

Receipt (pavti)

543/6579

पावती

Original/Duplicate

Thursday, November 30, 2023

नोंदणी क्र. :39म

12:19 PM

Regn.:39M

पावती क्र.: 7815 दिनांक: 30/11/2023

गावाचे नाव: नेरळ

दस्तावेजाचा अनुक्रमांक: कजर2-6579-2023

दस्तावेजाचा प्रकार : विक्री करारनामा

सादर करणाऱ्याचे नाव: मोहम्मद फिरोज अशरफ --

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 29200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:39 PM ह्या वेळेस मिळेल.

S.R. KARJAT 2
सह दुय्यम विक्री करारनामा क्र. २

वाजार मुल्य: रु.2104200 /-

मोबदला रु.2800000/-

भरलेले मुद्रांक शुल्क : रु. 168000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123306303485 दिनांक: 30/11/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.28000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011655862202324E दिनांक: 30/11/2023

वॅकेचे नाव व पत्ता:



04/12/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. कर्जत 2

दस्त क्रमांक : 6579/2023

नोंदणी :

Regn:63m

गावाचे नाव : नेरळ

| | |
|---|---|
| (1)विलेखाचा प्रकार | विक्री करारनामा |
| (2)मोवदला | 2800000 |
| (3) बाजारभाव(भाडेपट्टयाच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2104200 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:कर्जत इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे नेरळ ता.कर्जत जि.रायगड येथील जुना स.नं.34 नवीन स.नं.364 हि.नं.3अ+3ब आणि 1 प्लॉट नंबर 1 ते 11 पैकी प्लॉट नंबर 1 व 2 अशा बिनशेती मिळकतीवर बांधण्यात आलेली श्रीजी कॉम्प्लेक्स वी विंग मधील तिस-या मजल्यावरील ब्लॉक नंबर 303 क्षेत्र 40.31 चौ.मी.कारपेट अशा मिळकतीचे विक्री करारनामा((Survey Number : 364/3A+3B ; Plot Number : 1,2 ;)) |
| (5) क्षेत्रफळ | 1) 40.31 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-विजय बामा भोईर -- वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: छनूर भवन पहिला मजला मच्छी मार्केट समोर डोंबीवली पश्चिम ता.कल्याण जि.ठाणे महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AGXPB8192R 2): नाव:-मान्यता देणार मेसर्स श्री निळकंठ इस्टेट तर्फे भागीदार कानजी रावजी पटेल -- वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नंबर 2 पार्वती विहार चाळ देवी चौक शास्त्री नगर डोंबीवली पश्चिम जि.ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:- |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-मोहम्मद फिरोज अशरफ -- वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वृदावंत को.ऑप.हौ.सोसायटी प्लॉट नंबर 16 प्लॉट नंबर 194 शिव मंदीर जबळ सेक्टर 18अ नेरळ पश्चिम नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-CMSPA1559A |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 30/11/2023 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 30/11/2023 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 6579/2023 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 168000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 28000 |
| (14)शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



सह दुय्यम निबंधक कर्जत क्र. २

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

Valuation ID 202311302600

30 November 2023, 12:12:12

मूल्यांकनाचे वर्ष 2023
जिल्हा रायगड
तालुक्याचे नांव : कर्जत
गांवाचे नांव : नेरळ व आनंदवाडी
प्रमुख मूल्य विभाग : 27
उप मूल्य विभाग : 27.1
क्षेत्राचे नांव Influence Area

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर
43500

मोजमापनाचे एकक
चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र - 48.372 चौ. मीटर
बांधकामाचे वर्गीकरण - 1-आर सी सी
उद्ववाहन सुविधा - आहे

मिळकतीचा वापर - निवासी सदनिका
मिळकतीचे वय - 0 TO 2 वर्षे
मजला - 1st To 4th Floor

मिळकतीचा प्रकार - बांधीव
मूल्यदर/बांधकामाचा दर - Rs.43500/-

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)
= (43500 * (100 / 100))
= Rs.43500/-

मजला निहाय घट/वाढ = 100% of 43500 = Rs.43500/-

Rules Applicable 3, 19, 18

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 43500 * 48.372
= Rs.2104182/-

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझॅनार्डिन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 2104182 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.2104182/-
= ₹ एकवीस लाख चार हजार एक शें ब्याऐंशी /-

Home

Print

सह दुय्यम निबंधक कर्जत क्र.२



क.ज.र-२

६५०९ / २०२३

९ / ६०



CHALLAN
MTR Form Number-6



| | | | | | |
|--|--------------------|---------------|--------------------------|---|---------|
| GRN | MH011655862202324E | BARCODE | Date 30/11/2023-11 19 04 | | Form ID |
| Department Inspector General Of Registration | | | Payer Details | | |
| Type of Payment Stamp Duty Registration Fee | | | TAX ID / TAN (If Any) | | |
| Office Name KJT_KARJAT SUB REGISTRAR | | | PAN No.(If Applicable) | AGXPB8192R | |
| Location RAIGAD | | | Full Name | VIJAY BAMA BHOIR | |
| Year 2023-2024 One Time | | | Flat/Block No. | FLAT NO. 303, 3RD FLOOR, | |
| Account Head Details | | Amount In Rs. | Premises/Bullding | | |
| 0030046401 | Stamp Duty | 168000.00 | Road/Street | SHREEJI COMPLEX,VILLAGE NERAL, KARJAT. | |
| 0030063301 | Registration Fee | 28000.00 | Area/Locality | DIST. RAIGAD | |
| | | | Town/City/District | | |
| | | | PIN | 4 1 0 1 | |
| | | | Remarks (If Any) | PAN2=CMSPA1559A~SecondPartyName=FIROZ ASHRAF- | |
| | | | Amount In | One Lakh Ninety Six Thousand Rupees Only | |
| Total | | | Words | | |
| | | | Amount In | 1,96,000.00 | |



| | | | | | |
|-------------------|-----------|---------------------------|--------------------------|----------------------|--------------|
| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332023113012752 | 2840784390 |
| Cheque/DD No. | | Bank Date | RBI Date | 30/11/2023-11:20:10 | Not Verified |
| 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 चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करतावयाच्या दस्तासाठी लागू नाही.

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|-------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1 | (iS)-543-6579 | 0006102934202324 | 30/11/2023-12:19:32 | IGR149 | |
| 2 | (iS)-543-6579 | 0006102934202324 | 30/11/2023-12:19:32 | IGR149 | |
| Total Defacement Amount | | | | | 1,96,000.00 |



IGR149
ज.र-२
६५००/२०२३
२/६०



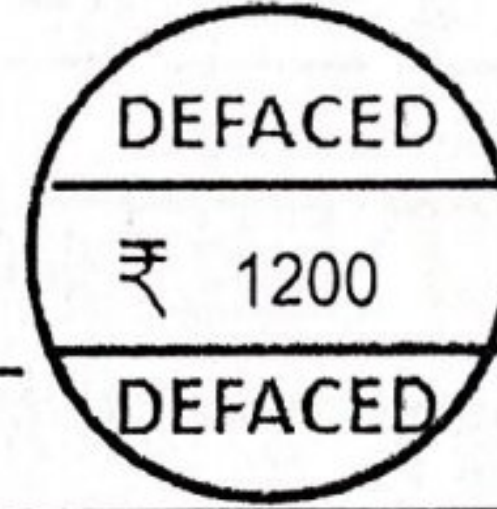
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1123306303485

Receipt Date 30/11/2023

Received from VIJAY BAMA BHOIR, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered on Document No. 6579 dated 30/11/2023 at the Sub Registrar office Joint S.R. Karjat 2 of the District Raigarh.



Payment Details

Bank Name IBKL

Payment Date 30/11/2023

Bank CIN 10004152023113003269

REF No. 2871850492

Deface No 1123306303485D

Deface Date 30/11/2023

This is computer generated receipt, hence no signature is required.



क.ज.र-२
६५७९ / २०२३
३ / ६०



CHALLAN
MTR Form Number-6



| | | | | | | | | |
|-----------------|-----------------------------------|---------|-----------|---------------------------|---|----------------------|---------|-----------------------|
| GRN | MH011655862202324E | BARCODE | [Barcode] | | Date | 30/11/2023-11:19:04 | Form ID | 25.2 |
| Department | Inspector General Of Registration | | | Payer Details | | | | |
| Type of Payment | Stamp Duty Registration Fee | | | TAX ID / TAN (If Any) | | | | |
| | | | | PAN No.(If Applicable) | AGXPB8192R | | | |
| Office Name | KJT_KARJAT SUB REGISTRAR | | | Full Name | VIJAY BAMA BHOIR | | | |
| Location | RAIGAD | | | | | | | |
| Year | 2023-2024 One Time | | | Flat/Block No. | FLAT NO. 303, 3RD FLOOR, | | | |
| | | | | Premises/Building | | | | |
| | | | | Road/Street | SHREEJI COMPLEX,VILLAGE NERAL, TAL. KARJAT, | | | |
| | | | | Area/Locality | DIST. RAIGAD | | | |
| | | | | Town/City/District | | | | |
| | | | | PIN | 4 | 1 | 0 | 1 |
| | | | | Remarks (If Any) | PAN2=CMSPA1559A~SecondPartyName=FIROZ ASHRAF~ | | | |
| | | | | Amount In | One Lakh Ninety Six Thousand Rupees Only | | | |
| | | | | Words | | | | |
| Total | 1,96,000.00 | | | | | | | |
| Payment Details | IDBI BANK | | | FOR USE IN RECEIVING BANK | | | | |
| | | | | Bank CIN | Ref. No. | 69103332023113012752 | | 2840784390 |
| | | | | Bank Date | RBI Date | 30/11/2023-11:20:10 | | Not Verified with RBI |
| | | | | Bank-Branch | IDBI BANK | | | |
| | | | | Scroll No. , Date | Not Verified with Scroll | | | |

Mobile No. : 0000000000

Department ID :

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे, नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



क. ज. न. 2023 11:20:21
एडवोकेट 2023
र/६०

| Department of Stamp & Registration, Maharashtra | |
|---|--------------------|
| Receipt of Document Handling Charges | |
| PRN 1123306303485 | Date 30/11/2023 |
| Received from VIJAY BAMA BHOIR, Mobile number 0000000000, an amount of Rs.1200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Karjat of the District Raigarh. | |
| Payment Details | |
| Bank Name IBKL | Date 30/11/2023 |
| Bank CIN 10004152023113003269 | REF No. 2871850492 |
| This is computer generated receipt, hence no signature is required. | |



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|---------|------|
| क.ज.र-२ | |
| ६५७७ | २०२३ |
| ५ | ६० |

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE IS MADE AT NERAL

ON THIS 30 DAY OF **NOVEMBER 2023**

BETWEEN

Mr. VIJAY BAMA BHOIR, Age 59 years, having its office address ar Chhanur Bhawan, First Floor, opp. Macchi Market, Dombivili (w), Taluka Kalyan, Dist Thane, hereinafter called and reffered as **"VENDOR/DEVELOPER"**[which expression unless it be repugnant to the context or otherwise shall mean and include partners for the time being and the partners that may be inducted hereinafter, their heirs, executers, administrators, assigns and survivors] the party of **FIRST PART.**

AND

1) MD FIROZ ASHRAF, Age 51 years, PAN CARD NO. CMSPA1559A Residing at **Vrindavan CHS Flat No.16, Plot No.194 Near Shiv Mandir, Sector 18A, Nerul (W) 400706** hereinafter for the sake of brevity called and referred to as the **"PURCHASER(S)"** [which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns of the **SECOND PART.**

AND

M/S SHREE NEELKANTH ESTATE, a partnership firm, constituted under Indian Partnership Act, 1932, having its Office at. Shop no. 2, Parvati Vihar Chawl, Devi Chowk, Shashtri Nagar, Dombivli (W), Dist Thane, through their Partner **MR. KANJI RAVAJI PATEL, Age 55 years**, hereinafter called and referred as **"Promoters / Confirming party"** [which expression unless it be repugnant to the context or otherwise shall mean and include partners for the time being and the partners that may be inducted hereinafter, their heirs, executors, administrators, assigns and survivors] the Party of **THIRD PART.**

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| | |
|------------|------|
| K.M. JAT-2 | |
| 24/11/2023 | 2023 |
| 2 | 10 |

WHEREAS Shri Chandrkant Atmaram Sawant, Mrs. Sateja Shambhu Golvankar and Shri Shambhu Rameshchandra Golvankar are the owners of land lying, being and situate at Revenue Village Neral, Tal. Karjat, Dist. Raigad, within the limits of Panchayat Samiti Karjat and within the limits of Sub-registration district Karjat bearing

| Plot No. | Old Survey no. | New Survey no. | Hissa no. | Admeasuring in Sq. Mtrs |
|----------|----------------|----------------|-------------|-------------------------|
| 1 | 34 | 364 | 3A + 3B & 1 | 345 Sq. Mtrs. |
| 2 | 34 | 364 | 3A + 3B & 1 | 421 Sq. Mtrs. |
| 3 | 34 | 364 | 3A + 3B & 1 | 293 Sq. Mtrs. |
| 4 | 34 | 364 | 3A + 3B & 1 | 281 Sq. Mtrs. |
| 5 | 34 | 364 | 3A + 3B & 1 | 292 Sq. Mtrs. |
| 6 | 34 | 364 | 3A + 3B & 1 | 262 Sq. Mtrs. |
| 7 | 34 | 364 | 3A + 3B & 1 | 270 Sq. Mtrs. |
| 8 | 34 | 364 | 3A + 3B & 1 | 242 Sq. Mtrs. |
| 9 | 34 | 364 | 3A + 3B & 1 | 230 Sq. Mtrs. |
| 10 | 34 | 364 | 3A + 3B & 1 | 371 Sq. Mtrs. |
| 11 | 34 | 364 | 3A + 3B & 1 | 603 Sq. Mtrs. |
| | | | Total | 3610 Sq. Mtrs. |

(hereinafter for the sake of brevity called and referred as the "Entire Property"), more particularly described in the Schedule hereunder written.

