह.आर चौ.मी	काळू सुकन्ना भाईर
मिनायत	०.०५३०	कमला मुकुंद भाईर
वागायत	-	अरूण मुकुंद भाईर
तरी	-	सामाईक क्षेत्र
व्हरकस	-	
इतर	-	कल्याण डोंबिवली
एकूण क्षेत्र	०.०६३०	महानगरपालिका
मोट-खराब (लागवडीस अयोग्य)		
वर्ग (अ)	०.००५०	
वर्ग (ब)		
एकूण पौ ख	०.०६५०	
आकारणी	०.३३	
जुडी किंवा विशेष आकारणी		
जने फेरफार क्र (३५९),(३६५),(६६९),(९२७),(१३३४),(१६८६),(२३७०),(२८४२)		
सोमा आणि भूमापन चिन्ह		

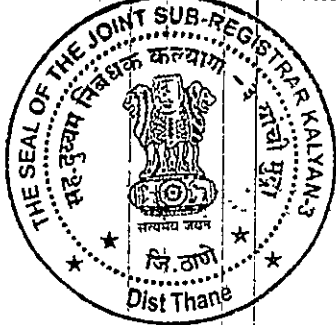
गाव नमुना व रा
पिकाची नोंदवही
महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ भातील नियम १९ ;
गाव - शिवाजी नगर तालुका - कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमांक १२७ व दिनांक २६/०२/२०१८
भूमापन क्रमांक व उपविभाग : ३४/२

वर्ष	हजास	मिश्रणाचे सकल क्रमांक	पिकाखालील क्षेत्राचा तपशील			निभळ पिकाखालील क्षेत्र			सगवडांसाठी उपयुक्त नसलेली जमीन		जल सिंचनाचे साधन	शेरा	
			जल सिंचित	अजल सिंचित	घटक पिक व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	व्यक्त	क्षेत्र			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)
			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	
											रस्ता	०.०६३०	
											खला जागा	०.००००	

दस्ता क्र. १००० २०२३
३६ ७०

"स. प्रमाणित प्रतीसाठी फो. नं. २४७ क्रमांक मिळाले"
दिनांक :- ०३/०३/२०२१
संकेतिक क्रमांक :- २७२१००१२४२१३३००३०३१२०२११ ३

(नाम - मनोहरा प्रमोद आदमाने)
तलाठी साहसू सुभाषबाई - कल्याण जि. ठाणे
सहाय्यी जे. डी. डाकुला
ता. कल्याण, जि. ठाणे.



अहवाल दिनांक - 07/01.2020

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 - शिवाजी नगर तालुका - कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : --- व दिनांक : ---
भूमापन क्रमांक व उपविभाग 39/9/1

भूमापन क्रमांक व उपविभाग 39/9/1	भूधारणा पध्दती भागवटाद्वारे वगैरे	भागवटादाराचे नाव	क्षेत्र	आकार	पांख	फ फा	खाते क्रमांक
शेताचे स्थानिक नाव							
क्षेत्र एकक	ह आर चौ मी	श्रीराम राजाराम म्हात्रे	0 07 50	0 14	0 01 10	(540)	416
जिरायत	0 07 50						कुळाचे नाव इतर अधिकार
वागायत							
तरी							
वरकस							
इतर							
एकूण क्षेत्र	0 07 50						
मोटू-खराब (सागवडीस अयोग्य)							
वर्ग (अ)	0 01 10						
वर्ग (ब)							
एकूण मो ख	0 01 10						
आकारणी	0 14						
जुडी किंवा विशेष आकारणी							
जन्म फेरफार क्र	(182) (222) (1196) (2039) (2125) (2155) (2573) (2574) (2575) (2576)						सामा आणि भूमापन चिन्ह :

गाव नमुना दहा
पिकाची नोंदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]
गाव - शिवाजी नगर तालुका - कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : --- व दिनांक : ---
भूमापन क्रमांक व उपविभाग - 39/9/1

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									तागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र						निभळ पिकाखालील क्षेत्र						
		मिश्रणाचा सकेत क्रमांक	जल सिंचित	अजल सिंचित	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)
			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		
20 9-	खरीप										खराब	0 0110		
20											ब ह बांधकाम	0 0750		

या प्रमाणित प्रतीसाठी जी म्हणून १५/- रुपये मिळाले "
दिनांक - 05/01/2021
सांकेतिक क्रमांक - 27210012 121330003012021116

(नाव - मनोज कुमार शिवाजी आदमाने)
तागवडी साठी उपलब्ध नसलेली जमीन :- कल्याण जिल्हा - ठाणे
तालुका - कल्याण
गा. कल्याण, जि. ठाणे

कल्याण - ३	
वस. क्र.	१००० २०२३
३६	५०





कल्याण डोंबिवली महानगरपालिका, कल्याण प्रारंभ
 जा.क्र.कडोंमपा/नरवि/वाप/डों.वि.२०१६-१०/२६
 कल्याण डोंबिवली महानगरपालिका, कल्याण
 दिनांक - २/०१/२०१६

(बांधकाम प्रारंभ प्रमाणपत्र)

श्री. श्रीराम राजाराम म्हात्रे
 कु.सु.पाधारक श्री. दिलिप काशिनाथ मोरे
 वास्तुशिल्पकार, श्री. जॉन वर्गीस, कल्याण. (डी-कॉन असो.)
 स्ट्रक्चरल इंजिनियर - श्री. अर.ओ ठाकरे, डोंबिवली (पूर्व)

विवरण - मौजे-शिवाजीनगर, स.न ३४६ (जुना), ३९ (नविन) हिन १/१ या भुखंडावर बांधकाम करण्याच्या मजूरीबाबत

संदर्भ - आपला दि २/६/२०१६ रोजीचा श्री जॉन वर्गीस, वास्तुशिल्पकार यांच्यार्फत सादर केलेला अर्ज क्र ११/६०६२२१०००११

महाराष्ट्र प्रादेशिक व नगरचना अधिनियम १९६६ चे कलम ४४ तसेच म.न. व न.र अधिनियम १९६६ व कलम ४५ नुसार मौजे-शिवाजीनगर, स.न ३४६ (जुना), ३९ (नविन) हिन १/१ मध्ये ८६०.०० चौ.मी. भूखंडावर ७९८.८५ चौ.मी. घटई क्षेत्राच्या भुखंडाचा विकास करावयास मुंबई प्र.ति.क. महानगरपालिका अधिनियम १९६२चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक २/०६/२०१६ च्या अर्जाने अनुक्रम पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुस्तरी दाखविल्याप्रमाणे इमारतीचे बांधकाम फार प्रमाणपत्र देण्यात येत असे इमारतीच्या व जागेच्या मालकी हक्कासदरभात कुटलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे समतीपत्र देण्यात येत आहे

इमारत - स्टील्ट (पै.) तळ (पै.) (वागिज्य) + पहिला मजला ते तिसरा मजला + चौथा मजला (पै.) (रहिवास)

नगरस्वामीकार (डों. वि)

कल्याण डोंबिवली महापालिका, कल्याण

कल्याण
 दस्त क्र. ११००
 ३८

- हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल. नंतर पुढील वर्षासाठी मजूरीपत्राचे नूतनीकरण नुदत संपण्याआधी करणे आवश्यक आहे नूतनीकरण करताना किंवा नवीन परवानगी देताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या बाबींनुसार बांधकाम योजने अनुषंगाने छाननी करण्यात येईल
- नकाशावर दिल्यास लागू केलेल्या उल्लंघनास आपल्यावर बधनकारण राहतील
- बांधकाम बांधू लागण्यापूर्वी सात दिवस आधी महापालिका नगरपालीयास लेखी कळविण्यात यावे
- ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम/विकास करण्यास हक्क देत नाही
- इमारतीचे बांधकाम या सोबतच्या मजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करत येईल
- वाडेभूत जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मजूर नकाशाप्रमाणे वाडेभूतीचे व जोत्याचे बांधकाम केल्या-बाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयकडून तयार केलेल्या "जेता पूर्णत्वाचा दाखला" देण्यात याव. व त्यानंतरच पुढील बांधकाम करण्यात यावे
- सादर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी देतल्याशिवाय करू नये तसे केल्याचे आढळून आल्यास सादरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल
- इमारतीचे बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफटी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व न्यायपत्र विश्वास्त यचेवर नकाशावर दाखविलेल्या गाळ्याच्या सख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीस वाचन धरत करू नये तसेच फ्लॉटच्या हद्दीत इमारत बांधताना मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये
- नागरी न्याय काल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जमा नोंद घ्या अन्वये सर्वस्वी जबाबदारी आपले व राहिल
- भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल बांधकाम फार प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्त होईपर्यंत इमारतीकडे जाण्याच्या वेगळ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल
- जागेत जे भाडेकरू असल्यास त्याच्याबाबत योग्य ती व्यवस्था करावयाची, जबाबदारी मालकाची राहिल व मालक भाडेकरू यांमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल
- सादर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय घुजवू नये
- सादर जागेत पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनि सारण विभाग, (क डों म.पा)च्या परवानगीशिवाय वळवू अथवा बदल करू नये



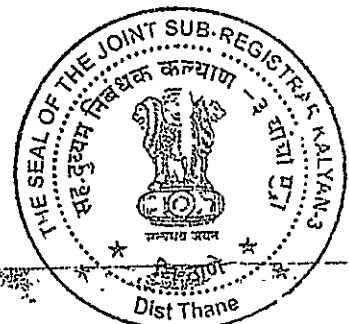
(क म प)

- १५) सदर प्रकरणी चुकीची व अपुर्ण माहित दिली असल्यास सदर बाधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.
- १६) बाधकामाचे साहित्य रस्त्यावर टाकावपाचे झाल्यास महापालिकेच्या बाधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्याठीकाणी स्वखर्चाने वाहून टाकणे बंधनकारक राहिल.
- १७) प्रस्तुत भूखंडास पिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क डो म पा च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिल.
- १८) सदर जागेत बाधकाम करण्याबद्दल पूर्वीच परवाना असेल तर तो या बाधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.
- १९) गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत तसेच बाधकामासाठी नळच कनेक्शन मिळणार नाही त्यासाठी सवधितानी स्वतः बाधकामासाठीच्या पाण्याची व्यवस्था करावी.
- २०) नकाशात रस्तावरील कारणांखाली दाखिलेली जमीन तसेच अर्तगत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल तसेच भविष्यत रस्ता रुंदीकरणसाठी लागू लागल्यास ती क डो म पा च्या विनामूल्य हस्तांतरित करावी लागेल.
- २१) रेषाकन प्रस्तावातील सर्व भूखंड रस्ते खुल्या जाग, याची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी ता नि.भू.अ.याचे मार्फत करून घ्यावी व त्याचेकडील प्रमाणित नकाशाची प्रत बाधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- २२) भूखंडातील विकास योजने रस्ते क डो म पा च्या सर्व बाधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटार विकसित करून क डो म पालिकेस विनामूल्य हस्तांतरित करावे.
- २३) भूखंडातील आरक्षित भाग भरणे करून व वडोभित्तीचे बाधकाम करून रितसर करारनामा व खरेदीखनासह क डो म पा च्या विनामूल्य हस्तांतरित करावे.
- २४) जलनिस्सर्ग विभाग व मलनिस्सर्ग विभाग अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क डो म पा याचे कडील ना-हरकत दाखला बाधकाम नकाशासह सादर करावा.
- २५) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- २६) वरीलप्रमाणे सर्व ना-हरकत दाखल्यानुसार इमारतीचे नकाशात फेरबदल करणे आपणावर बंधनकारक राहिल.
- २७) नकाशात दाखविल्याप्रमाणे बाधकामाचा फक्त रहिवास उपयोग करावा.
- २८) भूखंडाचा पोहोच रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही.
- २९) बाधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही बाधकाम पूर्णतेच्या दाखल्यासाठी, वास्तुशिल्पकार व स्थापत्यविशारद यांच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.
- ३०) ओल्या व मुक्या कच-यासाठी स्वतंत्र कचराकुड्याची व्यवस्था करावी.
- ३१) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे.
- ३२) रेन वॉटर हार्व्हिंगबाबत मा कार्यकारी अभियंता पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- ३३) प्रत्यक्ष जागेवर इमारतीचे बाधकाम चालू करणेपूर्वी बाधकाम मजूरीचा फलक लावणे आपणावर बंधनकारक राहिल.
- ३४) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३५) बाधकाम पूर्णत्वाचा दाखला घेणेपूर्वी 'उद्यान' विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३६) विनिरिचती मधील अट क्र १० नुसार कार्यवाही करणे आवेदकावर बंधनकारक आहे.