ANDWHEREAS Smt. Tarabai Namdeo Bhosale, Smt. Hirabai Tukaram Mande & Shri Nitin Tukaram Mande were the original owners of the entire property.

AND WHEREAS by and under Sale Deed dated 7th April 1992, registered in the office of sub-registrar of Assurances, Karjat at serial no. 1154, on even date, Smt. Tarabai Namdeo Bhosale, Smt. Hirabai Tukaram Mande & Shri Nitin Tukaram Mande had sold, conveyed and transferred the entire property unto Shri Dipak Deviprasad Pardeshi, Shri Chandrakant Atmaram Sawant & Mr. Shambhu Rameshchandra Golvankar on the terms, conditions and consideration mentioned therein.



AND WHEREAS by and under Release Deed dated 18th March 1994, registered in the office of sub-registrar of Assurances Karjat at serial no. 573/1994, Shri Dipak Deviprasad Pardeshi and Shri Shambhu Rameshchandra Golvankar had released their rights in respect of the

| | |
|----------------|------|
| क. ज. र. - २१५ | |
| ६५७६ | २०२३ |
| ७ | ६० |

[Handwritten signature]

entire property in favour of Mr. Chandrakant Atmaram Sawant, Smt. Tarabai Namdeo Bhosale and Smt. Hirabai Tukaram Mande.

AND WHEREAS vide mutation entry no. 3456, the names of Shri Dipak Deviprasad Pardeshi and Shri Shambhu Rameshchandra Golvankar had been deleted from the record of rights and the names of Mr. Chandrakant Atmaram Sawant, Smt. Tarabai Namdeo Bhosale and Smt. Hirabai Tukaram Mande have been mutated in the records of rights as owners.

AND WHEREAS by and under Release Deed dated 21st April 1998, registered in the office of sub-registrar of Assurances, Karjat at serial no. 955/1998, Smt. Tarabai Namdeo Bhosale and Smt. Hirabai Tukaram Mande had released their share, right, title and interest in respect of entire property in favour of Shri Chandrakant Armaram Sawant, Mrs. Sateja Shambhu Golvankar and Shri Shambhu Rameshchandra Golvankar.

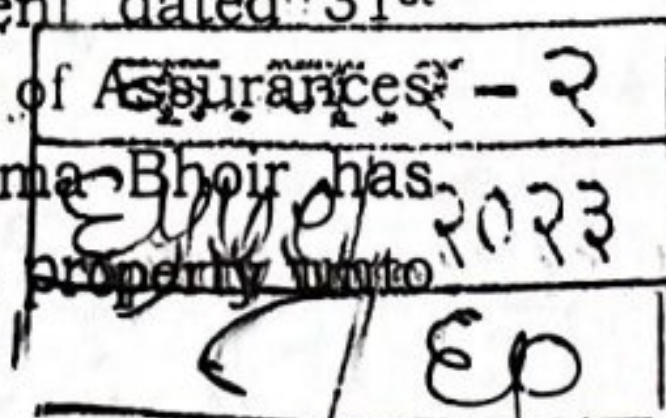
AND WHEREAS vide mutation entry no. 3739, the names of Smt. Tarabai Namdeo Bhosale and Smt. Hirabai Tukaram Mande had been deleted from the record of rights and the names of Shri Chandrakant Armaram Sawant, Mrs. Sateja Shambhu Golvankar and Shri Shambhu Rameshchandra Golvankar have been mutated in the records of rights as owners.

AND WHEREAS by virtue of the aforesaid Release Deed dated 21st April 1998 Shri Chandrakant Armaram Sawant, Mrs. Sateja Shambhu Golvankar and Shri Shambhu Rameshchandra Golvankar, became the owners of the entire property.

AND WHEREAS by and under Development Agreement dated 21st December 2013, registered in the office of Sub-Registrar of Assurances, Karjat at serial no. 8439, on 27/12/2013, the owners have granted development rights in respect of the entire property unto Shri Vijay Bama Bhoir on the terms, conditions and consideration mentioned therein for consideration in view of residential and commercial saleable construction of 4700 sq.fts in plot no. 1 and 35% in plot no. 8 to 10.

AND WHEREAS in pursuance of the said Development Agreement dated 21st December 2013, the owners have executed Power of Attorney dated 27th December 2013, in favour of Shri Vijay Bama Bhoir, to do all acts, deeds, things set out therein.

AND WHEREAS by and under Development Agreement dated 31st December 2013, registered in the office of sub-registrar of Assurances Karjat at serial no. 37, on 2/1/2014, Shri Vijay Bama Bhoir has assigned the Development rights in respect of the entire property unto



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the promoters on the terms, conditions and consideration mentioned therein.

AND WHEREAS in pursuant to the aforesaid Development Agreement, Shri Vishnu Bama Bhoir has executed a Power of Attorney dated 31st December 2013, registered in the office of sub-registrar of Assurances Karjat at serial no. 38, on 2/1/2014, in favour of Shri Viren D. Thakkar and Shri Kanji Ravji Patel, partners of the promoters to do all acts, deeds and things set out therein.

AND WHEREAS the Collector Raigad, Alibaug vide his order dated 24/3/2006, was pleased to sanction the final layout.

AND WHEREAS the Assistant Director of Town Planning, Alibaug was pleased to approve and sanction building plans vide its permission dated 20/10/2008 for carrying out construction by amalgamating plot nos. 1 & 2 out of the aforesaid 11 plots on the terms and conditions mentioned therein.

AND WHEREAS the Assistant Director of Town Planning, Alibaug was pleased to approve and sanction building plans vide its permission dated 20/10/2008 for carrying out construction by amalgamating plot nos. 3, 4 & 5 out of the aforesaid 11 plots on the terms and conditions mentioned therein.

AND WHEREAS the Assistant Director of Town Planning, Alibaug was pleased to approve and sanction building plans vide its permission dated 20/10/2008 for carrying out construction by amalgamating plot nos. 6 & 7 out of the aforesaid 11 plots on the terms and conditions mentioned therein.

AND WHEREAS in pursuance of the aforesaid Development Agreement the Promoters have been put into vacant and peaceful possession of the Said property and got right to develop the Said property in accordance with the building permission and plans approved and sanctioned by Assistant Director of Town Planning, Alibaug with further revisions, alterations and modifications.

AND WHEREAS the aforesaid Development Agreement and the Power of Attorney recited hereinabove are in existence and in force and binding on the parties thereto.

AND WHEREAS out of the entire property, an area adm. 39.50 sq. mts back area and an area adm. 560 Sq. Mtrs. + 99 SQ. Mtrs (RG) is retained for the owners as per the terms of the Development Agreement dated 31/12/2005.



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AND WHEREAS out of the aforesaid property an area adm. _____ Sq. Mtrs. is affected under internal layout Road.

AND WHEREAS after deducting the layout road the promoters are entitled to construct the building/s on the land adm. _____ Sq. Mtrs. being the portion of the entire property hereinafter for the sake of brevity called and referred to as the "said property" more particularly described in Schedule B hereunder written and upon completion of the said building/s by using, utilizing and consuming the maximum potentially of the Floor Space Index, Transferable Development Rights, Staircase Floor Space Index and other permitted increases thereon as may be sanctioned by the planning authority from time to time and on formation & registration of the Co-operative Housing society and / or any corporate body as the case may be, the promoter will convey and /or cause to convey the said property along with the building/s and structure/s standing thereon in part or whole to the Co-operative Housing society and / or any corporate body as the case may be.

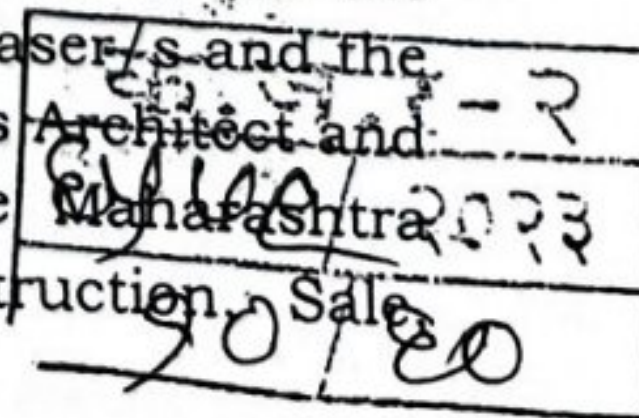
AND WHEREAS while sanctioning the said plans the concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the building to be constructed thereon upon the due observance 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 in pursuance to the sanctioned plans and permissions the Promoters have commenced the construction work of the proposed building on said property.

AND WHEREAS the Promoters have appointed Architect **RAISINGH AHUJA AND ASSOCIATES** for preparation of the structural design and drawing & RCC design by **K.K. PATEL** (RCC Consultant) of the building and the Promoters accepts the professional supervision of the Architect and the structural engineers till the completion of the building.

AND WHEREAS the Promoters had constructed a new multi-storied building on the said property as per the sanctioned plans and permissions.

AND WHEREAS the Purchaser/s has/have demanded from the Promoters and the Promoters have given the inspection of all the documents of title relating to the said land to the Purchaser/s and the plans, designs, specifications prepared by the Promoters Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale



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Management and Transfer) Act, 1963, (hereinafter referred to as "The Said Act") and the rules made there under.

AND WHEREAS the copies of 7 x 12 Extracts, Certificate of Title issued by the Advocate of the Promoters of the said property and the list of amenities to be provided and the floor plan approved by the local authority have been annexed hereto.

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

AND WHEREAS the Promoters have made a full and true disclosures of the nature of their title to the said land on which the proposed building is being constructed and have also given the Purchaser the inspection of the plans and specifications of the said proposed building, as well as the scope of open and marginal spaces in the said property.

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

AND WHEREAS the parties hereto are desirous of reducing the terms and conditions in writing by executing this agreement as under:

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

1. The Promoters shall construct multi storied building/s on the said property shown in accordance with the designs, specifications and plans approved by the concerned local authority as herein before recited and which the Purchaser/s has seen and approved, with only such variations and modifications as the developers may consider necessary or as may be required by the Assistant Director of Town Planning, Aibaug to be made in them and for which the Purchaser hereby gives his/her/its irrevocable consent.

2. The Purchaser/s hereby agree/s to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser/s the Flat / Shop No. **303**, on the **Third Floor**, (herein after called as the "said flat/shop") admeasuring **40.31 Sq. Mtrs. (Carpet)** + open terrace admeasuring _____ sq. ft. in **B wing**, in the project known as "**SHREEJI'S COMPLEX**" to be constructed on the said property for the price and total consideration of **Rs. 28,00,000/- (Rupees Twenty Eight Lakh Only)**.

3. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/herself/themselves/itself about the title of



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the promoters to the said property and on being satisfied he/she/they agreed to purchase flat/shop from the promoter.

4. The Purchaser/s has/have paid to the Vendor a sum of **Rs. 2,00,000/- (Rupees Two Lakh Only)** on or before the execution of this Agreement as Earnest Money (The payment and receipt whereof the Promoter do hereby admit and acknowledge) and the purchaser/s hereby agree/s to pay to the Vendor the balance amount of Purchase price of **Rs. 26,00,000/- (Rupees Twenty Six Lakh Only)** in the following manner.

- a) Rs. /- (Rupees Only) on completion of plinth.
- b) Rs. /- (Rupees Only) completion of 1st slab
- c) Rs. /- (Rupees Only) completion of 2nd slab.
- d) Rs. /- (Rupees Only) completion of 3rd slab.
- e) Rs. /- (Rupees Only) completion of 4th slab.
- f) Rs. /- (Rupees Only) completion of Bricks and Plaster work.
- g) Rs. /- (Rupees Only) completion of sanitary fittings.
- h) Rs. /- (Rupees Only) within seven days from the date of intimation about the possession of the said flat / shop offered by the Vendor to the Purchaser/s.

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5. The Purchaser/s hereby confirm/s that the installment of the balance purchase price payable by the Purchaser/s to the Vendor under these presents as mentioned in the Clause 4 herein above and all other amounts payable by the purchaser/s to the Vendor under these presents shall be paid by the purchaser/s on their respective due dates without any delay or default on the part of purchaser/s, as time in respect of the payments of each installment of the balance price and in respect of all other amounts payable by the purchaser/s to the Vendor under these presents, is of the essence of the contract. The purchaser/s agree/s to pay to the Vendor interest @ 24% p.a. on the amount becoming due and payable by the purchaser/s to the vendor under the terms of these presents from the date the said



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amount is due and payable by the purchaser/s to the Vendor till the receipt thereof by the vendor .

6. Without prejudice to the right of the vendor to charge interest on all the delayed payments as provided in clause 4 immediately preceding herein above, on the purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the vendor under this agreement, (including his/her/their/its proportionate share of taxes levied by the concerned local authorities and other outgoing) and / or the purchaser/s committing breach of any of the terms and conditions herein contained, the vendor shall be fully entitled, at its option to terminate this agreement.

7. By executing this agreement the Purchaser has accorded his/her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the promoters are entitled to sell, mortgage or create charge on any flats/shops/unit etc., which is not hereby agreed to be sold.

8. By executing this agreement, the Purchaser has accorded his/her consent as required under section 7 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963, whereby the promoters are entitled to make such alterations in the structures in respect of the said any flats/shops/unit etc., agreed to be purchased by purchaser and/or such other alterations or additions in the structure of the building/s as may be necessary and expedient in the opinion of the Architect/Engineer.

9. PROVIDED FURTHER that upon termination of this agreement as aforesaid the vendor shall be entitled to forfeit the earnest money and shall refund to the purchaser/s the balance without any interest on the same and upon termination of this agreement the vendor shall be at liberty to deal with and/or dispose off and/or sell the said flat/shop to such person/s, at such price and upon such terms and conditions as the vendor may in its absolute discretion deem fit and the Purchaser/s shall not be entitled to raise any objection in that behalf.