इशारा - मजूर बाधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलाबाबत आपण महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदी नुसार दखलपत्र गुन्हायास पात्र राहिल.

नगररचना विभाग - ३	
कल्याण डोंबिवली महानगरपालिका, कल्याण	२०२३
दस्त क्र. १०००	
३२	६००

- १) उप आरक्षित अनधिकृत बाधकाम विभाग क डो म पा कल्याण
- २) करनिर्धारक व सवलक क डो म पा कल्याण
- ३) विदपुत्र विभाग, क डो म पा कल्याण
- ४) पाणीपुरवठा विभाग क डो म पा कल्याण
- ५) प्रभाग क्षेत्र अधिकारी 'ह' प्रभाग क्षेत्र, क डो म पा कल्याण



कल्याण डोंबिवली महानगरपालिका, कल्याण



सुधारणे

जा क्र. कडोमपा/नखि/बाप/कवि/२०१६-१७/३९ दिनांक - १३/१२/२०१६

(सुधारित बांधकाम परवानगी)

प्रति,
श्री. श्रीराम राजाराम म्हन्ने
कु.मु.प.धा. श्री. दिलीप काशीनाथ मोरे.
वास्तुशिल्पकार - मे. डि.कॉन असो. तर्फे श्री. जॉन वर्गोस व श्री. टिबिन डॉनसन
स्वाप्त्य अभियंता - श्री. राजेश ठाकरे, डोंबिवली.

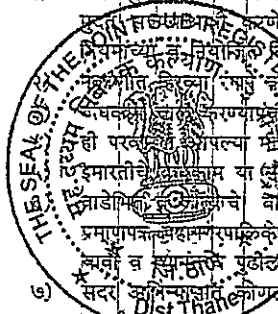
विषय: मीजे शिवाजीनगर, स.नं. ३४६ (जुना), ३९ (नविन), हि.नं. १/१ व स= १२४ (जुना) ३४ (नविन), हि.नं. २ या एकत्रित भूखंडावर सुधारित बांधकाम परवानगी मिळगेबाबत

- संदर्भ: १) जा.क्र.कडोमपा/नखि/बाप/कवि/२०१६-१७/३९, दि. ०९/११/२०१६ रोजीची बांधकाम प्रारंभ परवानगी
२) आपला दि. ३१/०५/२०१८ रोजीचा वास्तुशिल्पकार श्री. जॉन वर्गोस व श्री. टिबिन डॉनसन यांचे मार्फत सादर केलेला अर्ज क्र. ११२९५

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. ३४६ (जुना), ३९ (नविन), हि.नं. १/१ मीजे शिवाजीनगर, मध्ये ८६०.०० चौ.मी. क्षेत्राच्या भूखंडावर संदर्भित पत्र क्र. १ अन्वये ७९८.८५ चौ.मी. बांधकाम क्षेत्रास बांधकाम प्रारंभ परवानगी प्रदान करण्यात आली होती सद्यस्थितीत मीजे शिवाजीनगर स.नं. १२४ (जुना) ३४ (नविन), हि.नं. २ चा भूखंडाच्या एकत्रित क्षेत्रासहित एकूण ९०६.०० चौ.मी. क्षेत्राच्या भूखंडाचे ९०३.०४ चौ.मी. क्षेत्राच्या भूखंडाचा विकास करण्यास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक ३१/०५/२०१८ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून, तसेच हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भितीच्या बांधकामासह, सुधारित बांधकाम प्रमाणपत्र देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठल्याही वाद निर्माण झाल्यास त्यास सर्वस्वी आपण जबाबदार

दस्तावेज क्र. १०००	२०२३
००	००

- पहिला मजला ते चौथा मजला + पाचवा मजला (३) (रहियस + वाणिज्य)
- १) सादर सुधारित बांधकाम प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षांपर्यंत वैध असेल. तर पुढील वर्गासाठी मंजूरीपत्राने नूतनीकरण आवश्यक आहे. नूतनीकरण करताना किंवा इतर प्रकल्पाने वेगळ्या काळीस योजने अनुषंगाने छाननी करण्यात येईल
- २) नकाशात दाखविलेल्या मालकी हक्काच्या दुर्तल्या आपल्यावर बंधनकारक राहतील
- ३) बांधकामाच्या अंतिम अंदाजपत्रासोबत दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे
- ४) मालकी हक्काच्या कळ्यातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर विकस करण्यास हक्क देत नाही
- ५) इमारतीच्या बांधकाम या अंदाजात मंजूर केलेल्या नकाशाप्रमाणे आणि झालून दिलेल्या अटीप्रमाणे करता येईल
- ६) बांधकामाच्या अंतिम अंदाजपत्राच्या आधारे मंजूर नकाशाप्रमाणे वाडेभितीचे व जोत्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र प्राप्त झाल्यावर सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोत पूर्णत्वाचा दाखला" देण्यात यावे व त्यावर पुढील बांधकाम करण्यात यावे
- ७) सादर सुधारित बांधकामाची प्रकृती फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सादरचे सुधारित बांधकाम प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- ८) इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफटी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्वाप्त्य विशारद यांचेवर राहिल.
- ९) नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये तसेच फ्लॉटच्या रद्दतीत इमारती नोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये
- १०) नागरी जमीन कमाल नयादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा वापरित होत असल्याच्या त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल सुधारित बांधकाम प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिलेले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व साधन्याप्रमाणे केले जाईल व नसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.



सहाय्यक सचिव, नगररचना
कुलकर्णी डोंबिवली महानगरपालिका, कल्याण

- १२) जागेत जुने भाडेकर असल्यास त्याच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकर यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- १३) सदर जागेत विहीर असल्यास ती स्वयं विभागाच्या परवानगी शिवाय वुजवू नये
- १४) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनि सारण विभाग, (क डो म पा.)च्या परवानगी शिवाय वळवू अथवा बद करू नये.
- १५) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास किंवा सदर आदेशातील अटी व शर्तीचा भंग केल्यास सदर सुधारीत बांधकाम प्रमाणपत्र रद्द सनजण्यात येईल
- १६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दड झाल्यास त्यासह रक्कम) भरवी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्याठीकाणी स्वखर्चाने वाहून टाकणे बंधनकारक राहिल
- १७) प्रस्तुत भूखंडास पिण्याचे पाणी महानगरपालिकेकडून उगलव्यतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क डो.म.पा च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिल.
- १८) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या सुधारीत बांधकाम प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.
- १९) गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत तसेच बांधकामासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी सर्वधितानी स्वतः बांधकामासाठीच्या पाण्याची व्यवस्था करावी.
- २०) नकाशात रस्तारुंदीकरणाखाली दर्शविलेली जमीन तसेच अंतर्गत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल तसेच भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती क डो.म.पा.स विनामूल्य हस्तांतरित करावी लागेल
- २१) रेखाकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, याची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी ता.नि.भू अ.यांचे मार्फत करून घ्यावी व त्याचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रारंभ प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे अत सादर करावी.
- २२) भूखंडातील विकास योजना रस्ते क डो म पा.च्या सार्व बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटार विकसित करून क डो.म.पालिकेस विनामूल्य हस्तांतरित करावे
- २३) भूखंडातील आरक्षित भाग भरणी करून व वाडेभित्तीचे बांधकाम करून रितसर कारनामा व खरेदीखतासह क.डो.म.पा.स.विनामूल्य हस्तांतरित करावे.
- २४) जलनि सारण विभाग व मलनि सारण विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क डो म.पा.याचे कडील ना-हरकत दाखल बांधकाम नकाशासह सादर करावा
- २५) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल
- २६) नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त रहवास व वाणिज्य साठी उपयोग करावा
- २७) भूखंडाचा फोहोब गल्ल पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही
- २८) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही बांधकाम पूर्णतेच्या दाखल्यासाठी वास्तुशिल्पकार व स्थापत्यविशारद यांच्या विहित मनुष्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा
- २९) ओल्या व सुक्या कच-यासाठी स्वतंत्र कचराकुड्याची व्यवस्था करावी
- ३०) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत तौरउर्जा उपकरणे बसवणे आवश्यक आहे.
- ३१) प्रकरणी दोन महिन्यांच्या आत सात मजल्यांच्या अनुषंगाने अग्निशमन विभागाकडील सुधारीत ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल
- ३२) रेन वॉटर हार्नेस्टिंगबाबत कार्यकारी अभियंता पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अमलबजावणी करणे आपणावर बंधनकारक राहिल
- ३३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३४) वरीलप्रमाणे सर्व ना-हरकत दाखल्यानुसार इमारतीचे नकाशात फेरबदल करणे आपणावर बंधनकारक राहिल
- ३५) प्रकरणी जोता पूर्णत्वाचा दाखला घेणेपूर्वी अग्निशमन विभागाकडील ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३६) प्रकरणी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून मौगखनिज रवाभित्ती व लकन-राखनास जमा केलेल्या वित्तो न ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

इशारा - मजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलाबाबत आपण महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम १९६६ च्या तरतूदी नुसार दखलपत्र गुन्हास पात्र राहाल

कल्याण - ३	
दस्त क्र. १०००	२०२३
७०	
सहाय्यक संचालक, नगररचना	
कल्याण डोंबिवली महानगरपालिका, कल्याण	

प्रत -

- १) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डो.म.पा.कल्याण
- २) उपआयुक्त ('इ' वर्गनेन्स) यांना महानगरपालिका सकेत स्थळावर प्रसिध्द करणेबाबत
- ३) करनिर्धारक व सवलक क डो.म.पा.कल्याण
- ४) विद्युत विभाग, क डो.म.पा.कल्याण
- ५) पाणिपुरवठा विभाग, क.डो.म.पा.कल्याण
- ६) प्रभाग क्षेत्र अधिकारी 'ह' प्रभाग क्षेत्र



S. V. Tarte

B. Com. LL.B.

Advocate & Notary

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Phone 2820491 Mob 9821313285

NON ENCUMBRANCE TITLE CERTIFICATE

Cum

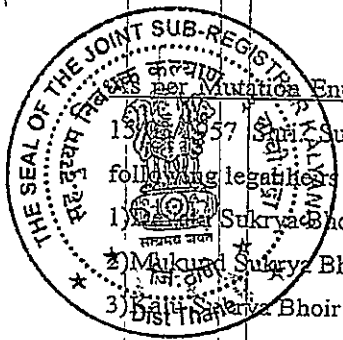
SEARCH REPORT

Property: All that piece and parcel land of bearing Old Survey No. 125 New Survey No. 34, Hissa No. 2 admeasuring area 46 sq. mts. Out of total property 680 sq.mt of Mouje : Shivajinagar. Taluka Kalyan. Dist. Thane. and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane Sub-Registration Dist Kalyan

With a view to investigate the title of M/s Shree Dhanlaxmi Properties Developers to the above described property I have taken searches in the offices of the Sub-Registrar Kalyan for past 30 years i.e. from 1989 to 2018. Further I have also perused the documents of title of the said property On scrutiny of all my detailed report of the same is as under.

दस्तावेज क्र.	9000	2023
62	34, Hissa No. 2	admeasuring total area 680 sq.mts. of Mouje : Shivajinagar, Taluka Kalyan, Dist. Thane, was belonging to Shri. Sukrya Mahadu Bhoir .

Initially a piece and parcel of land bearing Survey No. 125 New Survey No. 34, Hissa No. 2 admeasuring total area 680 sq.mts. of Mouje : Shivajinagar, Taluka Kalyan, Dist. Thane, was belonging to Shri. Sukrya Mahadu Bhoir .



As per Mutation Entry No. 1686 :- As per Mutation Entry No 1686 recorded on 15/05/57 Shri. Sukrya Mahadu Bhoir Expired on 29/05/1956 leaving behind following legatees :-

- 1) Sukrya Bhoir wife (Expired)
- 2) Mahad Sukrya Bhoir Son (Expired)
- 3) Bhoir Bhoir Son

[Signature]

S. V. Tarte

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Phone . 2820491 Mob . 9821313285

Mutation Entry No 2390 - As per Mutation Entry No. 2390 recorded on 04/04/1967 As per family distribution the said property was distributed amongst the following 1)Shri Mukund Sukrya Bhoir, 2)Shri Kalya Sukrya Bhoir, 3)Shri. Shantabar Budhya Bhoir above property was allotted in the name of Shri Mukund Sukrya Bhoir & Kalya Sukrya

As per Mutation Entry No 359 - As per Mutation Entry No. 359 recorded on 18/02/2006 Shri Mukund Sukrya Bhoir Expired on 18/02/2006 leaving behind following legal heirs -

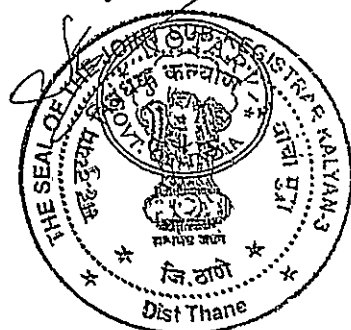
- 1)Kamla Mukund Bhoir wife
- 2)Arun Mukund Bhoir Son

Thus, Shri Kalu Sukrya Bhoir, Smt.Kamla Mukund Bhoir, & Shri. Arun Mukund Bhoir are the actual owners of the said property.

As per Mutation Entry No 565 - As per Mutation Entry No. 565 recorded on 23/03/2011 Shri Kalu Sukrya Bhoir & others through Power of Attorney Holder Shri Kalu Sukrya Bhoir have transferred the land admeasuring 634 sq.mts. area to Kalyan Dombivli Municipal Corporation vide Indemnity Bond registered with Sub Registrar Kalyan 4 on 05/01/2011 Under Document No. KLN-4/ 59/2011 and land admeasuring 46 sq mts remains in the name of Shri. Kalu Sukrya Bhoir & others.

Thereafter, Kalu Sukrya Bhoir, Kamla Mukund Bhoir, & Arun Mukund Bhoir have given balance property admeasuring area 46 sq mts out of total admeasuring area 680 sq mts of Mouje Shivajinagar for development to M/s. Shree Dhanlaxmi Properties Developers through its partner Dilip Kashinath More vide development Agreement dt 23/05/2017 registered with Sub Registrar Kalyan 3 on

कल्याण - ३
दस्तावेज क्र. २०२३
६०



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even date Under Document No 2379/2017 and also registered Power of attorney Under Document No. 2381/2017

In result I did not come across any adverse entry regarding this in the records indicating their transfer of ownership by the above referred Kalu Sukrya Bhoir, Kamla Mukund Bhoir, & Arun Mukund Bhoir to any one else by way of Sale, Mortgage, Gift, Will, Chanty, Donation etc; except Development Agreement with M/s Shree Dhanlaxmi Properties Developers through its partner Shri Dilip Kashinath More vide development Agreement dt 23/05/2017 registered with Sub-registrar Kalyan 3 on even date Under Document No 2379/2017 and also registered Power of attorney Under Document No 2381/2017, (admeasuring area 46 sq mts.)

Under the circumstances, therefore in my opinion Kalu Sukrya Bhoir, Kamla Mukund Bhoir, & Arun Mukund Bhoir bears a clear and marketable title without any encumbrances to the above described property which is agreed to be transferred to M/s Shree Dhanlaxmi Properties Developers through its partner Shri Dilip Kashinath More vide development Agreement dt 23/05/2017 registered with Sub-registrar Kalyan 3 on even date Under Document No. 2379/2017 and also registered Power of attorney Under Document No. 2381/2017. (admeasuring area 46 sq mts)

कलु सुक्या भोयर	
दस्ता क्र.	9000
२२	००





S. V. TARTE
(Advocate & Notary)

S. V. Tarte

B Com LL B

Advocate & Notary

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Phone : 2820491 Mob : 9821313285

SEARCH REPORT

Property: All that piece and parcel land of bearing Old Survey No. 125 New Survey No. 34, Hissa No. 2 admeasuring total area 680 sq. mts. Out of total property 46 sq.mtr of Mouje : Shivajinagar, Taluka Kalyan, Dist. Thane, and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist Thane Sub-Registration Dist.Kalyan.

With a view to investigate the title of M/s Shree Dhanlaxmi Properties Developers to the above described property. I have taken searches in the offices of the Sub-Registrar Kalyan for past 30 years i.e from 1989 to 2018. Further I have also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under.

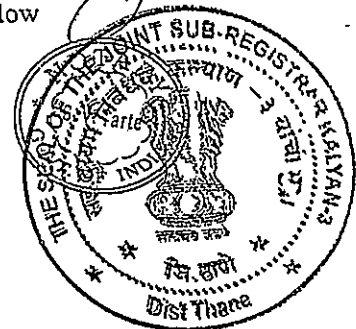
YEAR

TRANSACTION

1989	NIL
1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL

Transaction given bellow

कलान - 3	
दस्ता क्र. 9000	2023
२५/१०/२०	



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2016
2017
2018

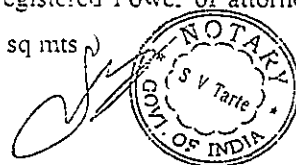
NIL
Transaction given below
NIL

1) Indemnity Bond between Shri. Kalu Sukrya Bhoir & others through Power of Attorney Holder. Shri Kalu Sukrya Bhoir & Kalyan Dombivli Municipal Corporation vide Indemnity Bond registered with Sub Registrar Kalyan 4 on 05/01/2011 Under Document No. KLN-4/ 59/2011,(admeasuring area 634 sq mts.)

2) T.D.R. Agreement between Kashinath Kalu Bhoir & others & M/s Mohit enterprises vide T.D.R Agreement registered with Sub Registrar Kalyan 3 on 14/07/2011 Under Document No. KLN-3/6264/2011. (admeasuring area 300 sq.mts.)

3) T.D.R. Agreement between Kashinath Kalu Bhoir & others & M/s Aboli estate vide T D R Agreement registered with Sub Registrar Kalyan 3 on 27/07/2011 Under Document No KLN-3/6706/2011, (admeasuring area 333 37 sq mts)

दस्तावेज क्र. १०००/२०१७	4) Development Agreement between Kalu Sukrya Bhoir, Kamla Mukund Bhoir, & Anur Mukund Bhoir & M/s Shree Dhanaxmi Properties Developers vide development Agreement dt 23/05/2017 registered with Sub- registrar Kalyan 3 on even date Under Document No. 2379/2017 and also registered Power of attorney Under Document No. 2381/2017, (admeasuring area 46 sq mts)
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S. V. Tarte

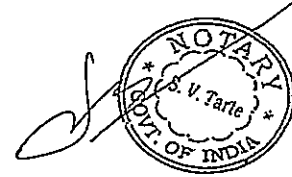
5 Com LLB

Advocate & Notary

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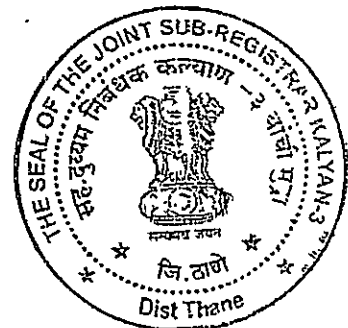
Under the circumstances, therefore in my opinion Kalu Sukrya Bhoir, Kamla Mukund Bhoir, & Arun Mukund Bhoir bears a clear and marketable title without any encumbrances to the above described property which is agreed to be transferred to M/s Shree Dhanlaxmi Properties Developers through its partner Shri. Dilip Kashinath More vide development Agreement dt. 23/05/2017 registered with Sub-registrar Kalyan 3 on even date Under Document No. 2379/2017 and also registered Power of attorney Under Document No 2381/2017, (admeasuring area 46 sq.mts.).

Date : 10/07/2018



S. V. TARTE
(Advocate & Notary)

करनाम - ३	
दस्ता क्र.	१००० २०२३
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Wednesday, 11 July 2018 2:06 PM

इतर पावती

Original/Duplicate

नोंदणी क्र 39म

Regn 39M

पावती क्र 8148 दिनांक 11/07/2018

गावाचे नाव: शिवाजीनगर

दस्तावेजाचा अनुक्रमांक: कलन4-0-2018

दस्तावेजाचा प्रकार

सादर करणाऱ्याचे नाव: अंड एस व्ही तट्टे

वर्णन अर्जा क्र 902/2018 सन 1989 ते 2018 (30 वर्षे) सन 34/2

शोध व निरीक्षण

₹ 750 00

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Joint Sub Registrar Kalyan 4

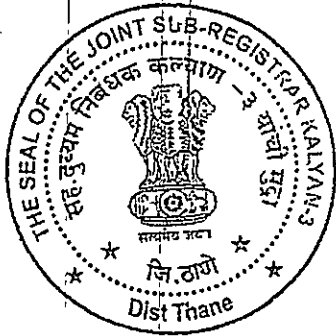
1); देयकाचा प्रकार: eChallan रक्कम: ₹ 750/-

डीडी/धनादेश/ए ऑर्डर क्रमांक: MH003801284201619E दिनांक: 11/07/2018

वैकिकेचे नाव व पत्ता:

सह-दुय्यम निर्बंधक कल्याण

करना-३	
दस्ता क्र. 0000	२०२३
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S. V. Tarte

B Com LL B

Advocate & Notary

Arhhant Puja CHS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204. Dist. Thane.
Phone : 2820491 Mob : 9821313285

NON ENCUMBRANCE TITLE CERTIFICATE

Cum
SEARCH REPORT.

Property All that piece and parcel of land bearing Survey No. 39 Hissa No 9 (1) G admeasuring 860 sq mtrs (Old Survey No. 346 Hissa No. 9P of Mouje Shivajinagar Taluka Kalyan Dist. Thane, and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane Sub-Registrar on Dist Kalyan.

With a view to investigate the title of SHRI. SHRIRAM RAJARAM MHATRE to the above described property I have taken searches in the offices of the Sub-Registrar Kalyan for past 12 years i.e. from 2005 to 2016. Further I have also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under.

Initially a piece and parcel of land bearing, Survey No.39 No.9 (1) G admeasuring 860 sq mtrs of Mouje:Shivajinagar, Taluka Kalyan, Dist. Thane, was belonging to Shri.Savalram Bama Mhatre.