10. If at any time prior to or even after the execution of the conveyance, the Floor Space Index at present applicable to the said property is increased, such increase shall ensure for the benefit of the Promoter alone without any rebate to the Purchaser/s and the Promoter shall have right to appropriate, utilize and consume all the benefits of any additional FSI and the Promoter shall have right to use TDR for construction on the said property when sanctioned by the Assistant Director of Town Planning, Raigad or the concerned



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authority and to make necessary additions and alterations and put up additional structures / building or raise upper floors as may be permitted by the Assistant Director of Town Planning, Raigad or the concerned authority and the Purchaser/s shall not be entitled to raise any objection or to claim or seek any reduction in the sale price of the said flat / shop and / or claim any compensation or damages on the ground of in-convenience or any other ground whatsoever from the Promoter.

11. In case the purchaser/s transfers the flat/shop to any other person or persons before formation of the society in that case the necessary permission from the Promoters for such transfer shall be obtained otherwise the transfer will not be valid, proper and / or binding on the promoters.

12. The amenities to be provided by the Promoter in the flat / shop in the said building are those that are set out in the Annexure "B" annexed hereto.

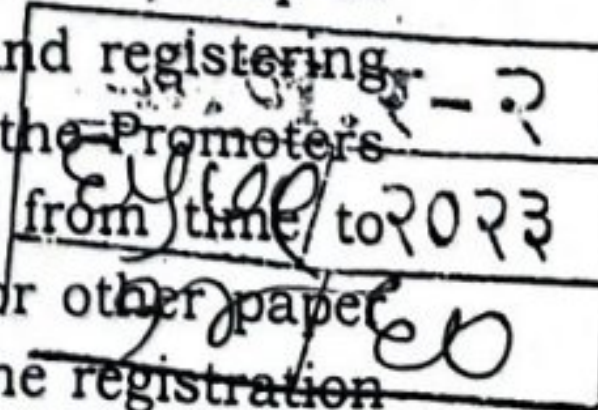
13. The Vendor shall give possession of the said flat/shop to the purchaser or his/her/nominee/s on or before _____ after completing the building and the same being ready for use and occupation provided all the dues as agreed under the agreement are paid to the promoters and nothing is due and payable in respect thereof. The Vendor shall be entitled to reasonable extension of time for giving delivery of the said flat / shop or other unit on the aforesaid date, if the completion of the building in which the said flat/ shop or other unit is situated is delayed on account of:

- a. Non-availability of steel, cement or other building material, water or electric supply;
- b. War, Civil commotion or act of God;
- c. Any notice, order, rule, notification of the government and / or other public body or competent authorities.

14. The purchaser shall take the possession of the flat/shop within seven days of Promoters giving written notice to the Purchasers intimating that the said flat/shop is/are ready for use and occupation.

15. The Purchaser/s shall use the said flat only for the purpose of residence, and shop for commercial purpose subject to promoter's conformation.

16. The Purchaser along with other purchasers of the flats/shop in the building and other buildings shall join in forming and registering the Co-operative Society to be known by such name as the Promoters may decide and for this purpose he/she/they/it, also from time to time sign and execute the necessary applications and/or other paper and other documents necessary for the formation and the registration



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of the Co-operative society including the Bye-laws of the society duly fill in and sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser. No objection shall be taken by the Purchaser, if any changes or modifications are made in the draft bye - laws or Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative societies or any other Competent Authority.

17. On the completion of the said building and on receipt by the Vendor / promoter of the full payment of all amounts due and payable to them by all the purchasers of all the flats/shops in the said building, the Promoter shall Co-operative with the Purchaser/s in forming, registering or incorporating a Society or the rights of the Promoter under this agreement and Conveyance to be executed in pursuance thereof, when the society is registered and all the amounts dues and payable to the Promoter in respect of the flats/shops and other portions in the said building, garages and car parking spaces are paid in full as aforesaid, the Promoter shall cause to be transferred to the society all the rights, title and interest of the Promoter the aliquot part of the said property together with building by executing the necessary conveyance of the said property in favour of such society, such conveyance shall be in keeping with the terms and conditions and provisions of this agreement.

18. Commencing a week after notice in writing is given by the Promoter to the Purchaser/s that the said flat/shop is/are ready for use and occupation, the purchase shall be liable to bear and pay the proportionate share of outgoing in respect of the said property and building viz. local taxes, betterment charges or such other charge levied by the concerned local authority and/or government, water charges, common lights, repairs and salaries of clerks, bill of collector, watchman, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property and building until the society is formed and the said land and building is transferred to it, the purchaser shall pay to the promoter such proportionate share of outgoing as may be determined by the Promoter provisional monthly contribution of Rs. _____ per month for 1RK/ 1BHK/ 2BHK / Shop towards the outgoing from the date of the notice as aforesaid..The amount so paid by the purchaser/s to the promoter shall not carry any interest and remain with the Promoter until a conveyance is executed in favour of Co-operative Society as aforesaid. Subject to the provisions of section 6 of the said Act, on such conveyance being executed the aforesaid deposits less deductions there from for the actual expenses incurred on various accounts shall be paid over by the Promoter to the society or the limited company as the case may be. The Purchaser undertakes to pay such proportionate share of outgoing in advance for first year and thereafter regularly on



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the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

19. The Purchaser on demand shall on or before delivery of possession of the said flat / shop shall pay nonrefundable to the Promoter the requisite amounts towards :

- a. legal charges.
- b. share money, application and entrance fee for the Society
- c. M.S.E.D. Co. Ltd deposits, Meter Connection, and water connection charges
- d. Provisional outgoing for municipal taxes, water charges, common electric bill, maintenance charges and such other deposits and expenses in advance
- e. formation of the proposed Co-operative Housing Society.
- f. Boring charges.
- g. Solar Charges
- h. Elevator and common lighting backup charges.

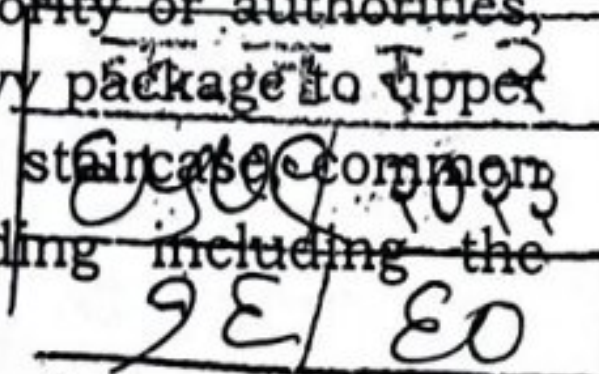
20. The Purchaser/s shall be liable to pay the proportionate maintenance charges for the maintenance, repairing and cleaning of the common passage.

21. The Purchaser hereby agrees to pay on demand the Purchaser/s' share of the stamp duty and the registration charges payable by the society on the conveyance or any document or instrument of transfer in respect of the said property and building or the said premises to be executed in favour of the society.

22. The vendor & Promoter hereby declares that the said property is not subject to any Mortgage charge, lien or any other encumbrances whatsoever.

23. The Purchaser from the date of the possession maintain the flat/shop at the purchasers own costs in good tenantable repairs and conditions and shall not do or suffer to be done anything in or to the building in which the said building or the premises, staircase or common passage which may be against the rules, regulations of the concerned local or any other authority and the Purchaser shall not change, alter or make addition in or to the said flat/shop or Building and outside elevation or any part thereof including flag box type grills to the windows.

24. The Purchaser shall not store in the said flat/shop 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 rejected by the concerned local or other authority or authorities, shall not carry out or cause to be carried out heavy package to upper floors which may damage or likely to damage the staircase common passages or any other structure of the building including the



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entrances of the premises and the purchaser shall be liable for the consequences for the breach of this clause.

25. The Purchaser shall at his/her/their costs carry out all the internal repairs to the said flat/shop and maintain the same in good condition, state and order in which the same was delivered by the promoter and shall not do or suffer to be done anything in or to the building in which the said flat/shop, which may be against the rules and regulations and bye-laws of the concerned local authority and/or Public authorities. And in the event of the flat purchaser committing any contravention of the above provision, the purchaser/s shall be responsible and liable for the consequences thereof in the concerned local authority and/or other public authority.

26. The Purchaser shall not at any time demolish or cause to be demolished the said flat/shop 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 flat/shop or any part thereof or any alterations in the elevation and outside colour scheme of the said building in which the flat / shop is situated and shall keep the portion, sewers, drains, drainage pipes in the said flat/shop and appurtenances thereto in good and tenantable repairs and conditions of and in particular so as to support shelter and protect the other parts of the building and shall not chisel or cause damage to any columns, RCC slabs, RCC beams, RCC pardsies or other structural members in the said building without prior written permission of the Promoter and / or the Society, provided that the Promoter may make alterations in the structure of the said building as described in the said plans or any other alterations or additions in the structure of the said building.

27. It is expressly agreed by the Purchaser/s that the Promoter shall be entitled to put/display hoarding/s on the said property or on the building or any part or terrace or the compound wall of the building and the promoter shall be entitled to receive the compensation for the same till the property is conveyed in favour of the society.

28. The Promoter shall not do or cause to be done any act or things, which will render void or voidable any insurance of the said property and building or any part thereof or whereby any increase in premium shall become due or payable in respect of the insurance.

29. The Purchaser shall not throw dirt, rubbish, rags, garbage other refuse or promote the same to be thrown from the said building in the compound or any portion on the said property or building.

The Purchaser/s hereby agree/s that in the event of any amount by way of premium or security deposit(s) is/are payable to Assistant Director of Town Planning, Planning authority or to the State Government or betterment charges or development tax or security deposit becomes payable to planning authority, M.S.E.D. Co Ltd. or



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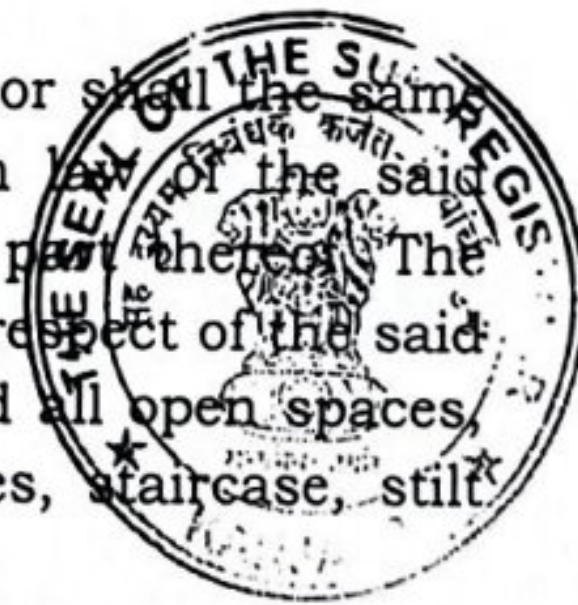
concerned authority for the purpose of giving the water connection, drainage connection and electric connection or any other tax or payment of similar nature becoming payable by the Promoter the same shall be paid by the Purchaser/s to the Promoter in proportion to the area of the said premises within seven days of the demand [time being the essence of the contract] and in determining such amount, the decision of the Promoter shall be conclusive and binding upon the Purchaser/s. It is agreed that the betterment charges referred hereinabove shall mean and include any escalation and/or increase in betterment charges or charges of any similar nature levied by the Assistant Director of Town Planning or planning authority. The Purchaser/s also agree/s to contribute proportionate expenses for transformer etc., if insisted by M.S.E.D. Co Ltd charges and penalties leviable by the Assistant Director of Town Planning or planning authority in connection with the enclosing of balconies or otlas. These expenses will be over and above the charges mentioned in the clause herein above.

31. The Purchaser/s hereby agree/s to pay the charges of solar heater, rain harvesting system if provided to the building as per his/her/their share to the promoter in addition to the amount of consideration of the flat.

32. The development and / or betterment charges or other levy by the concerned local authority, government and / or any other public authority in respect of the said property and / or building, shall be borne and paid by the Purchaser along with the Purchaser of the flats in the building in proportion to the floor area of their respective premises.

33. The Purchaser/s shall from time to time sign all applications, paper and documents and do all such acts, deeds and things as the Promoter and / or the society may be required for safe guarding the interest of the Promoter.

34. Nothing in this Agreement is intended to be nor shall the same be contained as a grant, demise or assignment in law of the said premises or of the said land and building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the said flat/shop hereby agreed to be sold to him / her and all open spaces, open and covered parking spaces, recreation spaces, staircase, still portion, open chowk, ground floor or any



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other area in the proposed buildings or any surrounding open spaces of the said building or of the said property, will remain the property of the Promoter until the said land and the said building/s is transferred to the Co-operative housing Society as herein before mentioned.

35. The Purchaser/s shall not let, sub-let, transfer, assign or part with his/her interest or benefit under this agreement or part with the possession of the said flat/shop until all the dues payable by the Purchaser/s had not been guilty of breach or/of non-observance of any of the terms and conditions of this agreement and unless & until prior permission in writing is obtained from the Promoter.

36. The Purchaser/s shall observe and perform all the rules and regulations which the society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the said building and the flats therein and for the observance of the building rules, regulations and bye-laws for the time being of the concerned local authorities and of government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Co-operative Society regarding the occupation and use of the said flat/shop in the building and shall pay and contribute regularly and punctually towards outgoing in accordance with the terms and conditions of the agreement.

37. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms and conditions of the agreement or forbearance or giving of time to the Purchaser by the Promoter shall not be construed as a waiver on the part of the Promoter 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 Promoter.

38. The Purchaser/s herein has/have granted his/her/their irrevocable consent to the Promoter for availing the transfer of the development rights, floating Floor Space Index from any other source, the staircase floor space index and the floor space index on the said property as may be granted by the Assistant Director of Town Planning or planning authority from time to time and further to use utilised and consume the same and for that purpose to get the plans revised and altered and construct additional floors, flats, units etc., and to sell the same to the intending purchaser and appropriate the sale proceeds thereof and the Purchaser will not be entitled to raise any objection for the same and the purchaser herein has accorded his express and irrevocable consent for the same.