As per Mutation Entry no 182:- As per Mutation Entry no. 182 recorded on 18.09.1996 Shri Savalaram Bama Mhatre expired on 29.06.1987 leaving behind following legal heirs:-

- 1) Smt. Janabai Savalram Mhatre wife
- 2) Shri. Sadanand Savalram Mhatre son
- 3) Shri. Rajaram Bama Mhatre brother

Thereafter Smt Janabai Savalram Mhatre & Shri. Sadanand Savalram Mhatre have left over their rights of the said properties since they were allotted another plot

कल्याण - ३	
दस्त क्र. १०००	२०२३
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S. V. Tarte

B Com. LL.B

Advocate & Notary

Arihant Paja CHS Ltd , Ground Floor,
Nr Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204 Dist Thane
Phone 2820491 Mob 9821313285

Enterprises (Confirming Party) entered into Development Agreement dated 21.04.2008 registered with Sub-Registrar Kalyan-4 on 22.04.2008 under document no. 2275-2008

Thus, Shri. Shriram Rajaram Mhatre is the absolute owner of the said property, except Development Agreement with M/s Dhanalaxmi Proprietors and Developers (Builders & Developers) & M/s. S.B. Enterprises (Confirming Party)

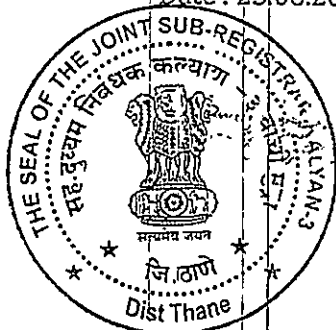
In result I did not come across any adverse entry regarding this in the Shri. Shriram Rajaram Mhatre records indicating their transfer of ownership by the above referred to any one else by way of Sale, Mortgage, Gift, Will, Charity, Donation etc. except Development Agreement with M/s. Dhanalaxmi Proprietors and Developers (Builders & Developers) & M/s. S.B. Enterprises (Confirming Party)

Under the circumstances, therefore in my opinion Shri. Shriram Rajaram Mhatre bears a clear and marketable title without any encumbrances to

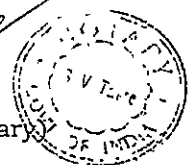
कलयाण	
दस्ता क्र.	११००
	२०१३
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the above described Property, except Development Agreement with M/s Dhanalaxmi Proprietors and Developers (Builders & Developers) & M/s S.B. Enterprises (Confirming Party)

Date : 23.06.2016



S. V. TARTE
(Advocate & Notary)



S. V. Tarte

B Com LLB

Advocate & Notary

Arihant Puja CHS Ltd , Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204. Dist. Thane.
Phone . 2820491 Mob : 9821313285

As per Mutation Entry no. 540.- As per Mutation Entry no. 540 recorded on 18.11.2010 as per Inspector Report of Land Survey Department, Kalyan Order dated PO HI/Shivajinagar/ DU. G. NO. 458/ Akkarphod 10/869 dated 30.09 2010 above property property divided as per measurement report and Form No.12 from Tahsil Kalyan Order dated Kr./Hakkasod/ Kr 10/KV/2445 dated 20.10.2010 and thus recorded in Record of Rights

Thereafter Shr. Rajaram Bama Mhatre expired on 09.08.1990 leaving behind following legal heirs:-

- 1) Smt. Girjabai Rajaram Mhatre wife
- 2) Shri. Shriram Rajaram Mhatre son

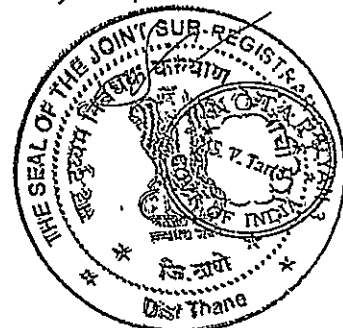
As per Mutation Entry no. 422 - As per Mutation Entry no. 422 recorded on 14.01.2008 Smt Girjabai Rajaram Mhatre expired on 03.12.1999 leaving behind his only son legal heir "Shri. Shriram Rajaram Mhatre". Shri. Shriram Rajaram Mhatre is the absolute owner of the said property.

Thereafter, Shri. Shriram Rajaram Mhatre had given the said property for development to M/s S B. Enterprises through its Proprietor Shri. Ashok Vitthal Lawane on 25.12.2004 duly Notarized by Adv. R.S.Pradhan.

Thereafter, Shri. Shriram Rajaram Mhatre had also given the Power of Attorney for development of the said property to M/s S B. Enterprises through its Proprietor Shri. Ashok Vitthal Lawane on 28.12.2004 duly Notarized by Adv. R.S.Pradhan.

Thereafter, M/s Dhanalaxmi Proprietors and Developers (Builders & Developers) and Shri. Shriram Rajaram Mhatre (Landowner) & M/s. S.B.

M/S S B Enterprises - 3	
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S. V. Tarte

B Com, LL B

Advocate & Notary

Ashant Pura CHS Ltd. Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204 Dist Thane.
Phone 2820491 Mob: 9821313285

SEARCH REPORT

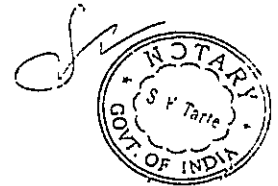
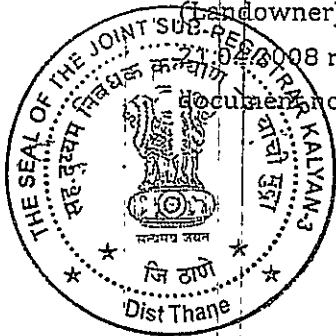
Property: All that piece and parcel of land bearing No.9 (1) G measuring 860 sq. mtrs. (Old Survey No. 346 Hiss: No 9P of Mouje: Shivajinagar Taluka: Kalyan Dist. Thane, and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane Sub-Registration Dist. Kalyan.

With a view to investigate the title of SHRI.SHRIRAM RAJARAM MHATRE to the above described property I have taken searches in the offices of the Sub-Registrar Kalyan for past 12 years i.e. from 2005 to 2016. Further I have also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under:

YEAR	TRANSACTION
2005	NIL
2006	NIL
2007	NIL
2008	Transaction given below
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	NIL
2016	NIL

करना	
दस्ता क्र. १०००	२०१६
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Development Agreement between M/s. Dhanalaxmi Proprietors and Developers (Builders & Developers) and Shri Shriram Rajaram Mhatre (Landowner) & M/s. S.B. Enterprises (Confirming Party) dated 21.04.2008 registered with Sub-Registrar Kalyan-4 on 22.04.2008 under document no. 2275-2008



S. V. Tarte

B Com .L.B

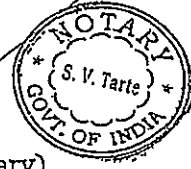
Advocate & Notary

Arihant Puja CHS Ltd , Ground Floor,
Nr Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204 Dist. Thane.
Phone 2820491 Mob : 9821313285

Under the circumstances, therefore in my opinion Shri. Shriram Rajaram Mhatre bears a clear and marketable title without any encumbrances to the above described Property, except Development Agreement with M/s. Dhanalaxmi Proprietors and Developers (Builders & Developers) & M/s. S.B. Enterprises (Confirming Party)

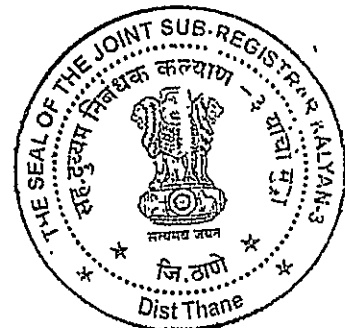
Date : 23.06.2016

S.V. TARTE
(Advocate & Notary)



E:\PC 28\Adv Purva\Land Title\Shriram Rajaram Mhatre.doc

कलन - ३	
दस्त.क्र. १०००	२०२३
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इतर पावती

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पत्ती क्र 3130

दिनांक 23/06/2016

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक. कलन3-0-2016

दस्तऐवजाचा प्रकार

सादर करणाऱ्याचे नाव. अॅड. एस. ए. नंद

वर्णन अर्ज क्रमांक 1098/2016, नोजवशिवाजीनगर, सन 39/94, जुना स नं 346/94, सन 2005-2016 शोध 12 वर्ष

SEARCH FEE

₹ 300.00

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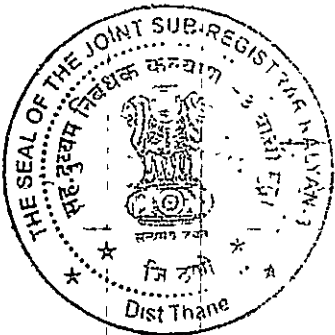
Joint Sub-Registrar, Kalyan 3

1); देयकाचा प्रकार: eOnlien क्रमांक 300/3

डॉडी/दिनादेश/पे ऑर्डर क्रमांक MH0020198902016न/7E दिनांक 22/06/2016

वैकचे नाव व पत्ता:

करानि	
दस्त क्र. 9000	२०२३
₹ ५०	७०





महाराष्ट्र शासन

तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, कल्याण

पत्ता - दिवाणी न्यायालयासमोर, स्टेशन जवळ, कल्याण (प.)

दुरध्वनी क्र ०२५१-२३१५१२४ फॅक्स क्र ०२५५१-२३१५१२४

Email Id - tahkalvan@gmail.com

क्र/महसूल/टे-२/जमिनवाच/विनिश्चिती/मौजे शिवाजीनगर/एसआर १६७/१६
प्रति,

दिनांक:

5 OCT 2016

नगररचनाकार
कल्याण डोंबिवली महानगर पालिका,
कल्याण (नगररचना विभाग)

विषय.- महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२अ
१(अ)प्रमाणे वर्ग, भोगवटा व भार विनिश्चितीबाबत.
मौजे शिवाजीनगर, ता. कल्याण, जि. ठाणे

स न	एकुण क्षेत्र (७/१२ प्रमाणे चौ मी.)	विनिश्चितीकरिता क्षेत्र (चौ.मी.)
नविन स न ३९/९/१ (मुन स न ३४६/९/१६)	८६० ००	८६० ००
एकुण क्षेत्र	८६० ००	८६० ००

मदम- नगररचनाकार (क दि) कल्याण डोंबिवली महानगरपालिका, कल्याण
यांचेकडील पत्र क्र जा क्र कडॉमपा/नरवि/१३९, दिनांक ११/०७/२०१६

मौजे शिवाजीनगर, ता. कल्याण येथील वर नमुद वर्णनाच्या जमीन मिळकती बाबत महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२ अ (१) (अ) प्रमाणे वर्ग व भार विनिश्चिती बाबतचे प्रकरण नगररचनाकार, कल्याण डोंबिवली महानगरपालिका, कल्याण यांचेकडील क्र कडॉमपा/नरवि/ १३९, दिनांक ११/०७/२०१६ रोजी या कार्यालयास प्राप्त झाले आहे. सदर पत्राचे अनुषंगाने मंडळ अधिकारी ठाकुली यांचे कडील दिनांक २९/०८/२०१६ रोजीच्या अहवालाचे अनुषंगाने व महाराष्ट्र जमीन महसूल संहिता, १९६६ (दुसरो सुधारणा) अधिनियम, २०१४ (महाराष्ट्र अधिनियम ३७/२०१४) व शासन निर्णय क्रमांक एनएपी २०१६ प्र क्र ७ टो - १, दिनांक २२ जानेवारी, २०१६ व महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२ अ(१)(अ) अन्वये महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या तरतुदीचे तयार करण्यात आलेल्या प्रारूप विकास योजना अथवा अंतिम विकास योजनेत निश्चित केलेल्या वापरानुसार भू-विकासाबाबतचे एक म्हणून धारण केलेल्या जमिनीच्या वर्गाबाबत भोगवटाबाबत तसेच भ्रशा जमीनीबाबत भाराबाबत विनिश्चिती करण्यासंबंधी संबंधित महसूली प्राधिकार्याकडून विनिश्चिती करील असे नमुद आहे. सदर तरतुदीनुसार खालील जमीनीचा वर्ग व त्यावरील भार दावाबतची खालील अटी व शर्तीवर विनिश्चिती बळविणेत येत आहे.