All costs, charges and expenses, penalties, sales tax, service tax, Value added tax, if any, including stamp duty, registration charges and expenses in connection with preparation and execution of this



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agreement as well as the conveyance and other documents and formation, registration or incorporation of the Co-operative Housing Society or as the case may be shall be borne and shared and paid by all the Purchasers of the Flats/shops or units and or paid by the Co-operative Society so also the N.A taxes from the date of possession of respective flats by the flat Purchaser and/or by the Co-operative Society as the case may be. The Purchaser shall present this agreement as well as the conveyance to the proper registration office for the registration within the time limits prescribed by the registration Act and the promoters shall attend such office and admit the execution thereof.

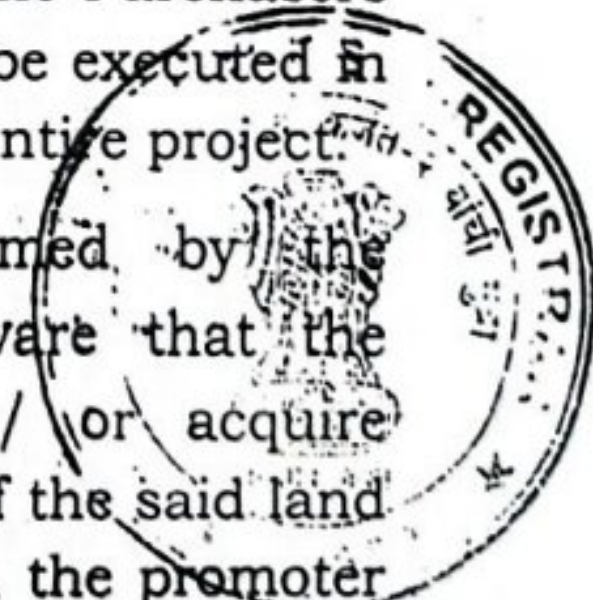
40. All Notices to be served on the Purchaser/s as contemplated by this agreement shall be deemed to have been duly served if it is sent to the Purchaser/s by a Registered Post A.D. or under Certificate of posting at his/her address specified hereinabove.

41. The Purchaser shall permit the Promoter and his/her surveyors and agents with or without workmen and others at all reasonable times, to enter upon the said property and premises or any part thereof to view and examine the state and conditions thereof.

42. The Promoter has received the right to obtain TDR, staircase FSI, FSI of Land going under road widening, if any and to avail the same for the construction of additional floors in the proposed building for which the Purchaser shall not be entitled to raise any objection.

43. The purchasers are well aware that the promoters are carrying out construction on plot nos. 1 to 7 only. The Purchasers are made aware that the promoters by obtaining proper sanction from the Planning authority will carry out the construction on the balance plots by consuming the FSI available to them, the purchaser hereby accorded his/her consent to carryout construction on the said remaining plots and sell the same to the prospective purchaser without any benefits and or rebates to the Purchaser. The Purchasers are further made aware that the Conveyance Deed will be executed in respect of the said property only after completion of the entire project.

44. It is hereby expressly declared and confirmed by the Purchaser/s that the he/she/they/it are/is well aware that the Promoters are likely to avail additional FSI and / or acquire development rights in respect of the un-consumed FSI of the said land and / or development rights from the adjoining owners, the promoter shall be entitled to construct either additional upper floor/s on the said building or any part thereof or construct additional structure in the said property as may be permissible either as Annex structure or as independent structure as the Promoter may desire without reference or recourse or consent of the Purchaser/s in any manner



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whatsoever and the Purchaser/s agree/s not to dispute or raise objection regarding the same.

45. The purchasers hereby agree/s that in the event of the Promoter acquiring the Development Rights of the adjoining plots / property then in that case the Promoter shall be entitled to grant right of way for the Ingress and Egress to the adjoining plots from the said property and the purchaser hereby irrevocable consent that the Promoter shall be entitled to lay drainage line, electric cable, telephone cable, water line, etc., on the said property or under the building to and from the adjoining plots.

46. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned local authority and the Promoters or the society.

47. a) The Promoters shall be entitled to transfer, assign, dispose off and/or sell in any manner they deem proper the said terrace, stilt, garage etc., to anybody. The Purchaser along with the other Purchasers will not raise any objection of whatsoever nature. The stilt and open spaces shall always be the property of the Promoters and the Promoters shall have full right and absolute authority to enclose the said stilt area of the building and further shall have the right to sell the same to any prospective purchaser.

b) The Promoters shall become the member of the society in respect of its rights and benefits concerned above. If the Promoters transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee / transferee shall become the member of the society and/or the Apartment Owner's Association in respect of the said rights and benefits. The Purchaser will not have any objection to admit such assignee or transferee as the member/s of the Society.

c) The Purchaser/s agree/s that they along with the other Purchasers of the flats will not charge anything from the Promoters or its nominee or nominees or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoardings etc., for the purpose mentioned hereinabove.



THE Purchaser shall not claim any deduction in the cost of his / her flat on account of deletion of any item of construction as per his / her requirements, of the Purchaser in his / her flat.

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49. IF Additional amenities are required by the Purchaser, then in that event the Purchaser agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Promoters or the Architect/contractors of the Promoters and his decision shall be final and binding.

50. The purchaser/s shall be liable to pay tax such as sale, service or otherwise in connection with this transaction.

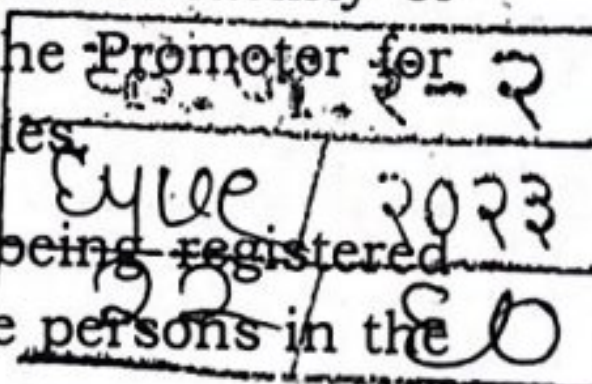
51. IT is also agreed and understood that the Promoters will only pay the Grampanchayat/municipal tax for the unsold flats / shops / units and will not pay any maintenance charges like water, light etc., and the Promoters can sell the said flats / shops / units to any prospective buyers and then such prospective buyers will become the member of the society.

52. Notwithstanding any other provisions of this agreement the Promoters shall be entitled at their sole and absolute discretion:

- a) To form a society or limited Company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
- b) To decide and determine how and in what manner the infrastructure including the common utility areas such as gardens, open spaces, roads etc. may be transferred and/or conveyed /assigned/leased.
- c) To provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads, if any.
- d) To decide from time to time to what extent the building/s along with land appurtenant to it is transferred to the respective body formed.
- e) To decide from time to time when and what sort of document of transfer should be executed.
- f) To grant access / right of way to the adjacent plot holders or society from and through the property.

53. It is specifically declared that the if the Promoters provides the facility of bore well then the Promoter shall have full right and absolute authority to grant the water connection / supply to any adjoining buildings / societies and the Purchaser herein along with the other Purchasers shall not raise any objection for such grant of facility of bore well water and use of such bore well water by the Promoter for construction of other buildings in the adjoining properties.

54. IN the event of the society or corporate body being registered before the sale and disposal by the Promoters of all the persons in the



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said building, the power and authority of the society or the corporate body so formed or of the Purchaser/s herein and other Purchasers of the flat shall be subject to the overall powers of the Promoters in any matter concerning the building construction and completion thereof and the Promoter shall have absolute authority and control as regards the unsold flats, the balance floor space and its disposal thereof.

55. THE Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser/s herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.

56. THE stilt, society office and garage shall always be the property of the Promoters and the Promoters have full right and authority to enclose the said stilt area of the building and further right to sell the same to any prospective purchaser/s and the Purchaser/s herein along with other purchasers will not take any objection for the same and the Purchaser has only the right in respect of the flat agreed to be purchased by him or her. The promoters intends to avail the Transfer of Development rights on the said property if permitted by the Municipal Authority and to construct the additional floors on the said building and the purchaser herein is aware of the same and will not raise any objection/hindrance for such use and utilization of TDR and construction of additional Flats/Units and the sale thereof by the promoter to the intending purchasers.

57. It is expressly agreed that the Promoter shall be entitled to put a hoarding and/or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Owner/Promoter and for the purpose Owner/Promoter is fully authorised to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or their nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchaser/s shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoters, his agents,



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servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., the Owner/Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the limited company shall not raise any objection thereto.

58. THE Promoters shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,

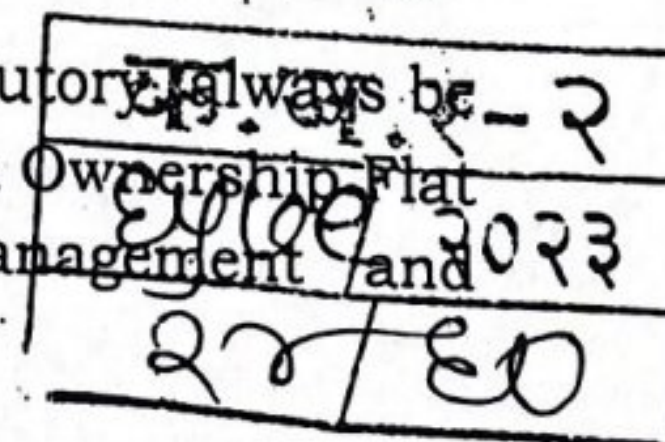
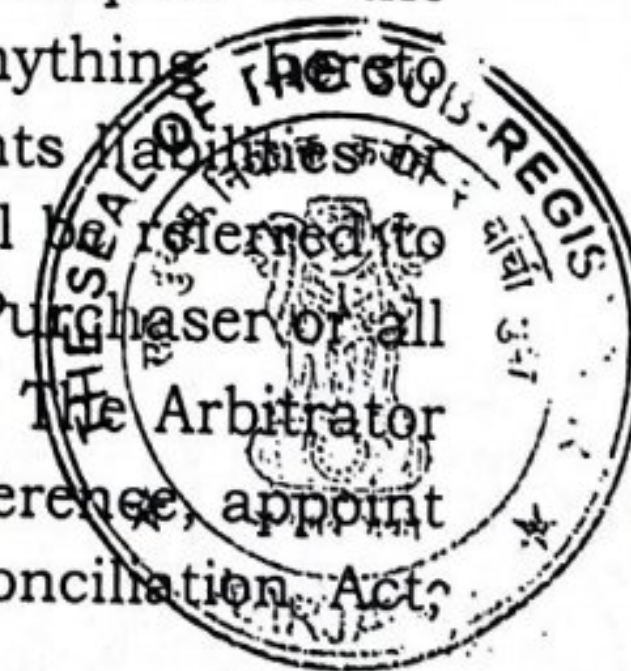
59. It is expressly agreed by the purchasers that the name of the society formed of the flat / shop purchasers shall be as _____ Co-operative Housing Society Ltd., and this name shall not be changed without the written permission of the Promoter.

60. It is brought to the notice of the Purchaser that the electric meters of all the flats / shops / office premises as well as the water meters will be in the name of the Builders herein and the purchasers and/or their society shall get the same transferred in their favour and the promoters herein will grant the no objection as and when required.

61. ALL terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the Purchaser/s to the Owner/Promoter herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation/possession of the said premises is handed over to the Purchaser/s under the possession of the said building is handed over to the said organization and the deed of conveyance/assignment /lease or any other transfer document is executed.

62. PROVIDED and ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said building, and the Promoter in respect of the construction of these presents or concerning anything contained or arising out of the premises or as the rights, liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the Promoter. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.

63. THIS agreement shall, to the extent they are statutory always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and



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Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made there under and any other provisions of Law Applicable thereto.

SCHEDULE OF THE ENTIRE PROPERTY

All those pieces and parcels of land lying, being and situate at Revenue Village Neral, Tal. Karjat, Dist. Raigad, within the limits of Grampanchayat Neral and within the limits of Sub-registration district Karjat bearing

| Plot No. | Old Survey no. | New Survey no. | Hissa no. | Admeasuring in Sq. Mtrs |
|----------|----------------|----------------|-------------|-------------------------|
| 1 | 34 | 364 | 3A + 3B & 1 | 345 Sq. Mtrs. |
| 2 | 34 | 364 | 3A + 3B & 1 | 421 Sq. Mtrs. |
| 3 | 34 | 364 | 3A + 3B & 1 | 293 Sq. Mtrs. |
| 4 | 34 | 364 | 3A + 3B & 1 | 281 Sq. Mtrs. |
| 5 | 34 | 364 | 3A + 3B & 1 | 292 Sq. Mtrs. |
| 6 | 34 | 364 | 3A + 3B & 1 | 262 Sq. Mtrs. |
| 7 | 34 | 364 | 3A + 3B & 1 | 270 Sq. Mtrs. |
| 8 | 34 | 364 | 3A + 3B & 1 | 242 Sq. Mtrs. |
| 9 | 34 | 364 | 3A + 3B & 1 | 230 Sq. Mtrs. |
| 10 | 34 | 364 | 3A + 3B & 1 | 371 Sq. Mtrs. |
| 11 | 34 | 364 | 3A + 3B & 1 | 603 Sq. Mtrs. |
| | | | Total | 3610 Sq. Mtrs. |

and bounded as under:

On or towards East: Property owned by Shri Liyakat

On or towards West: Property owned by Shri Dilip Gupta

On or towards North: Property owned by Shri Ahire

On or towards South: Property of M/s Nirman Group

SCHEDULE OF THE SAID PROPERTY

All that pieces and parcels of land adm. 3610 Sq. Mtrs. out of Survey no. 364, Hissa no. 3A + 3B & 1 (Old Survey no. 34) lying, being and situate at Revenue Village Neral, Tal. Karjat, Dist. Raigad, within the limits of Grampanchayat Neral and within the limits of Sub-registration district Karjat.

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



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SIGNED & DELIVERED by the within named
Vendor/Developer
Mr. Vijay Bama Bhoir.



And



SIGNED & DELIVERED by the within named
Purchaser
MD FIROZ ASHRAF



And



SIGNED & DELIVERED by the within named
Promoters/Confirming Party
M/S SHREE NEELKANTH ESTATE
a partnership firm
through its partner
Mr. Kanji Ravaji Patel,



WITNESSES:

1. Nitin B. Patil
Plot no: 81, Buddha chowk exts,
B - Cabin Road, Ambemath - 1.



2. Pravir Y. More
Saijwalad chawl,
Shivmandar Rd, Ambemath - 2.



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| क.ज.र-२ |
| २६/०९/२०२३ |
| २६/१० |

वाचते :- १) मा. जिल्हाधिकारी रायगड यांचेकडील क्र.भशा./एल.एन.ए.१/प्र.क्र.२८५/२००५ दिनांक २८/०३/२००५
संज्ञेचे बांधकाम परवानगी आदेश.

२) Structural Architect Completion Certificate Date: २८/०६/२०२२

३) Completion Certificate / Stability Certificate Date: २८/०६/२०२२



मा.क्र./मांजण/वांधकाम/नं.मांजण/२/२००५
नेरळ संकूल विकास प्राधिकरण वर
रायगड जिल्हा परिषद, अलिबाग
दिनांक: १९/७/२०२२

मेथिलन प्रमाणपत्र

नेरळ संकूल विकास प्राधिकरणातील मोजे नेरळ ता. कर्जत येथील स.नं. ३६४ हिस्सा क्रमांक १ जूना सव्हे नंबर ३४/१/३अ/३व/१ मध्ये एकूण क्षेत्र ७६६.०० चौमी क्षेत्रावर निवासी कारणासाठी मा. जिल्हाधिकारी रायगड यांचे कार्यालयाकडील बांधकाम परवानगी आदेश क्र.भशा./एल.एन.ए.१/प्र.क्र.२८५/२००५ दिनांक २८/०३/२००५ अन्वये बांधकाम परवानगी देण्यात आली आहे. या भूखंडाचे विकासक व मालक श्री. निलकंठ इस्टेट तर्फे भागीदार श्री. विरेन ठक्कर हे आहेत.

सदरचे भोगवटा प्रमाणपत्र स.नं. ३६४ हिस्सा क्रमांक १ जूना सव्हे नंबर ३४/१/३अ/३व/१ मध्ये एकूण क्षेत्र ७६६.०० चौमी भूखंडावरील इमारतीचे बांधकाम पूर्ण केलेने देणेत येत आहे. त्याबाबतचा दाखला संबंधित वास्तू विशारद श्री. एस.व्ही.नगरकर व संरचना अभियंता श्री.के.के.पटेल यांनी दिनांक २८/०६/२०२२ व दिनांक २८/०६/२०२२ रोजी दिलेला आहे.

या कार्यालयाकडील दिनांक २४/०३/२००५ अन्वये दिलेल्या बांधकाम परवानगी मंजूरी आदेशाच्या सर्व अटी व शर्तीची पूर्तता करणेत आलेल्या असल्याचे वास्तुविशारद, संरचना अभियंता व तांत्रिक अधिकारी नेरळ संकूल विकास प्राधिकरण यांनी नमुद केले आहे. तसेच सदरचे भोगवटा प्रमाणपत्र हे स.नं. ३६४ हिस्सा क्रमांक १ जूना सव्हे नंबर ३४/१/३अ/३व/१ करीता (इमारत क्षेत्र ७६५.४५) मर्यादित असून सदर क्षेत्रावरील बांधकाम वापरणेत या आदेशान्वये परवानगी देणेत येत आहे.

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| १ | भूखंडाचे क्षेत्रफळ (७/१२ नुसार) | ७६६.०० चौ.मी. |
| २ | रस्त्याखालील क्षेत्रफळ | --- |
| ३ | भूखंडाचे निव्वळ क्षेत्रफळ (मांजणी नुसार) | ४७९.०० चौ.मी. |
| ४ | अनुज्ञय चटई निर्देशांक | १.०० |
| ५ | प्रामुख्य पट चटई क्षेत्र निर्देशांक | ०.०० |
| ६ | भूखंडाचे अनुज्ञय चटई क्षेत्रफळ | ७६६.०० चौ.मी. |
| ७ | प्रस्तावित बांधकामाचे एकूण क्षेत्रफळ | ७६५.४५ चौ.मी. |
| ८ | पूर्ण झालेल्या बांधकामाचे क्षेत्रफळ | ७६५.४५ चौ.मी. |
| ९ | जिल्हा बांधकामाचे एकूण क्षेत्रफळ | --- |



कार्यकारी अभियंता (वास्तू)
रायगड जिल्हा परिषद अलिबाग

क.ज.र-२
२५/७/२०२३
२५/७/२०



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| क.ज.र-२ |
| Eye 2023 |
| 25/10 |

वाचले

- १) श्री. शंभु रमेशचंद्र गोळयणकर वगैरे ३ रा. नेरळ, ता. कर्जत, जि. रायगड यांचा अर्ज दिनांक : ६/१२/२००५.
- २) उपविभागीय अधिकारी पनवेल यांजकडील आज्ञापत्र क्र. बिनशेती/कात/३/७३११/प्र.क्र. ९३/९२ दिनांक : ३१/०३/१९९३.
- ३) या कार्यालयाकडील आदेश क्रमांक मशा/बिनशेती/अ-१/प्र.क्र. २०२/९९ दिनांक : २९/६/२००४.
- ४) तहसिलदार कर्जत यांजकडील पत्र नं. मशा/बांधकाम परवानगी/के.नं.५८/०५ दिनांक : २८/१२/२००५.
- ५) तालुका निरीक्षक भूमि अभिलेख कर्जत यांजकडील भूमापन/बिनशेती/नानडी/मो.र.नं. ९५/२००५/००-१०-२००५ दिनांक : २६/१०/२००५.
- ६) सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग यांजकडील पत्र जा.क्र. ससनर-राअ/अंतिम रेखांकन/मौजे नेरळ/तालुका कर्जत/स.क्र.३४/हि.क्र.१+३अ+३ब/१ /५५७ दिनांक : ३/३/२००६.

क्र.मशा./एल.एन.ए.१/प्र.क्र. २४५/२००५.
जिल्हाधिकारी रायगड यांचे कार्यालय
अलिबाग, दिनांक : २६/३/२००६.

आदेश

श्री. शंभु रमेशचंद्र गोळयणकर वगैरे ३ रा. नेरळ यांना मौजे नेरळ, तालुका कर्जत येथील स.नं. ३४/१+३अ+३ब/१ क्षेत्र ०-३६-१ या जागेच्या सुधारित अंतिम रेखांकनास परवानगी मिळण्याबाबत दिनांक ६/१२/२००५ रोजी विनंती अर्ज केला आहे.

मौजे नेरळ, तालुका कर्जत येथील खालील वर्णनाच्या जमिनीची श्री. दि.प्र.क. देवीप्रसाद परदेशी व. ३ यांना उप विभागीय अधिकारी पनवेल यांजकडील आदेश दिनांक ३१/३/९३ अन्वये निवासी या कारणासाठी बिनशेती परवानगी देण्यात आलेली आहे.

| स.नं./हि.नं. | क्षेत्र हे.आर. | आकार (रु. पै.) |
|--------------|----------------|----------------|
| ३४/१+३अ+३ब/१ | ० - ३६ - १ | ५ - ९४ |

या कार्यालयाकडील आदेश दि. २९/६/२००४ अन्वये श्री. गोळयणकर वगैरे ३ यांना वरील जागेत सुधारित रेखांकनास तात्पुरती आलेली आहे.

सदरची जमीन अर्जदार यांच्या नावे हक्कनोंदीस दाखल आहे.

अर्जदार यांना तालुका निरीक्षक भूमि अभिलेख कर्जत यांजकडील तालुका कर्जत येथील स.नं. ३४/१+३अ+३ब/१ या जागेची मांजणी करून घेतली आहे.



कर्जत-२
२०/३/२०२३
३०/६०

त्यांचेकडील भूमापन/बिनशेती/तातडी/मो.र.नं ९९/२००५/२२-१०-२००५ दिनांक २६/१०/२००५ च्या मोजणी नकाशाची एत सादर केली आहे.

जमिनदार कर्जत यांनी कळविले आहे की, मौजे नेरळ, ता. कर्जत येथील जुना न.नं. ३३/१+३अ+३ब/१ (नविन ३६४) ही जमिन अर्जदार यांचे ताबेकब्जात आहे. जमिनच्या मालकीबाबत कोणतीही तक्रार अगर हरकत नाही. सदर जमिनीची तात्पुरती बिनशेती उपविभागीय अधिकारी पनवेल विभाग पनवेल यांचेकडील आदेश क्र. मशा/बिनशेती/कात/३/७३११/प्र.क्र. ९३/९२ दि. ३१/३/९३ अन्वये आदेश होवून त्याप्रमाणे भावचं करफार क्र. ३४२१ दि. ६/२/९४ प्रमाणे नोंद करणेत आली आहे. सदर आदेशाप्रमाणे १ ते ८ भूखंडास मंजूरी देणेत आली आहे. त्यानंतर श्री. शंभू रमेशचंद्र गोळवणकर वै. ३ यांनी सदर जागेचे दुरुस्त रेखांकन तयार करून त्या रेखांकनास जिल्हाधिकारी रायगड अलिबाग यांजकडील आदेश क्र. मशा/बिनशेती/अ-१/प्र.क्र. २१०/२००५ दि. २७/१/९९ प्रमाणे दुरुस्त रेखांकनास त्यांचेवर मुदतीत बांधकाम पुरं कलं नकारल्यामुळे रक्कम रुपये ५००/- टंडाची आकारणी करून १ ते ८ भूखंडास मंजूरी देणेत आली होती. श्री. शंभू रमेशचंद्र गोळवणकर वै. ३ रा. नेरळ यांनी सदर मंजूर रेखांकनामध्ये दुरुस्त ले आऊट तयार करून दि. ४/७/९९ रोजी अर्ज देवून दुरुस्त लेआऊट मंजूरी करिता पाठवून सदर दुरुस्त लेआऊट प्लॅनला जिल्हाधिकारी रायगड यांजकडील आदेश क्र. बिनशेती/प्र.क्र. २०२/९९ दि. २९/६/०४ अन्वये तात्पुरती बिनशेती परवानगी दिली असून सदर दुरुस्त लेआऊट प्लॅन मध्ये पूर्वीचे १ते८ भूखंडांवर १ते१० भूखंड पाडले आहेत. वरील तात्पुरत्या मंजूर रेखांकनाप्रमाणे वरील आदेशाचे अर्थ क्र.१ प्रमाणे त्यांनी तालुका निरीक्षक भूमि अभिलेख कर्जत यांजकडून दि. २०/१०/०५ रोजी मोजणी करून घेतली असून त्याप्रमाणे त्यांनी प्लॉटला व जागेस विभाजन करून घेतले आहे. सदर बिनशेती जागेमध्ये अद्यापपर्यंत कोणत्याही प्रकारचे बांधकाम केलंले नाही. अर्जदार यांची बिनशेती जमीन ही शेती जमीन असून ती खोलगट असलेमुळे त्यामध्ये सा. ते ३ फूट भराव करावा लागणार आहे. तं भराव करणं कळविले आहेत. भराव केले नंतर त्यांना परत प्लॉटला डिमाकेशन करावे लागणार आहे. तसेच मंजूर रेखांकनामध्ये दाखविल्याप्रमाणे रस्ता तयार करावा लागणार आहे. तसेच सांडपाणी वाहून जाणेकरिता पक्क्या स्वरूपाची गटारे तयार करावी लागणार आहेत. अंतीम रेखांकन परवानगी देणेस हरकत नाही.

महाय्यक संचालक नगर रचना, रायगड अलिबाग यांनी कळविले आहे की, वर कलंली अर्जदाराची जागा ही सुधारित मुंबई महानगर प्रादेशिक मंजूर योजनेमध्ये असून मंजूर प्रादेशिक योजनेनुसार सदर मिळकत नेरळ ममदापूर संकुल हिवासा या वापर विभागामध्ये अंतर्भूत होते. त्या जागेतील नियोजित भूखंड प्रस्तावाने बाधित होत नाही किंवा आरक्षित नाही. अर्जदाराने सादर मोजणी नकाशाप्रमाणे जागेच्या सर्व हद्दी जुळत आहेत. नियोजित रेखांकनाची अखिर अखिर रेखांकनाचे नकाशा हे विकास नियंत्रण नियमावलीनुसार नसून



क.ज.१-२
६५७७ २०२३
३९/६०

त्यामध्ये काही दोष दिसून आले आहेत. ते दोष दूर करण्यासाठी नकाशावर योग्य ने बदल हिरच्या रंगाने केले आहेत. सबाब अर्जदाराने सादर केलेल्या रेखांकन नकाशाप्रमाणे तसेच त्यावर हिरच्या रंगाने केलेल्या बदलाप्रमाणे वरील नकाशा रेखांकनास अंतिम मंजूरी देणेस हरकत नाही.

संगणकीकरणानंतर सदरहू जागेचा नवीन स.नं. ३६४ असा झालेला आहे.

वरील अभिप्राय विचारात घेऊन अर्जदार श्री. शंभू रमेशचंद्र गोकुळकर वरिष्ठ : रा. नेरळ यांना मौजे नेरळ, ता. कर्जत येथील स.नं. ३४/१+३अ+३ब/१ क्षेत्र ०-३६-० (नवीन स.नं. ३६४) या जागेच्या सुधारित अंतिम रेखांकनास निवासी कारणासाठी परवानगी खालील शर्तीवर देण्यात येत आहे.