१ मंडळ अधिकारी ठाकुली यांचे अहवाल, नुसार तसेच प्रकरणात दाखल तलाकी सजावटद्वारे याचे कडील ७/१२ उतारे पहाता, व कल्याण डोंबिवली महानगर पालिका यांनी प्रस्तावासोबत सादर केलेले जमीनीचे आकृतीसुद्धा



क्र/महमूल/टे-२/जमिनबाव/विनिश्चिती/नीजे शिवाजीनगर/ एसआर १६०/१६

6

मोजे शिवाजीनगर, ता कल्याण येथील खालील वर्णन केलेल्या जमीनीबाबत जमिनीचा क्रम, महसूल आणि खानुआ असणारे भोगवटदाराचे नांव (जमिनीचा भोगवटा) तसेच इतर हक्कातील मोट्यानुसार उच्चपदा जमिनीवरून भार खालील प्रमाणे दिसून येत आहे

जमिन मिळकतीचे वर्णन
(परिशिष्ट "अ")

अ.क्र	गावाचे नांव	स.नं.	एकूण क्षेत्र (७/१२ प्रमाणे)	जमिनीचा वर्ग	कब्जेदाराचे नाव	इतर हक्कातील नोंदी
१	शिवाजीनगर	नविन स.नं. ३९/९/१ (जुना सन ३४६/९/१६)	८६०००	वर्ग - १	श्रीराम राजगम म्हात्रे	निरक

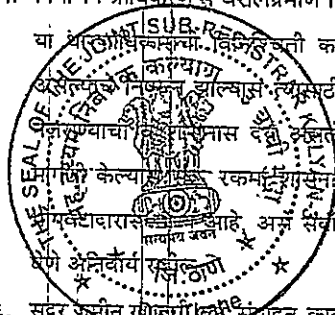
- उपरोक्त विषयक जमीन भोगवटाद्वारे वर्ग १ ची असून गाव नमुना नं. ७/१२ च इतर हक्का मध्ये कोणत्याही प्रकारचा बोजा अथवा भार दिसून येत नाही
- उपरोक्त परिशिष्टात नमूद केल्याप्रमाणे जमिनीचा वर्ग दर्शविण्यात आलेला असून आज रोजीच्या गाव नमुना नं. ७/१२ चे भोगवटादारांमध्ये वर परिशिष्टात नमूद केलेल्या खातदाराची नावे दाखल आहेत

- सदरची विनिश्चिती ही शासन निणय दिनांक २२/०१/२०१६ नुसार करणत आलेली असून आपण मर्फन विकास प्रकल्पाने जमिनीच्या विकासासाठी/वापनी यांनी जमिनीचे आज रोजीचे ७/१२ नुसार असणारे भोगवटादार याचे कडून कायदेशिरात किंवा सन्याचे हक्क प्रमाण करून घेतले असलेबाबतची खात्री प्रथम आपले स्वरूप करणत घ्यावी असेलेंखाबाबत कोणाच्याही दिवाणी न्यायालयात किंवा इतर कोणत्याही सक्षम प्राधिकारी याचे न्यायालयात दावा अर्पिल सूर नसलेबाबत जमीनमालकाकडून विकासक याचे कडून प्रतिज्ञापत्र आपले स्तरावर घेणेत घाबे

दस्त क्र. १०००/२०२३
५३

- निवाचन प्राधिकरणाने वरीलप्रमाणे विनिश्चिती कळविण्यात येत असली तरी, या प्रमाणपत्रान्वये भोगवटादार वर्ग - १ या धारणाधिकारकर्त्याकडून विनिश्चिती करण्यात आलेली जमीन भविष्यात भोगवटादार वर्ग - २ या धारणाधिकाराची असेल्येच निष्पन्न झाल्यास त्यासंबंधी प्रचलित तरतूदी विचारात घेतल्यानंतर गासनाकडे नियमानुसार देय असणारी जमिनीच्या विकासासाठी/वापनी यांना देय असलेली अन्य रक्कम विहित कार्यपध्दती अवलंबून संबंधित महसूल प्राधिकार्याने जमिनीच्या विकासासाठी/वापनी यांना देय असलेली अन्य रक्कम देणे ही सर्वात भोगवटादाराची जबाबदारी राहिल आणि हे संबंधित भोगवटादाराचे नाव आहे असे संबंधित भोगवटादार यांच्याकडून वधपत्राच्या स्वरूपात नियोजन प्राधिकरणाने लिहून घेणे अनिवार्य राहिले

- सदर जमिनीच्या विकासाबाबत आदिवासी हस्तांतरण कायदा इत्यादी कायदांमध्ये बंधित होत नाही
- तसेच विषयकित जमीन कोणत्याही शान्तिकय विभाग अथवा महामंडळ याचेकडील प्रकल्पाबाबतचे अधिसूचनेने/आरक्षणाने बाधित होत आहे, किंवा नाही याबाबतची खात्री आपल्या स्तरावर करणाने घ्यावी
- विषयकित जमीन भूसंपादनामध्ये येत आहे अगर कसे ? दावाबत आपले स्वरूप नवधिन सक्षम प्राधिकारी याचे अभिप्राय घेणेत घाबेत



Handwritten signature or mark.

- ९ सदर जमिनीबाबत नवीन जमीन (कपाल पर्याप्त व विनियमन) अधिनियम १९७६ नधील तरतुदीबाबत, मा सक्षम प्राधिकारी यांचे अभिप्राय आपले स्तरावर घेणेत यावेत
- १० शासन नियंत्रित दिनांक २०/०१/२०१६ मधील निर्देशानुसार महाराष्ट्र जमीन महसूल संहिता, १९६६ चे कलम ४२ अ (१) (अ) व (ब) च्या अनुषंगाने ज्या कोणत्याही व्यक्तीला जमीनीच्या बापरामधील बदलास परवानगी देण्यात आली असेल, त्याच असा बापरामधील बदल मुरू केल्यासुन ३० दिवसांच्या आत या कार्यालयास लेखी कळविणे बंधनकारक आहे तदनंतर कलम ८७ अ च्या अन्वये केल्यास दराप्रमाणे रूपांतरण कराचा आणि त्याबद्दल अकृषिक आकाराची भरणा करणे आवश्यक असून असा भरण केल्यावर ३० दिवसांच्या कालावधीत सनद घेणे अनिवार्य आहे याप्रमाणे अट आपले विकास परवानगी मध्ये नमुद करण्यात यावी
- ११ महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम १५७ अन्वये अधिकार अभिलेखातील नोंद व फेरफार नोंदवहीतील प्रमाणित नोंद व फेरफार मिळवून घ्यावत येईपर्यंत किंवा त्याबद्दल नवीन नोंद कायदेशिररित्या दाखल करण्यात येईपर्यंत खरो असल्याचे गृहित धरण्यात येते, या तरतुदीच्या अधीन राहून सदरची विनिश्चिती ही सदर जमीनी सदांतील अटबाबत अधिकार अभिलेख व फेरफाराची तपासणी करून देण्यात येत आहे
- १२ विषयाकित मिळकतीबाबतचे कोणतेही अभिलेख अथवा फेरफार हे कोणत्याही सक्षम न्यायालयाने रद्द केल्यास सदरची विनिश्चिती अगोअप रद्द झाले, असे समजणेत येईल, व त्याकरीता कोणतेही स्वतंत्र आदेश काढणेची आवश्यकता राहणार नाही याप्रमाणे अट आपले विकास परवानगीमध्ये नमुद करण्यात यावी

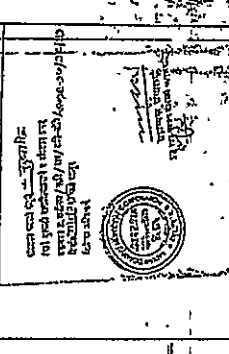


तहसिलदार कल्याण

कलम - ३	
दस्ता क्र.	१००० २०२३
५७	७०



STAMP OF APPROVAL OF PLAN



A. AREA STATEMENT

1. AREA OF THE SITE	10000.00
2. AREA OF THE BUILDING	10000.00
3. AREA OF THE ROADS	10000.00
4. AREA OF THE PLANTATIONS	10000.00
5. AREA OF THE OPEN SPACES	10000.00
6. AREA OF THE WATER TANKS	10000.00
7. AREA OF THE STAIRCASES	10000.00
8. AREA OF THE BALCONIES	10000.00
9. AREA OF THE TERRACES	10000.00
10. AREA OF THE ROOFS	10000.00
11. AREA OF THE WALLS	10000.00
12. AREA OF THE FLOORS	10000.00
13. AREA OF THE CEILING	10000.00
14. AREA OF THE STAIRS	10000.00
15. AREA OF THE LIFTS	10000.00
16. AREA OF THE ELEVATORS	10000.00
17. AREA OF THE ESCALATORS	10000.00
18. AREA OF THE RAMP	10000.00
19. AREA OF THE DRIVEWAY	10000.00
20. AREA OF THE PARKING	10000.00
21. AREA OF THE WALKWAY	10000.00
22. AREA OF THE CYCLE RACK	10000.00
23. AREA OF THE GARDEN	10000.00
24. AREA OF THE LAWN	10000.00
25. AREA OF THE PLAY AREA	10000.00
26. AREA OF THE SPORTS FIELD	10000.00
27. AREA OF THE SWIMMING POOL	10000.00
28. AREA OF THE GYM	10000.00
29. AREA OF THE CLUB HOUSE	10000.00
30. AREA OF THE RESTAURANT	10000.00
31. AREA OF THE CAFE	10000.00
32. AREA OF THE BAR	10000.00
33. AREA OF THE THEATRE	10000.00
34. AREA OF THE CONCERT HALL	10000.00
35. AREA OF THE MUSEUM	10000.00
36. AREA OF THE LIBRARY	10000.00
37. AREA OF THE OFFICE	10000.00
38. AREA OF THE SHOP	10000.00
39. AREA OF THE SHOW ROOM	10000.00
40. AREA OF THE WAREHOUSE	10000.00
41. AREA OF THE FACTORY	10000.00
42. AREA OF THE INDUSTRIAL BUILDING	10000.00
43. AREA OF THE COMMERCIAL BUILDING	10000.00
44. AREA OF THE RESIDENTIAL BUILDING	10000.00
45. AREA OF THE HOTEL	10000.00
46. AREA OF THE APARTMENT	10000.00
47. AREA OF THE BOARDING HOUSE	10000.00
48. AREA OF THE HOSTEL	10000.00
49. AREA OF THE NURSING HOME	10000.00
50. AREA OF THE HOSPITAL	10000.00
51. AREA OF THE DISPENSARY	10000.00
52. AREA OF THE PHARMACY	10000.00
53. AREA OF THE LABORATORY	10000.00
54. AREA OF THE X-RAY	10000.00
55. AREA OF THE RADIOLOGICAL	10000.00
56. AREA OF THE PATHOLOGY	10000.00
57. AREA OF THE MICROBIOLOGY	10000.00
58. AREA OF THE CYTOLOGY	10000.00
59. AREA OF THE HISTOLOGY	10000.00
60. AREA OF THE ANATOMY	10000.00
61. AREA OF THE PHYSIOLOGY	10000.00
62. AREA OF THE PSYCHOLOGY	10000.00
63. AREA OF THE EDUCATION	10000.00
64. AREA OF THE COLLEGE	10000.00
65. AREA OF THE SCHOOL	10000.00
66. AREA OF THE UNIVERSITY	10000.00
67. AREA OF THE RESEARCH CENTER	10000.00
68. AREA OF THE INSTITUTE	10000.00
69. AREA OF THE CENTER	10000.00
70. AREA OF THE GROUP	10000.00
71. AREA OF THE SOCIETY	10000.00
72. AREA OF THE ASSOCIATION	10000.00
73. AREA OF THE SOCIETY	10000.00
74. AREA OF THE ASSOCIATION	10000.00
75. AREA OF THE SOCIETY	10000.00
76. AREA OF THE ASSOCIATION	10000.00
77. AREA OF THE SOCIETY	10000.00
78. AREA OF THE ASSOCIATION	10000.00
79. AREA OF THE SOCIETY	10000.00
80. AREA OF THE ASSOCIATION	10000.00

NOTES

1. THE BUILDING SHALL BE CONSTRUCTED AS PER THE APPROVED PLAN.

2. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED HEIGHT.

3. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED AREA.

4. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED FLOOR AREA.

5. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED BALCONY AREA.

6. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED TERRACE AREA.

7. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED ROOF AREA.

8. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED WALL AREA.

9. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED FLOOR AREA.

10. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED CEILING AREA.

11. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED STAIR AREA.

12. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED LIFT AREA.

13. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED ESCALATOR AREA.

14. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED RAMP AREA.

15. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED DRIVEWAY AREA.

16. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED PARKING AREA.

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29. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED THEATRE AREA.

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36. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED WAREHOUSE AREA.

37. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED FACTORY AREA.

38. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED INDUSTRIAL BUILDING AREA.

39. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED COMMERCIAL BUILDING AREA.

40. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED RESIDENTIAL BUILDING AREA.

41. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED HOTEL AREA.

42. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED APARTMENT AREA.

43. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED BOARDING HOUSE AREA.

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47. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED DISPENSARY AREA.

48. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED PHARMACY AREA.

49. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED LABORATORY AREA.

50. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED X-RAY AREA.

51. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED RADIOLOGICAL AREA.

52. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED PATHOLOGY AREA.

53. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED MICROBIOLOGY AREA.

54. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED CYTOLOGY AREA.

55. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED HISTOLOGY AREA.

56. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED ANATOMY AREA.

57. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED PHYSIOLOGY AREA.

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67. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED SOCIETY AREA.

68. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED ASSOCIATION AREA.

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73. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED SOCIETY AREA.

74. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED ASSOCIATION AREA.

75. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED SOCIETY AREA.

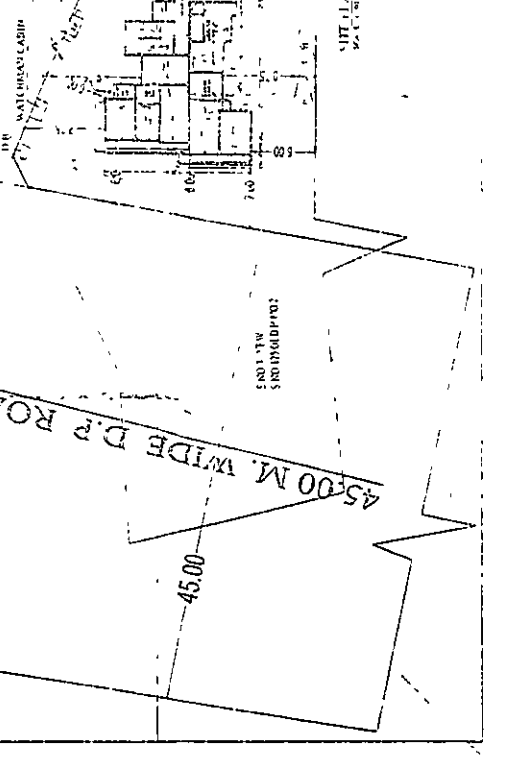
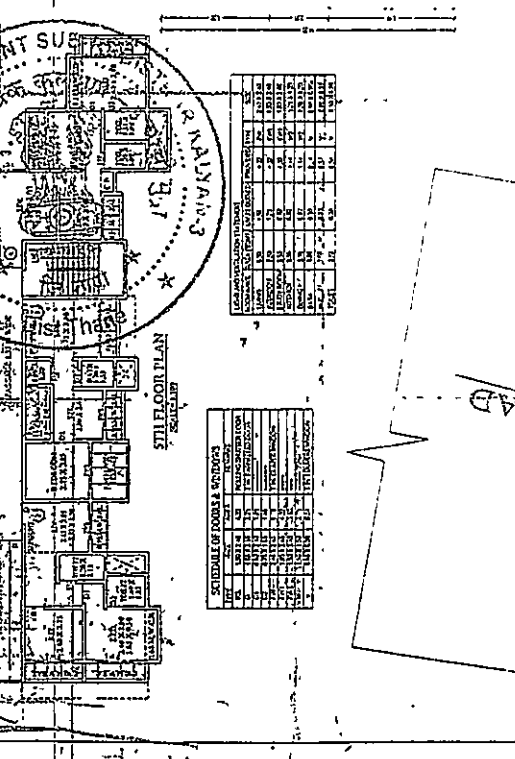
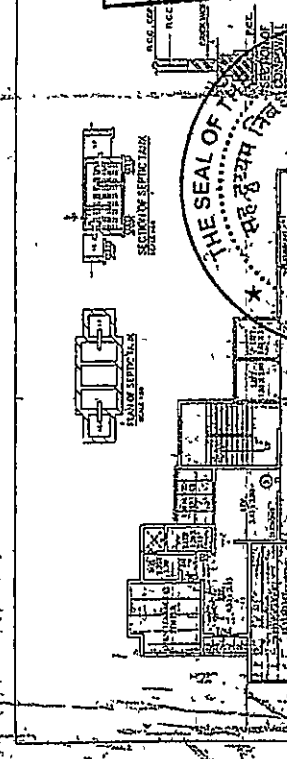
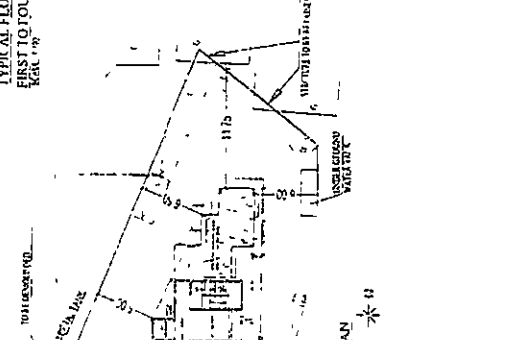
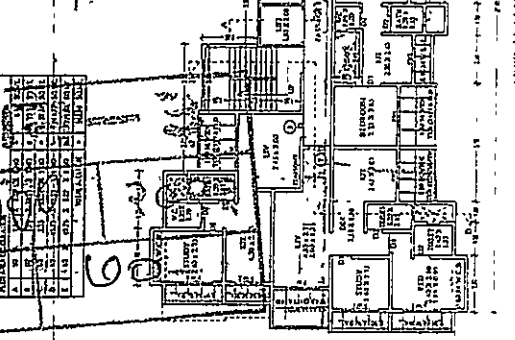
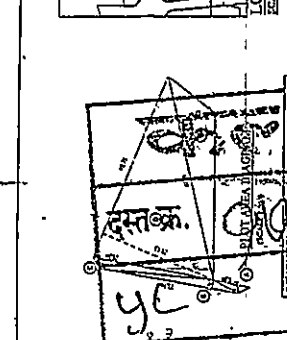
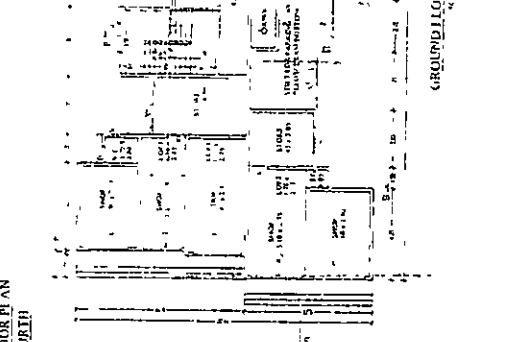
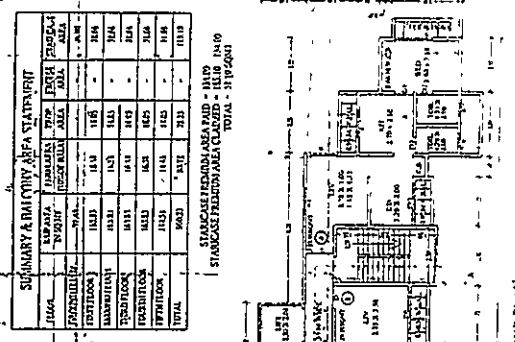
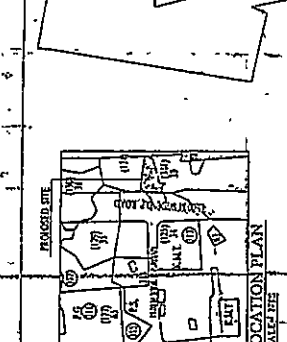
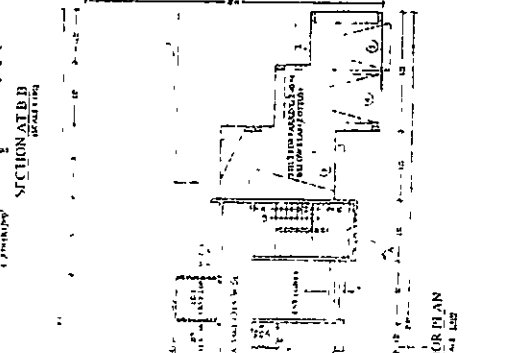
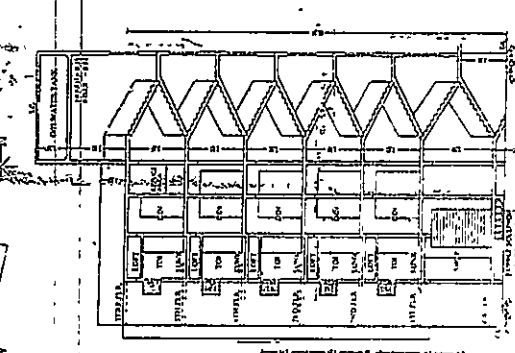
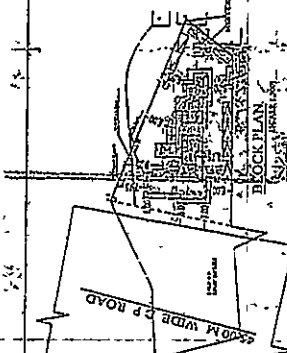
76. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED ASSOCIATION AREA.

77. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED SOCIETY AREA.

78. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED ASSOCIATION AREA.

79. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED SOCIETY AREA.

80. THE BUILDING SHALL BE CONSTRUCTED WITHIN THE PERMITTED ASSOCIATION AREA.



45.00 M. WIDE D.P. ROAD

DATE	DRAWN	DESKMAN	TRACED BY	ASSTANT
CA. NO. 2210/1998			CA. NO. 2210/1998	
CE.COM ASSOCIATES			TIDIN TONGKON THIRAS	
ARCHITECT			CONSULTING ARCHITECT	
NAME & SIGNATURE OF OWNER				
FOR SHRI SHAMBAH RAJARAM KHATRE (LANDLORD)				
DOBRAVALI (W) TAL KATYAN, DIST THANE				
S NO 125 (OLD) NEW S NO 34, H NO 2, AT VILAGE SHIVAJI, ON PLOT BEARING S NO 346 (OLD), NEW S NO 39 H NO 3				
PROPOSED COMMERCIAL & RESIDENTIAL BUILDING				
DESCRIPTION OF PROPOSAL AND PROPERTY				

CERTIFICATE OF AREA
 CERTIFIED THAT THE PLOT UNDER AGREEMENT WAS SURVEYED BY ME ON 01/09/1998 AND THE DOCUMENT OF OWNERSHIP TOWN PLANNING ACT IS RECORDS

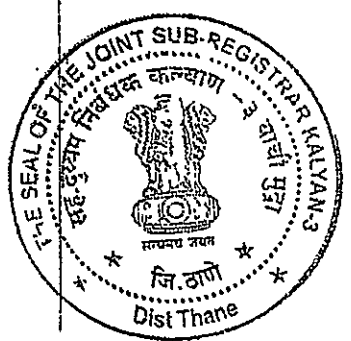
NOTES
 1. PROPOSED FLOOR AREA (FROM A-12 ABOVE) 903.04
 2. LESS DEDUCTION FOR RESERVATION AREA 92.20
 3. AREA AVAILABLE FOR TENEMENTS (I-II) 810.84
 4. TENEMENTS EXISTING 24 NOS
 5. TENEMENTS PROPOSED 20 NOS
 6. TOTAL TENEMENTS OF THE PLOT 44 NOS