शर्ती -

१. रेखांकनातील प्रत्येक भूखंडाचा वापर फक्त निवासी या कारणासाठी करण्यात यावा.
२. रेखांकनातील कोणत्याही रस्त्याची रुंदी मंजूर केलेल्या रुंदीप्रमाणे ठेवण्यात यावी व सर्व रस्ते पक्क्या स्वरूपात रहदारीला योग्य होतील अशा स्वरूपात तयार करण्यात यावेत.
३. खुल्या जागेचे क्षेत्र एकूण रेखांकनातील क्षेत्राच्या इतकं किमान राहिले पाहिजे व ती जागा कायम खुली ठेवण्यात आली पाहिजे. या जागेचा विकास उद्यान व फ्लोअरिंग अशा स्वरूपात भूखंडधारकाचे उपयोगासाठी करण्यात यावा.
४. सर्व नियोजित रस्त्यांना योग्य प्रकारची गटारे बांधण्यात येऊन भूखंडामधील सांडपाण्याचा निचरा त्यायोगे करण्याची व्यवस्था अर्जदाराने केली पाहिजे.
५. भूखंडामध्ये कोणतेही बांधकाम परवानगी मिळण्यासाठी भूखंडाचा मोजणी नकाशा अर्जासोबत सादर करावा लागेल.
६. रेखांकनातील नियोजित केलेल्या रस्त्याच्या दुतर्फा झाडे लावण्याची नगंच वाढविण्याची जबाबदारी अर्जदाराने घेतली पाहिजे.
७. रेखांकनातील कोणत्याही भूखंडाची उपविभागणी पूर्व परवानगीशिवाय करण्यात येऊ नये.
८. रेखांकनातील रस्तं जर शंजारील जागांना मार्ग देत असतील तर त्या जागांच्या संभाव्य रेखांकनातील रस्त्यांना तं जोडण्याची व बांधण्याची जबाबदारी घ्यावी लागेल.
९. भूखंडधारकाचे वापरासाठी पिण्याच्या पाण्याची सोय परवानगी मिळवण्यासाठी नसल्यास अर्जदाराला परस्पर करावी लागेल.
१०. सदर रेखांकनाचे जागेत सांडपाणी अथवा भुपृष्ठीत पाणी वाहून जाणे नये. जे नैसर्गिक मार्ग असतील ते अबाधित ठेवावे अथवा त्याची परवानगी मिळवून घ्यावी. कारणे अर्जदारावर बंधनकारक आहे.



क. ज. र-२
२०२३
३२ ६०

१३. अर्जदार यांनी सादर केल्या माहिती अथवा कागदपत्रे खाटी अथवा टिगाभूल करणारी असल्यास सदर परवानगी रद्द समजण्यात येईल.
१४. मूळ विनशेती आदेशांमधील अटी व शर्ती अर्जदार/जमीन मालक/भूखंडधारक यांच्यावर बंधनकारक राहतील.
१५. अर्जदार यांनी विनशेती आदेशातील शर्तीचा भंग केल्यामुळे त्यांना र.रु. ५००/ भाग वड्ड करणेत घेत आहे. दंडाची रक्कम आदेश प्राप्त झालेपासून सात दिवसांत सरकार जमा करावी.
१६. सदर मंजूर आदेशाप्रमाणे गांधी कागदोपत्री दुरुस्ती करणेत यावी.



सही /-XXX
 (भास्कर वानखेडे)
 जिल्हाधिकारी, रायगड
 अलिबाग

✓ प्रत श्री. शंभू रमशेचंद्र गोळवणकर वगैरे ३ रा. नेरळ, ता. कर्जत, जि. रायगड
 यांजकडे
 २/- सांघत मंजूर प्लॅनची प्रत जांडली आहे.

२०. ग्रहामलदार कर्जत यांजकडे पुढील कार्यवाहीसाठी

२१. सहाय्यक संचालक, नगररचना रायगड अलिबाग यांजकडे.

२२. तालुका निरीक्षक भूमि अभिलेख कर्जत यांजकडे.

२३. तलाठी सजा नेरळ, ता. कर्जत यांजकडे जरूर त्या कार्यवाहीसाठी

२४. जिल्हाधिकारी आदर कोकण विभाग, कोकण भवन, नवी मुंबई यांजकडे
 सादर मान्य

२५. एल.एन.ए. हॅण्ड फाईलसाठी.



क.ज.र-२
 ६/११/२०२३

जिल्हाधिकारी रायगड करीता...

गाव नमुना सात

अहवाल दिनांक : ०२/०२/२०१२

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

नेरळ

तालुका : कर्जत

जिल्हा : रायगड

| क्रमांक | भूमापन क्रमांकाचा उपविभाग | भूधारणा पदधती | भोगवट्यादाराचे नाव | क्षेत्र | आकार | आणे पे | पो.ख. | फे.फा. | खाते क्रमांक |
|---------|---------------------------|---------------|--|---------|--------------|--------|-------|----------------------------|---------------------------------|
| | | | खिन्नशेती | | | | | | |
| | | | चंद्रकांत आत्माराम साबत सतेजा शंभु गोलवणकर शंभु रमेशचंद्र गोलवणकर सामायिक क्षेत्र ०.३४.५० | | आकारणी ३४.५० | | | (३४२१) (३४२१) (३७३९) | ७९८ कुळाचे नाव इतर अधिकार |
| | | | (३४५६),(४११६),(३४२६),(३४८६),(४४५७) | | | | | | |

आर.चौ.मी.
क्षेत्र ०.०३.४५
आकारणी ३४.५०
(४४५७)

गाव नमुना बारा
पिकांची नोंदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

| क्रमांक | पिकाखालील क्षेत्रांचा तपशील | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन स्वरूप क्षेत्र | जल सिंचनाचे साधन | दिनांक | |
|---------|-----------------------------|------------------------------------|------------|--------------------------|------------|------------|--|------------------|----------------|-----------|
| | मिश्र पिका खालील क्षेत्र | | | निर्मळ पिकाखालील क्षेत्र | | | | | | |
| | मिश्रणाचा संकेत क्रमांक | घटक पिके व प्रत्येका खालील क्षेत्र | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | | | | जल सिंचित |
| हंगाम | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | स्वरूप क्षेत्र | दिनांक |
| | | | | | | | | | | २६-१-२०१२ |
| | | | | | | | | | | ६५७६/२०२३ |
| | | | | | | | | | | ३३/६० |



26 DEC 2013

तलाठी सज्ज नरेंद्र
तलाठी (श्री. ए. ए. गणेश)
(श्री. ए. ए. गणेश)

अहवाल दिनांक : ०२/०३/१३

गाव नमुना सात

अधिकार अभिलेख पत्रक

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आ

गाव : नरळ

तालुका : कर्जत

जिल्हा : रायगड

| भूमापन क्रमांक | भूमापन क्रमांकाचा उपविभाग | भूधारणा पदधती | भोगवटादाराचे नाव | क्षेत्र | आकार | आणे | पो.ख. | फे.फा. | खाले क्रमांक |
|--------------------------|---------------------------|--------------------|---|---------|--------------|-----|-------|----------------------------|---------------------------------|
| ३६४/२ | भोगवटादार वर्ग -१ | | | | | | | | |
| शे. आर. चौ.मी. | अक्षयिक क्षेत्र ०.०४.२१ | आकारण ४२.१० (४४५७) | चंद्रकांत आत्माराम सावंत सतेजा शंभु गोलवणकर शंभु रमेशचंद्र गोलवणकर सामायिक क्षेत्र ०.०४.२१ | | आकारणी ४२.१० | | | (३७३९) (३४२१) (३७३९) | ७९८ कुळाचे नाव इतर अधिकार |
| एकूण | | | | | | | | | |
| गोदंडराव (लागवडी अयोग्य) | | | | | | | | | |
| वर्ग (अ) | | | | | | | | | |
| वर्ग (ब) | | | | | | | | | |
| आकारणी | | | | | | | | | |
| मुडी किंवा | | | | | | | | | |
| प्रशेष आकारणी | | | | | | | | | |
| | | | | | | | | | सीमा आणि भूमापन बिन्दे |

गाव नमुना बारा

पिकांची नोंदवही

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९

| पिकाखालील क्षेत्रांचा तपशील | | | | | | | | | | | |
|-----------------------------|-----------|------------|------------|-----------|------------|--------------------------|-----------|------------|-------------------------------|------------------|--|
| मिश्र पिका खालील क्षेत्र | | | | | | निर्मळ पिकाखालील क्षेत्र | | | लागवडीसाठी उपलब्ध नसलेली जमीन | जल सिंचनाचे साधन | |
| मिश्रणाचा संकेत क्रमांक | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | |
| | | | | | | | | | | | |



क.ज.१-२
६५७६/२०२३
३५/६०

26 DEC 2013

सहायक
अधीक्षक
(श्री. ३३)

नगर रचना आणि मूल्यनिर्धारण विभाग
अलिबाग शाखा

बांधकाम
जा.क्र./संनं-राअ/विशेष/खंड/मोजे नेरळ
तालुका कर्जत /स.क्र.३६४/हि.क्र.१
जुना स.क्र. ३४/१+३अ+३ब/१ १४२८९
प्रति.

"निर्धार" विल्डींग
पहिला मजला, टिळक रोड,
अलिबाग, जि. रायगड.
दि. २०१९०१२००८

मा. निष्ठाधिकारी,
रायगड-अलिबाग

विषय : मोजे नेरळ तहसिल कर्जत
येथील स.क्र. ३६४ हि.क्र.१ जुवा स.क्र. ३४/१+३अ+३ब/१
भूखंड क्र. १ व २ या जागेस बांधकाम
परवानगी देण्याबाबत..... (एकत्रिकरणासह)

संदर्भ : आपले पत्र क्र. मरा३/एल.एन.प.१/एसआर १९३/०८
दिनांक २७.८.२००८.

महोदय,

वर नमूद केलेली अर्जदाराची जागा ही सुभाषी व सुबर् पत्रावर/सम्यक् प्रादेशिक ये.ने.म.म. मंजूर
नेरळ-समदापूर स्तंभकुलाप्रमाणे सगाविट असून त्यातील तरतुदीप्रमाणे रहिवास
विभागाद्वारे पंते. या जागेतील नियोजित बांधकाम कोणत्याही प्रस्तावाने बाधित होत नाही किंवा आरक्षित नाही. अर्जदाराने
सादर केलेल्या मोजणी मंजूर नकाशाप्रमाणे जागेच्या सर्व हद्दी जुळत आहेत.

नियोजित बांधकाम विभागाच्या अमले तरी गावठाणापासून २०० मी (एक क
मी) अंतराच्या अंतर्गत असल्यामुळे तेथे स्थानांतरण अनुरोध होत आहे.

नियोजित बांधकामाच्या नकाशाची छाननी केली असता बांधकाम नकाशे व स्थलदर्शक नकाशे हे विकास नियंत्रण
नियमावलीनुसार नसून त्यामध्ये काही दोष दिसून आले आहेत. हे दोष दूर करण्यासाठी नकाशावर योग्य ते बदल
हिरव्या रंगाने केले आहेत.

सर्व अर्जदाराने सादर केलेल्या बांधकाम व स्थलदर्शक नकाशाप्रमाणे तसेच हिरव्या रंगातील बदलाप्रमाणे वरील
जागेत बांधकाम परवानगी खालील शर्तींना अधिन राहून देणेस या कार्यालयाची काही हरकत नाही.

- वरील जागेचा व नियोजित इमारतीचा वापर फक्त निवासी व तद्वत्प्रमाणे अनुषंगिक वाणिज्य
साठी करण्यात यावा व बांधकाम मंजूर नकाशाप्रमाणे असावे.
- स्थलदर्शक नकाशावर दाखविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची अंतरे प्रत्यक्षात
जागेवर असली पाहिजेत व त्याखालील जागा कायम खुली ठेवावी.
- नियोजित बांधकामाचे, भूखंडातील अस्तित्वातील अन्य बांधकामे धरून एकूण क्षेत्र भूखंडाच्या निव्वळ क्षेत्राच्या
१/३ इतके प्रत्यक्ष जागेवर कमाल राहिले पाहिजे.
- नियोजित बांधकाम क्षेत्राच्या मजला व त्यावर बांधकाम/दोन मजले यापेक्षा जास्त असू नये.
- नियोजित इमारतीसाठी आवश्यक असणाऱ्या प्राण्यांची सोय तसेच सांडपाण्याची व मैला निर्मूलनाची व्यवस्था
नसल्यास प्रत्यक्ष वापरापूर्वी अर्जदाराने केली पाहिजे.



क.ज.र-२
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३६/६०

६. नियोजित बांधकामात मंजूरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलावयाचा असल्यास पूर्वपरवानगी घेणे आवश्यक आहे.
 ७. मालकी हक्काची छाननी तसेच वरील जागेला मार्ग असल्याची खात्री महसूल विभागाने परस्पर करावी.
 ८. प्रकारा व वायूविज्ञान दाताठी ठेवलेल्या छिडक्याचे क्षेत्र हे त्या संबंधित खोलीच्या क्षेत्राच्या १/६ पेक्षा कमी असू नये.
 ९. नियोजित बांधकामानुळे भूखंडावर असलेल्या कोणाच्याही बहिवाटीचे हक्कांचा भंग होणार नाही याची नवाबदात अर्जदार/मालकाने परस्पर घेतली पाहिजे.
 १०. विषयांकित रेखांकनामधील मुखंडामध्ये बांधकाम करताना IS-CODE-१३९२०-१९९३ मुकंप रोधक RCC डिझाईन नुसार बांधकाम घटकांचे नियोजन अहताप्राप्त स्ट्रक्चरल इंजिनीयरांचेकडून करून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/विकासकर्ता यांचेवर बंधनकारक राहिल.
 ११. भूखंड क्र. १ व २ च्या एकत्रिकरणानुसार योग्यती महसूल अधिकार्याकडून तयार करण्यात यावा.
 १२. इमारतीतील स्ट्रिक्ट वापर बहानतल्लासाठी करण्यात याव अविषयात स्ट्रिक्ट अविहित क्षेत्रे जाणवत नाही याची दस्तऐवजीकरण विभागाचे स्तराने घेण्यात यावी.
- नकाराची तसेच आवश्यक त्या कागदपत्रांनी प्रत्येकी एक प्रत या कार्यालयाच्या अभिलेखासाठी ठेवून इतर कागदपत्रे व नकाशे परत पाठविले आहेत.