1	TOTAL AREA (A+B+C)	903.04
2	DEDUCTION FOR RECREATION GROUND	92.20
3	BALANCED AREA OF PLOT (A-B)	810.84
4	PERMISSIBLE FLOOR AREA	903.04
5	EXISTING STRUCTURE TO BE RETAINED	2.31
6	PROPOSED FLOOR AREA	903.04
7	EXCESS BALCONY AREA	903.04
8	PERMISSIBLE BALCONY AREA	903.04
9	EXCESS BALCONY AREA	903.04
10	PERMISSIBLE BALCONY AREA	903.04
11	EXCESS BALCONY AREA	903.04
12	PERMISSIBLE BALCONY AREA	903.04
13	EXCESS BALCONY AREA	903.04
14	PERMISSIBLE BALCONY AREA	903.04
15	EXCESS BALCONY AREA	903.04

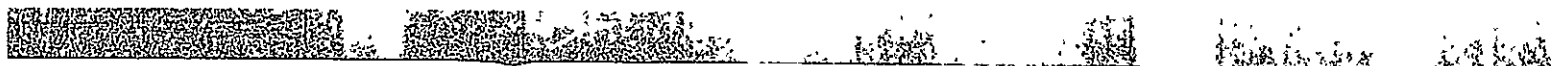
1	TOTAL AREA (A+B+C)	903.04
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9	EXCESS BALCONY AREA	903.04
10	PERMISSIBLE BALCONY AREA	903.04
11	EXCESS BALCONY AREA	903.04
12	PERMISSIBLE BALCONY AREA	903.04
13	EXCESS BALCONY AREA	903.04
14	PERMISSIBLE BALCONY AREA	903.04
15	EXCESS BALCONY AREA	903.04

STATEMENT OF AREA
 STATEMENT OF AREA
 STATEMENT OF AREA

3-1-2003
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STATEMENT OF AREA
 STATEMENT OF AREA
 STATEMENT OF AREA



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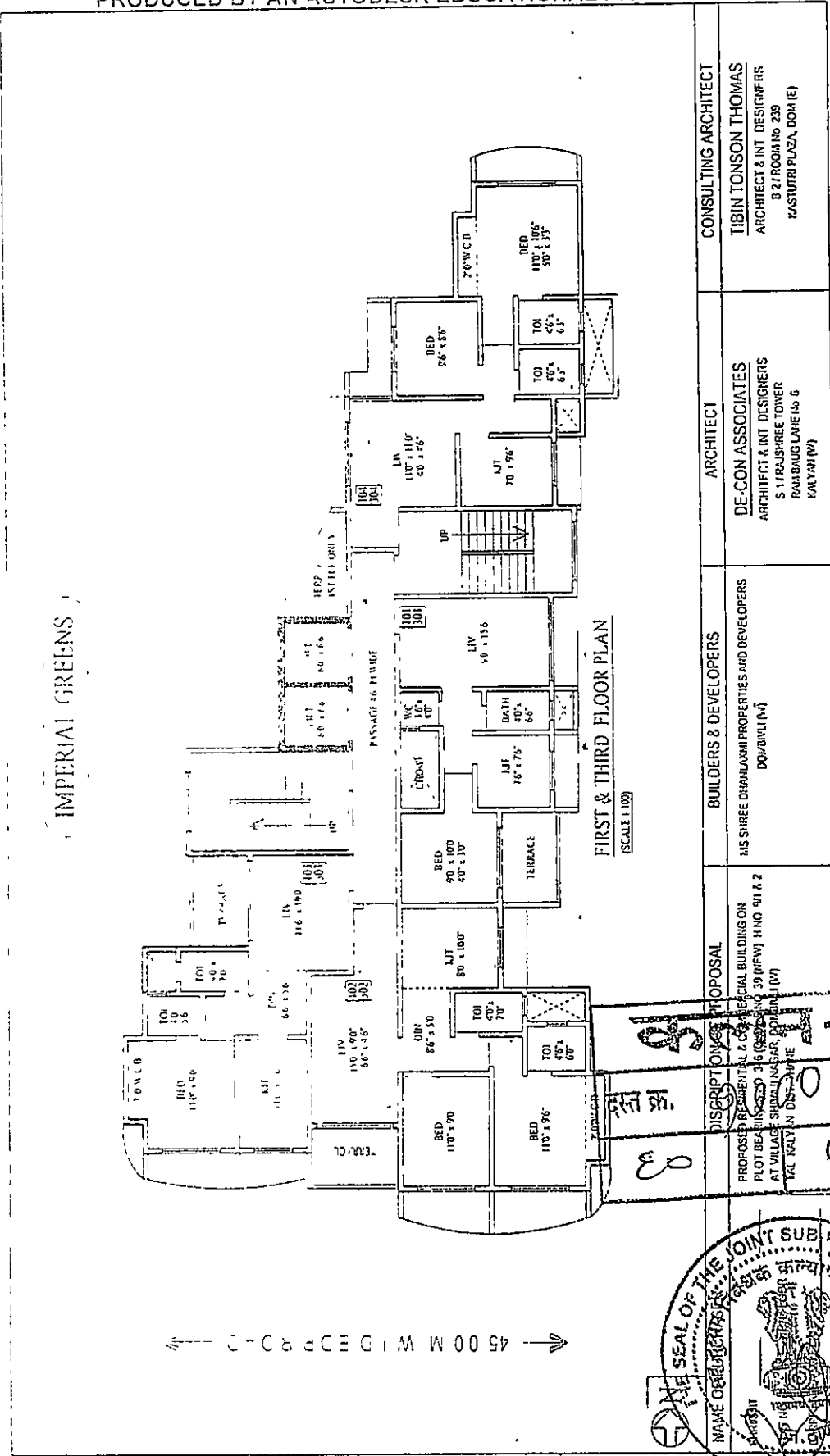
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PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



FIRST & THIRD FLOOR PLAN
SCALE 1:100

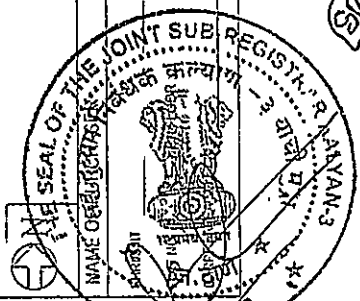
IMPERIAL GREENS

CONSULTING ARCHITECT
TIBIN TONSON THOMAS
ARCHITECT & INT DESIGNERS
B 2 / ROCHA No. 239
KASTURI PLAZA, DOHA (E)

ARCHITECT
DE-CON ASSOCIATES
ARCHITECT & INT DESIGNERS
S 11 RAJSHREE TOWER
RAMBAJUG LANE No 6
KALYAN (W)

BUILDERS & DEVELOPERS
M/S SHREE DHANUJAM PROPERTIES AND DEVELOPERS
DOWD/W/L/V/1

PROPOSAL
PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON
PLOT BEARING NO. 316 (SECTION 39 (NEW)) H NO 911 & 2
AT VILLAGE SHIVALANESAR, DISTRICT (W)
TAL KALYAN DISTRICT



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

वसुधा स्वतंत्र चो रक्षे

कलम - ३	
दस्ता क्र. १०००	२०२३
९१	७७





23/05/2017

सूची क्र.2

दरम्यानियमक साह द्यानि कल्याण 3

दस्तावेजांक 2379/2017

नोंदणी

Regn:83m

गावाचे नाव : 1) शिवाजीनगर

(1) घिलेखाचा प्रकार	विकासनकरारनामा
(2) भोवदला	1600000
(3) बाजारगाव(भाडेपट्ट्याच्या वाढतितपट्ट्यासार आकारणी देतो की पट्टेदार ते नमुद करावे)	1375000
(4) भू-मापन,पोटहिस्ता व घरकामांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन :- इतर माहिती: माजे शिवाजीनगर जुना स नं 125,नवीन स नं 34,हिस्ता नं:2,एकूण क्षेत्र 680 चौ मी.यापैकी क.डो. म. पा स हस्तांतरीत केलेले 634 चौ मी एवढे आरक्षित क्षेत्र वगळून उर्वरित 46 चौ मी ही जमीन मिळकत((Survey Number OLD S NO 125 NEW S NO 34, HISSA NO 2 ;))
(5) क्षेत्रफळ	1) 46 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-काळू सुकन्या भोईर वय:-66; पत्ता:-प्लॉट नं:- माळा नं:- इमारतीचे नाव:- ब्लॉक नं:-, रोड नं:- डोंविवली परिषद, ता-कल्याण, जि ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 421202 पॅन नं:- 2): नाव:-कमला मुकुंद भोईर वय:-72; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- डोंविवली परिषद, ता-कल्याण, जि ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 421202 पॅन नं:- 3): नाव:-अरुण मुकुंद भोईर वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- डोंविवली परिषद, ता-कल्याण, जि ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 421202 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे श्री धनलक्ष्मी प्रॉपर्टीज व डेव्हलपर्स तर्फे भागीदार दितीप-व्यशिन्याय मोरे वय:- 52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- राजधानी अपार्टमेंट, ब्लॉक नं:-, रोड नं:- म. फुले रोड, डोंविवली परिषद, ता-कल्याण, जि ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 421202 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	23/05/2017
(10) दस्तावेजांक केलेल्याचा दिनांक	23/05/2017
(11) अस्तुमामा, खंड व मूळ	2379/2017
(12) बाजारगाव/भाडेपट्ट्याचे मूदोक शुल्क	80000
(13) बाजारगाव/भाडेपट्ट्याचे नोंदणी शुल्क	16000
(14) धरं	

साह दरम्यानियमक साह द्यानि कल्याण 3

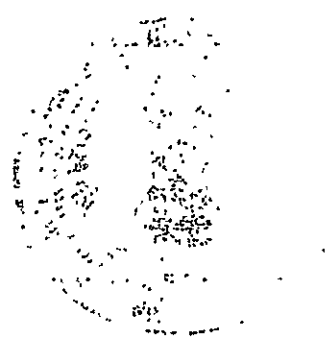
वर्ग क्र. 3	2023
9000	100
52	100



मुदोक शुल्काची विवराण घेतलेला
मुदोक शुल्काचा नोंदणी शुल्काचा विवराण घेतलेला

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

कल्याण - ३	
दस्त क्र.	१००० २०२३
 	





दस्तावेजांक व वर्ष: 2275/2008

Tuesday, April 22, 2008

4:37:05 PM

मुख्य निबंधक: कल्याण 4

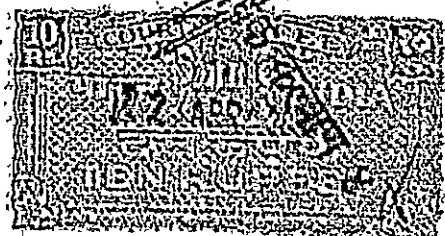
सूची क्र. दोन INDEX NO. II

पेज: 03 ग.