आपला,

सहाय्यक संचालक, नगर रचना,
रायगड-अलिबाग



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|-----------|
| क.ज.र-२ |
| ६५७७/२०२३ |
| ३७/६० |

Mr. Ajit R. Shinde

Mob No. 9222347898

B.A.L.L.B

ADVOCATE HIGH COURT

204, 2nd Floor, Anant C.H.S.Ltd. No.1, Pendse Nagar Lane No.5, Dombivli(E), Pin - 421 201.

SEARCH REPORT

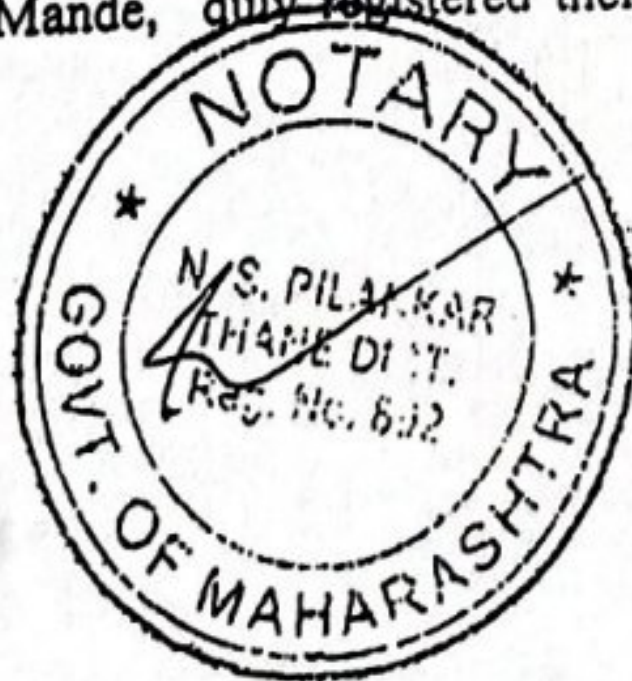
Date : 07/04/2014

Re - All that piece and parcel of Land its (O) S. No. 34/ 1+ 3A + 3B, (N) S. No. 364, 1) Plot No. 1, Area admeasuring about 345 sq mtrs., 2) Plot No. 2, Area admeasuring about 421 sq mtrs., 3) Plot No. 3, Area admeasuring about 293 sq mtrs., 4) Plot No. 4, Area admeasuring about 281 sq mtrs., 5) Plot No. 5, Area admeasuring about 292 sq mtrs., 6) Plot No. 6, Area admeasuring about 262 sq mtrs., 7) Plot No. 7, Area admeasuring about 270 sq mtrs., 8) Plot No. 8, Area admeasuring about 242 sq mtrs., 9) Plot No. 9, Area admeasuring about 230 sq mtrs., 10) Plot No. 10, Area admeasuring about 371 sq mtrs., 11) Plot No. 11, Area admeasuring about 603 sq mtrs., Total area 3610 sq. mtrs. lying being situated at Village -- Neral, Tal. Karjat, Dist. Raigad, within the limit of Grampanchayat Karjat, And Sub-registrar Assurance at Karjat.

| Sr. No. | Years | Transaction | Sr. No. | Years | Transaction |
|---------|-------|-------------|---------|-------|-------------|
| 1 | 1985 | Torn | 16 | 2000 | Nil |
| 2 | 1986 | Torn | 17 | 2001 | Nil |
| 3 | 1987 | Torn | 18 | 2002 | Nil |
| 4 | 1988 | Torn | 19 | 2003 | Nil |
| 5 | 1989 | Torn | 20 | 2004 | Nil |
| 6 | 1990 | Torn | 21 | 2005 | Nil |
| 7 | 1991 | Torn | 22 | 2006 | Nil |
| 8 | 1992 | Entry | 23 | 2007 | Nil |
| 9 | 1993 | Nil | 24 | 2008 | Nil |
| 10 | 1994 | Entry | 25 | 2009 | Nil |
| 11 | 1995 | Nil | 26 | 2010 | Nil |
| 12 | 1996 | Nil | 27 | 2011 | Nil |
| 13 | 1997 | Nil | 28 | 2012 | Nil |
| 14 | 1998 | Entry | 29 | 2013 | Not ready |
| 15 | 1999 | Nil | 30 | 2014 | Not ready |

Entry for the year 1992:- Sale Deed registered between Shri. Deepak Deviprasad Pardesi, Shri. Chandrakant A. Sawant, Shri. Shambu Ramchandra Golvankar, with Smt. Tarabai N. Bhosale, & Smt. Hirabai Tukaram Mande, Shri. Nitin Tukaram Mande, duly registered their document No. 1154/1992, dt. 07/04/1992 at Karjat.

Entry for the year 1994:- Released Deed registered between Shri. Deepak Deviprasad Pardesi, Shri. Shambu Ramchandra Golvankar, with Shri. Chandrakant A. Sawant, Smt. Tarabai Bhosale, & Smt. Hirabai Tukaram Mande, duly registered their document No. 573/1994, dt. 21/03/1994 at Karjat.



क.ज.र-२
६५०६/२०२३
३८/६०

Mr. Ajit R. Shinde

Mob No. 9222347898

B.A.LL.B

ADVOCATE HIGH COURT

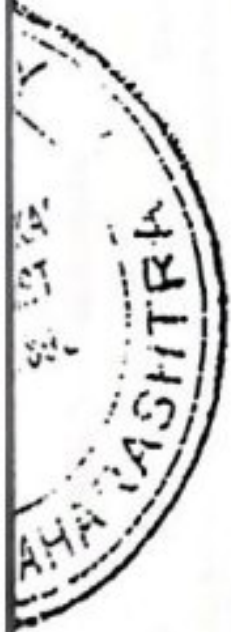
204, 2nd Floor, Anant C.H.S.Ltd. No.1, Pendse Nagar Lane No.5, Dombivli(E), Pin - 421 201.

Entry for the year 1998:- Released Deed registered between Smt. Tarabai N. Bhosale, & Smt. Hirabai Tukaram Mande, with Shri. Chandrakant A. Sawant, duly registered their document No. 955/1998, dt. 05/05/1998 at Karjat

Entry for the year 2013:- Development Agreement registered between Shri. Shambu Ramchandra Golvankar, Mrs. Sateja Shambu Golvankar, its P.O.A. Shri. Chandrakant A. Sawant, with Shri. Vijay Bama Bhoir, duly registered their document No. 8439/2013, dt.27/12/2013 at Karjat. (As per day book entry).

Entry for the year 2014:- Development Agreement registered between Shri. Vijay Bama Bhoir for itself & P.O.A. of Shri. Shambu Ramchandra Golvankar, Mrs. Sateja Shambu Golvankar, with M/s. Shree Neelkanth Estate its Partner Shri. Viren Dhansukhalal Thakkar, & Shri. Kanji Ravji Patel, duly registered their document No. 37/2014, dt. 02/01/2014 at Karjat. (As per day book entry).

With the instruction of Advocate Mr. N. S. Pilankar, I have taken the Search of Index II at the office of Sub-Registrar office at Karjat for the years of 30 Years.



Sd/
Shri. Ajit R. Shinde.

Advocate.



| |
|-------------|
| अ. अ. र - २ |
| २५/०२/२०२३ |
| ३२/६० |

N. S. PILANKAR
ADVOCATE & NOTARY

Office : 244 78 79
Res. : 244 93 22

Off. : Sudha Kunj, Tilak Road, Opp. Brahman Sabha, Dombivli (E), Dist. Thane.

Res. : 202, Maitri Shreeday C.H.S. Ltd., Veer Savarkar Road, Dombivli (E), Dist-Thane.

Ref. No. NSP/ May /2014

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT I have investigated and inquired into the title to the property (more particularly described in the 'Schedule of Property' hereunder) in order to find out as to whether there is any encumbrance in the nature of gift, lease, mortgage, sale, agreement, lien, surety, security, attachment, encroachment or such other encumbrance of like nature, standing thereon and to certify accordingly. I have gone through the documents of title in respect of the above said property. I have also verified the records of rights kept and maintained by the Concerned Authorities.

I. SCHEDULE OF PROPERTY.

ALL THAT PIECE OR PARCEL of N. A. Plots, bearing Survey Numbers & Hissa Numbers as under :-

| Old S. No. | New S. No. | Plot No. | Hissa No. | admeasuring |
|------------|------------|----------|-------------|---------------|
| 34 | 364 | 1 | 3 A +3 B &1 | 345 sq. mtrs |
| 34 | 364 | 2 | 3 A +3 B &1 | 421 sq. mtrs |
| 34 | 364 | 3 | 3 A +3 B &1 | 293 sq. mtrs |
| 34 | 364 | 4 | 3 A +3 B &1 | 281 sq. mtrs |
| 34 | 364 | 5 | 3 A +3 B &1 | 292 sq. mtrs |
| 34 | 364 | 6 | 3 A +3 B &1 | 262 sq. mtrs |
| 34 | 364 | 7 | 3 A +3 B &1 | 270 sq. mtrs |
| 34 | 364 | 8 | 3 A +3 B &1 | 242 sq. mtrs |
| 34 | 364 | 9 | 3 A +3 B &1 | 230 sq. mtrs |
| 34 | 364 | 10 | 3 A +3 B &1 | 371 sq. mtrs |
| 34 | 364 | 11 | 3 A +3 B &1 | 603 sq. mtrs |
| 34 | 364 | | | 3610 sq. mtrs |



क. ज. र-२
६/०६/२०२३
००/६०

All the properties lying, being and situated at Village-Neral, Tal. Karjat, Dist-Raigad & within the limits of Panchayat Samiti Karjat & within



the limits of Sub-Registrar Karjat & bounded as On East-Property of Shri. Liyakat and Shri. Aayub Taboli, On West-Property of Shri. Dilip Gupta, On South-Property of M/s. Nirman Group of Co., and On North-Property of Shri. Ahire, hereinafter called as the SAID PROPERTY.

II. LIST OF DOCUMENTS :-

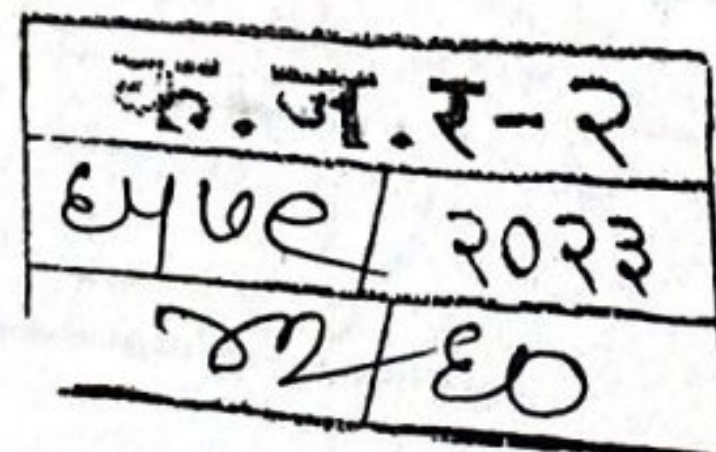
1. Original Irrevocable Power of Attorney, dated 23.04.1999, executed by and between Shri. Chandrakant Atmaram Sawant, as Owner in favour of Shri. Shambhu Ramchandra Golvankar & Mrs. Sateja Shambhu Golvankar, as a Purchasers.
2. Original Released Deed, dated 18.03.1994, executed by and between Shri. Dipak Deviprasad Pardeshi & Shri. Shambhu Rameshchandra Golvankar, as a Releasers with Shri. Chandrakant Atmaram Sawant, Smt. Tarabai Namdeo Bhosale & Smt. Hirabai Tukaram Mande, as a Releasers.
3. Original Released Deed, dated 21.04.1998, executed by and between Smt. Tarabai Namdeo Bhosale & Smt. Hirabai Tukaram Mande, as a Releasers & Shri. Chandrakant Atmaram Sawant, as a Confirming party, with Shri. Chandrakant Atmaram Sawant, Mrs. Sateja Shambhu Golvankar & Shri. Shambhu Rameshchandra Golvankar, as a Releasers.
4. Original Registration Receipt, dated 05.05.1998 at Document No 955 / 98, issued by Sub-Registrar of Assurance, Karjat.
5. Original N.A. Order, dated 24.03.2006 issued by Collector Office Raigad, Alibag.
6. NOC dated 13.07.2006 issued by Gram Panchayat Neral, for sanction of plan.
7. Original Irrevocable Power of Attorney, dated 07.10.2006, executed by and between Shri. Chandrakant Atmaram Sawant, Shri. Shambhu Ramchandra Golvankar & Mrs. Sateja Shambhu Golvankar, in favour of Shri. Vijay Bama Bhoir.
8. Original letters dated 20.10.2008 issued by Town Planning & Assessment Division, regarding construction permission.
9. Original Gaonamuna No.8A, dated 9.04.2013 issued by Talathi Saja Neral
10. Original eleven 7/12 Extracts, dated 9.04.2013, issued by Talathi Saja Neral



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|-------------|
| क. ज. र-२ |
| ६५६६ / २०२३ |
| २९ / ६० |



11. Original Mutation Entry, dated 09.04.2013 issued by Talathi Saja Neral
12. Original Irrevocable Power of Attorney, dated 27.12.2013, executed by and between Shri. Shambhu Ramchandra Golvankar & Mrs. Sateja Shambhu Golvankar, as a Owners in favour of Shri. Vijay Bama Bhoir, as a Purchaser.
13. Original Registration Receipt, dated 27.12.2013 at Document No. KJR-8440-2013, issued by Sub-Registrar of Assurance, Karjat.
14. Original Development Agreement, dated 27.12.2013, executed by and between Shri. Shambhu Ramchandra Golvankar & Mrs. Sateja Shambhu Golvankar, as a Owners with Shri. Vijay Bama Bhoir, as a Purchaser.
15. Original Registration Receipt, dated 27.12.2013 at Document No. KJR-8439-2013, Issued by Sub-Registrar of Assurance, Karjat.
16. Original Development Agreement, dated 31.12.2013, executed by and between Mr. Shambhu Ramchandra Golvankar & Mrs. Sateja Shambhu Golvankar through Power of Attorney Holder Shri. Vijay Bama Bhoir, as Owners with M/s. Shree Neelkanth Estate, through its partners, Shri. Viren Dhansukhlal Thakkar & Shri. Kanji Ravji Patel.
17. Original Registration Receipt, dated 02.01.2014 at Document No. KJR-37-2014, issued by Sub-Registrar of Assurance, Karjat.
18. Original Irrevocable Power of Attorney Holder, dated 31.12.2013, executed by and between Shri. Shambhu Ramchandra Golvankar & Mrs. Sateja Shambhu Golvankar in favour of Shri. Vijay Bama Bhoir, as a Owners through its Power of Attorney Holder M/s. Shree Neelkanth Estate through its partners namely :- Shri. Viren Dhansukhlal Thakkar & Shri. Kanji Ravji Patel.
19. Original Registration Receipt, dated 02.01.2014 at Document No. KJR-38-2014, issued by Sub-Registrar of Assurance, Karjat.
20. Original layout Plan
21. Original Search Report dated 07.04.2014 issued by Advocate Shri. Ajit R. Shinde.