Page: 03 m. 07

गावाचे नाव : शिवाजीनगर

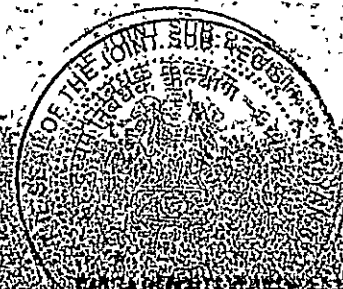
- (1) विलेखाचा प्रकार, भोवदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नगूद करावे) मोबदला रु. 4,113,500.00
या.भा. रु. 4,324,500.00
- (2) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास) (1) वर्णना भोजे शिवाजीनगर रोधील रा नं 39/9 पे क्षेत्र 864.86 चौ.मी. खुली जमिन मिळकत यावत.
- (3) क्षेत्रफळ (1) 864.86 चौ मी
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
(1) श्रीराम राजाराम म्हात्रे सुभाष रोड, कुमरखाने पाडा, कल्याण प. ए. जे. वसु धी एम 1591 थि - घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
(2) मान्यता देणार न. एन. पी. एन्टरप्रायझेस, तर्फे प्रोप्रायटर श्री अशोक विठ्ठल लावणे 2/3, साईछाया पाळ, सरियापा, पाडा, डोंडिवली प. ए. जे. वसु धी एम 1591 थि - घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
(1) मे. प्रमोदलक्ष्मी प्रॉपर्टीज डेव्हलपर्स प्र. प्रा. लि. मालीदार शैलेशकुमार शिवजी अत्रावाडीया -; घर/प्लॉट नं: 002/डी-5, भोलेनाथ अपा, खडकपाडा, कल्याण प. ए. आय एल. पी. ए. 8331 एम.; गल्ली/रस्ता: -; ईमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 21/04/2008
- (8) नोंदणीचा 22/04/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 2275/2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 43245.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेंरा



कलम - 3

दिनांक 22/04/2008

६३ ७०

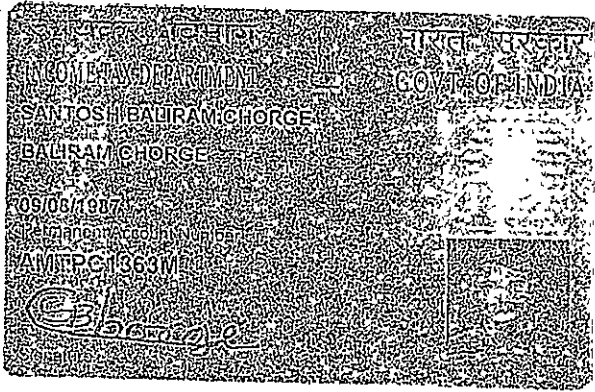


कल्याण - ३	
दस्ता क्र. १०१०	२०२३
S/S	



करना - ३	
दस्ता क्र. १०००	२०२३
६९	७०

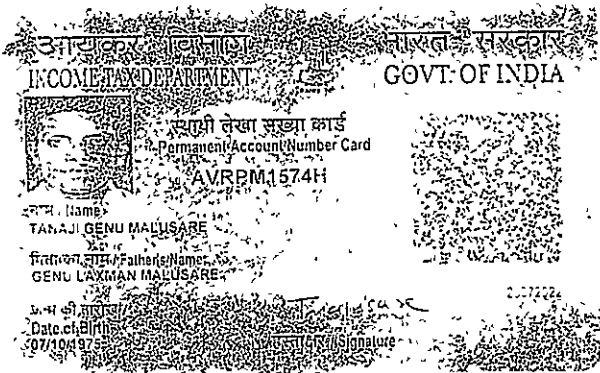




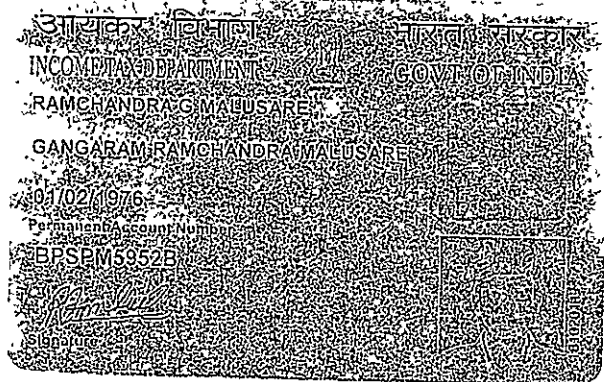
S.Chorge [Fingerprint]



[Fingerprint] *Adil*



Tanajusare



Gangaram [Fingerprint]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा सख्या कार्ड
Permanent Account Number Card

ADBPU8149C

नाम / Name
VANITA SANTOSH CHORGE

पिता का नाम / Father's Name
DATTARAM TUKARAM UTEKAR


जन्म की तारीख / Date of Birth
14/06/1987

हस्ताक्षर / Signature

कलन - ३	
दस्तावेज क्र. 9000	2023
[Handwritten signature]	
[Handwritten text]	

वनिता



आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
SHREE DHANLAXMI PROPERTIES AND DEVELOPERS		
22/04/2008		
Permanent Account Number		
ADDRESS		

[Handwritten signature]

कलन - ३	
दस्त क्र. १७००	२०२३
६७	७०



CHALLAN
MTR Form Number-6



GRN	MH014614314202223E	BARCODE	[Barcode]		Date	01/02/2023-10:40 15	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)		AMTPC1363M		
Office Name KLN3_KALYAN NO 3 JOINT SUB REGISTRA				Full Name		SANTOSH BALIRAM CHORGE		
Location THANE				Flat/Block No.		IMPERIAL GREENS, FLAT NO 301, 3 RD-FLOOR		
Year 2022-2023 One Time				Premises/Building		SHIVAJINAGAR, TALUKA KALYAN DIST THANE		
Account Head Details			Amount In Rs.		Road/Street			SHIVAJINAGAR, TALUKA KALYAN DIST THANE
0030046401 Stamp Duty			234500 00		Area/Locality			DOMBIVLI WEST
0030063301 Registration Fee			30000 00		Town/City/District			
				PIN		4	2	1
				PIN		2	0	2
				Remarks (If Any)				
				PAN2=ABTFS5659R~SecondPartyName=SHREE DHANLAXMI				
				PROPERTIES AND DEVELOPERS-				
				Amount In		Two Lakh Sixty Four Thousand Five Hundred Rupees 0		
				Words		nly		
Total				2,64,500.00				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref No.	69103332023020110463	722265509
Cheque/DD No				Bank Date		RBI Date	01/02/2023-10:43:39	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID

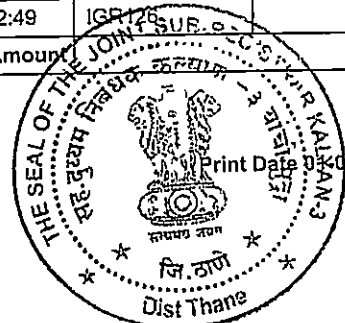
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

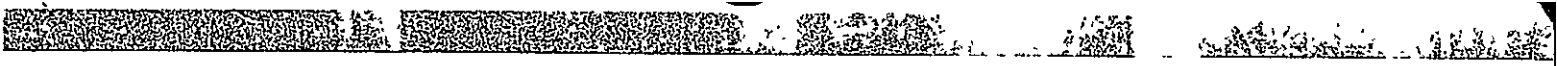
सदर नॉटान केवल दुर्यम निवृत्तक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर नॉटान लागू नाही.

Mobile No. : 8356886845

Challan Defaced Details

Sr. No	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-72-1700	0007272386202223	01/02/2023-18:02:49	IGR126	30000.00
2	(IS)-72-1700	0007272386202223	01/02/2023-18:02:49	IGR126	234500.00
Total Defacement Amount					2,64,500.00





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72/1700

बुधवार, 01 फेब्रुवारी 2023 6:03 म.न

दस्त गोषवारा भाग-1

कलन3 ६६/७०

दस्त क्रमांक: 1700/2023

दस्त क्रमांक, कलन3 /1700/2023

वाजार मूल्य रु 27,56,500/-

मौबदला रु. 33,50,000/-

भरणेले मुद्राक शुल्क रु.2,34,500/-

दु. नि मह दु नि. कलन3 याचे कार्यालयात

अ न 1700 वर दि 01-02-2023

गेजी 5.59 म.न. वा. हजर केला

पावती-1908

पावती दिनांक: 01/02/2023

मादरकरणाराचे नाव: संतोष बळीराम चोरगे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठाची सख्या: 70

एकुण: 31400.00

दस्त हजर करणाऱ्याची सही

Joint Sub Registrar Kalyan 3

Joint Sub Registrar Kalyan 3

दस्ताचा प्रकार: करारनामा

मुद्राक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 01 / 02 / 2023 05 59 : 48 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 01 / 02 / 2023 06 00 . 55 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

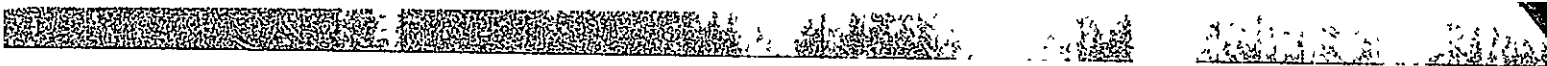
सदर दस्तापत्र नोंदणी कायदा १९८८ व स नो.का. नियम १९६१ अन्वये नमूदीनुसार नोंदणीस दाखल केला आहे दस्तामधील नमूद करणारे निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले व दस्ताचे उरलेले भरणेले कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती यापुढील दस्तातून नमूद करणारे सदर हस्तांतरण दस्तांमुळे राज्यपालांच्या पत्रव्यवस्थेबाबत याच्या कोणत्याही कायदे/नियम/परिषत्रक यांचे उद्घरण होत नाही

लिहून घेणार सही

लिहून घेणार सही

पामिता संतोष चोरगे





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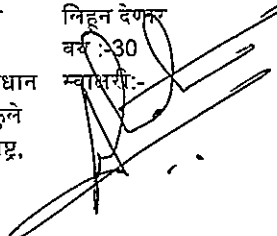


दन्त गोपवाग भाग-2

कलन 3/1700/2023
दस्त क्रमांक: 1700/2023

01/02/2023 6 06.08 PM

दन्त क्रमांक कलन3/1700/2023


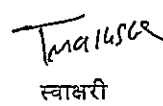


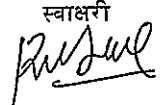

दन्ताचा प्रकार :- करारनामा

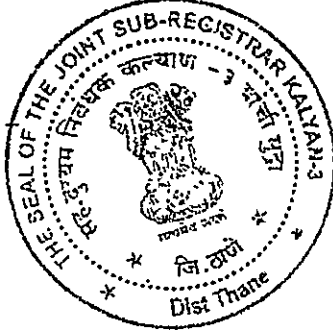
अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव मतोप बळीगम चोरगे -- पत्ता: प्लॉट नं --, माळा नं --, इमारतीचे नाव चिनामणी चाळ न 1, रूम न 2, ब्लॉक नं --, रोड न. महात्मा फुले रोड, गोपीनाथ चौक, डोविवली प, महाराष्ट्र, ठाणे पॅन नंबर: AMTPC1363M	लिहून घेणार वय :-35 स्वाक्षरी:- 		
2	नाव: वनिना मतोप चोरगे -- पत्ता: प्लॉट नं --, माळा नं --, इमारतीचे नाव चिनामणी चाळ न 1 , रूम न 2, ब्लॉक नं --, रोड न महात्मा फुले रोड, गोपीनाथ चौक , डोविवली प, महाराष्ट्र, ठाणे पॅन नंबर ADBPU8149C	लिहून घेणार वय :-35 स्वाक्षरी:- वनिना शंतेराज चोरगे		
3	नाव: मेनम श्री धनलक्ष्मी प्रॉपर्टिज अँड डेव्हलपमेंट फॉर् भागीदार अनिकेत गुलनाथ म्हात्रे -- पत्ता: प्लॉट नं --, माळा नं --, इमारतीचे नाव ओम नाई समाधान सोमायटी लिमिटेड, ब्लॉक न 001, 002, रोड न महात्मा फुले रोड भर्गु भोईर नगर, गंगीवाचा वाडा, डोविवली प, महाराष्ट्र, ठाणे पॅन नंबर ABTFS5659R	लिहून देणार वय :-30 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिद्धा व 3 ची वेळ 01/02/2023 06 03 27 PM

ओळख -

खालील इमम अमे निवेदीन करताना की ते दस्तऐवज करून देणा-याना व्यक्ती ओळखतात, व त्याची ओळख पटवितात

अनु क्र	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव तानाजी मालुनर -- वय 46 पत्ता: डोविवली प पिन कोड 421201	 स्वाक्षरी 	
2	नाव रामचंद्र मालुनर -- वय 48 पत्ता: डोविवली प पिन कोड 421201	 स्वाक्षरी 	



शिवका क्र.4 ची वेळ: 01/02/2023 06 : 04 : 14 PM

Joint Sub Registrar Kalyan 3

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
1	SANTOSH BALIRAM CHORGE	eChallan	69103332023020110463	MH014614314202223E	234500 00	SD	0007272386202223	01/02/2023
2		DHC		0102202301742	1400	RF	0102202301742D	01/02/2023
3	SANTOSH BALIRAM CHORGE	eChallan		MH014614314202223E	30000	RF	0007272386202223	01/02/2023

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

1700 /2023

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