III. TRACING OF TITLE

After going through all the documents referred hereinabove with instructions and information given by the partners of M/s. Shree Neelkanth Estate, It reveals that :-

1. That Smt. Tarabai Namdeo Bhosale, Smt. Hirabai Tukaram Mande & Mr. Nitin Tukaram Mande, were the Original Owners of the properties, bearing following Survey Numbers and Hissa Numbers namely :-

| Old S. No. | New S. No. | Plot No. | Hissa No. | Admeasuring |
|------------|------------|----------|-------------|----------------------|
| 34 | 364 | 1 | 3 A +3 B &1 | 345 sq. mtrs |
| 34 | 364 | 2 | 3 A +3 B &1 | 421 sq. mtrs |
| 34 | 364 | 3 | 3 A +3 B &1 | 293 sq. mtrs |
| 34 | 364 | 4 | 3 A +3 B &1 | 281 sq. mtrs |
| 34 | 364 | 5 | 3 A +3 B &1 | 292 sq. mtrs |
| 34 | 364 | 6 | 3 A +3 B &1 | 262 sq. mtrs |
| 34 | 364 | 7 | 3 A +3 B &1 | 270 sq. mtrs |
| 34 | 364 | 8 | 3 A +3 B &1 | 242 sq. mtrs |
| 34 | 364 | 9 | 3 A+3 B & 1 | 230 sq. mtrs |
| 34 | 364 | 10 | 3 A +3 B &1 | 371 sq. mtrs |
| 34 | 364 | 11 | 3 A +3 B &1 | 603 sq. mtrs |
| | | | | <hr/> 3610 sq. mtrs. |

lying, being and situate at Village-Neral, Tal-Karjat, Dist-Rajgad & within the limits of Panchayat Samiti Karjat & within the limits of Sub-Registrar Karjat & bounded as under :-

On or towards East : Property of Shri. Liyakat and Shri. Aayub Taboli

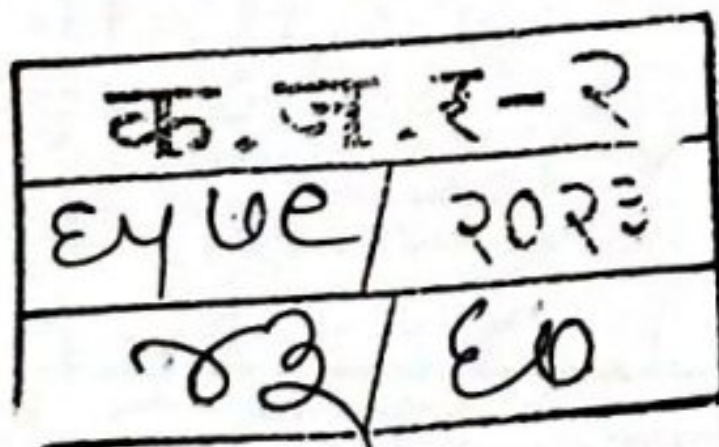
On or towards West : Property of Shri. Dillip Gupta

On or towards South : Property of M/s. Nirman Group of Co.

On or towards North : Property of Shri. Ahire

hereinafter called as the SAID PROPERTY.

2. By registered Sale Deed, dated 07.04.1992, the Original Owners, Smt. Tarabal Namdeo Bhosale, Smt. Hirabal Tukaram Mande & Mr. Nitin Tukaram Mande, had sold the said properties to Mr. Dipak Deviprasad Pardeshi, Mr Chandrakant Atmaram Sawant & Mr. Shambhu Ramesh-chandra Golvankar. The said Sale Deed is duly registered in the Office of Sub-Registrar, Karjat at Doc. No.1154-1992 on 07.04.1992.



3. By registered Released Deed, dated 18.03.1994, Shri. Dipak Deviprasad Pardeshi & Shri. Shambhu Rameshchandra Golvankar had released their rights and title of the said property in favour of Mr. Chandrakant Atmaram Sawant, Smt. Tarabai Namdeo Bhosale & Smt. Hirabai Tukaram Mande, without any consideration. The said Released Deed is duly registered in the Office of Sub-Registrar, Karjat at Doc. No.573/1994 on 21.03.1994.

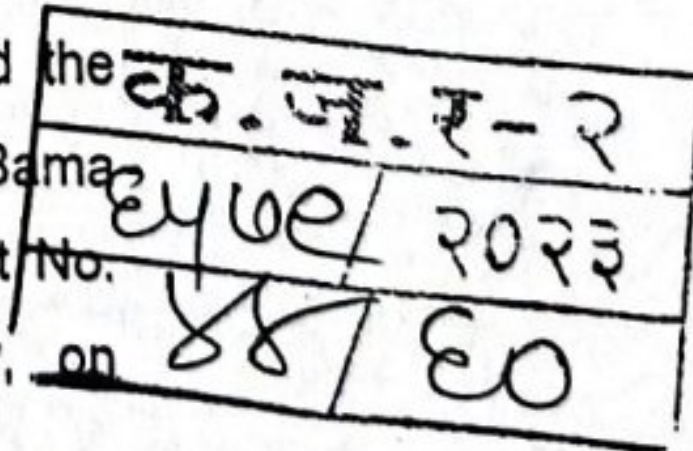
4. By registered Released Deed, dated 21.04.1998, Smt. Tarabai Namdeo Bhosale and Smt. Hirabai Tukaram Mande (consented by Chandrakant A Sawant) had released their rights and title of the said property in favour of Shri. Chandrakant Atmaram Sawant, Mrs. Sateja Shambhu Golvankar & Shri. Shambhu Rameshchandra Golvankar, without any consideration. The said Released Deed is duly registered in the Office of Sub-Registrar, Karjat at Doc. No.955/1998 on 5.05.1998.

5. By registered Irrevocable Power of Attorney, dated 23.04.1999, Shri. Chandrakant Atmaram Sawant, had granted the powers in respect of the said properties in favour of Shri. Shambhu Ramchandra Golvankar & Mrs. Sateja Shambhu Golvankar. The said Power of Attorney is duly registered at Document No. 238/1999 on 23.04.1999, in the Office of Sub-Registrar of Karjat.

6. By Irrevocable Power of Attorney, dated 07.10.2006, Mr. Chandrakant Atmaram Sawant, Mr. Shambhu Ramchandra Golvankar & Mrs. Sateja Shambhu Golvankar had granted the powers in respect of the said properties in favour of Mr. Vijay Bama Bhoir. The said Power of Attorney is duly registered at Document No. 9556/2006 on 07.10.2006, in the Office of Sub-Registrar of Karjat.

7. By registered Development Agreement and Irrevocable General Power of Attorney, dated 21.12.2013, Mr. Shambhu Ramchandra Golvankar & Mrs. Sateja Shambhu Golvankar for self and as Power of attorney holder of Mr. Chandrakant Atmaram Sawant, had granted the said properties with rights thereof for development to Mr. Vijay Bama Bhoir. The Development Agreement is duly registered at Document No. KJR-8439-2013 and Document No. KJR-8440-2013 respectively, on 27.12.2013, in the Office of Sub-Registrar-Karjat.

8. By registered Development Agreement and Irrevocable General Power of Attorney, dated 31.12.2013, Mr. Vijay Bama Bhoir as



Shambhu Ramchandra Golvankar & Mrs. Sateja Shambhu Golvankar, have entrusted the said properties with powers thereof for development to M/s. Shree Neelkanth Estate, a Partnership Firm through its Partners Shri. Viren Dhansukhlal Thakkar & Shri. Kanji Ravji Patel, The said Development Agreement and Irrevocable General Power of Attorney are duly registered at Document No. KJR-37-2014 and at Document No. KJR-38-2014 respectively on 02.01.2014, in the Office of Sub-Registrar of Assurance, Karjat.

9. Upon strength of the above said registered Development Agreements and Irrevocable Power of Attorney, M/s. Shree Neelkanth Estate, have entitled to and having rights to develop the said property.

IV. FINAL CERTIFICATE

I, THEREFORE FINALLY CERTIFY THAT M/s. Shree Neelkanth Estate, are having clean, clear, marketable title over the said properties and it is without any encumbrance of whatsoever nature and are entitled to and having rights to develop the said property.

Place : Dombivli
Date : 26/05/2014



N. S. Pilankar
26/5/2014
N. S. Pilankar
Advocate & Notary



| |
|--------------|
| 25. J. E - 2 |
| 5466 / 2022 |
| 84 / 80 |



18/08/2019

सूची क्र.2

दुय्यम निबंधक : दु.नि. कर्जत

दस्त क्रमांक : 2021/2019

नोंदणी :

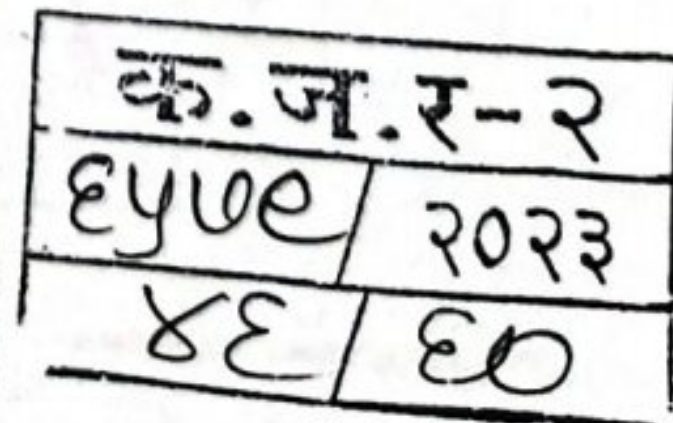
Regn:63m

201:

गावाचे नाव : नेरळ

| (1) विलेखाचा प्रकार | ताबापावती |
|--|--|
| (2) मोबदला | 1 |
| (3) बाजारभाव (घाटेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेदार ते नमुद करावे) | 0 |
| (4) धू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: मीजे नेरळ, ता. कर्जत, जि. रायगड येथील (1) जुना सव्हे नं. 34, नवीन सव्हे नं. / हिस्ता नं. 364/3अ+3ब-1, प्लॉट नं. 1, क्षेत्र 345.00 चौ.मी., आकार 34.50 रु.पै. (2) जुना सव्हे नं. 34, नवीन सव्हे नं. / हिस्ता नं. 364/3अ+3ब-1, प्लॉट नं. 2, क्षेत्र 421.00 चौ.मी., आकार 42.10 रु.पै. (3) जुना सव्हे नं. 34, नवीन सव्हे नं. / हिस्ता नं. 364/3अ+3ब-1, प्लॉट नं. 3, क्षेत्र 293.00 चौ.मी., आकार 29.30 रु.पै. (4) जुना सव्हे नं. 34, नवीन सव्हे नं. / हिस्ता नं. 364/3अ+3ब-1, प्लॉट नं. 4, क्षेत्र 281.00 चौ.मी., आकार 28.10 रु.पै. (5) जुना सव्हे नं. 34, नवीन सव्हे नं. / हिस्ता नं. 364/3अ+3ब-1, प्लॉट नं. 5, क्षेत्र 292.00 चौ.मी., आकार 29.20 रु.पै. (6) जुना सव्हे नं. 34, नवीन सव्हे नं. / हिस्ता नं. 364/3अ+3ब-1, प्लॉट नं. 6, क्षेत्र 262.00 चौ.मी., आकार 26.20 रु.पै. (7) जुना सव्हे नं. 34, नवीन सव्हे नं. / हिस्ता नं. 364/3अ+3ब-1, प्लॉट नं. 7, क्षेत्र 270.00 चौ.मी., आकार 27.00 रु.पै. (8) जुना सव्हे नं. 34, नवीन सव्हे नं. / हिस्ता नं. 364/3अ+3ब-1, प्लॉट नं. 8, क्षेत्र 242.00 चौ.मी., आकार 24.20 रु.पै. (9) जुना सव्हे नं. 34, नवीन सव्हे नं. / हिस्ता नं. 364/3अ+3ब-1, प्लॉट नं. 9, क्षेत्र 230.00 चौ.मी., आकार 23.00 रु.पै. (10) जुना सव्हे नं. 34, नवीन सव्हे नं. / हिस्ता नं. 364/3अ+3ब-1, प्लॉट नं. 10, क्षेत्र 371.00 चौ.मी., आकार 37.10 रु.पै. (11) जुना सव्हे नं. 34, नवीन सव्हे नं. / हिस्ता नं. 364/3अ+3ब-1, प्लॉट नं. 11, क्षेत्र 603.00 चौ.मी., आकार 60.30 रु.पै. (विकसनकारानामा दस्त क्रमांक 37/2014 या दस्तामध्ये नमुद केल्याप्रमाणे) (Survey Number : 364 ; Plot Number : 1 TO 11 ;) |
| (5) क्षेत्रफळ | 1) 3610 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून घेणा-या/विहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- मे. श्री नीलकंठ इस्टेट भागीदारी संस्था तर्फे भागीदार विरेल घनसुखलास ठळर - - बव:- 31; पत्ता:-, - , ऑफिस पत्ता- दुकान नं. 2, पार्वती विहार बाळ, देवी चौक, शाळी नगर डोंबिवली प., ता. कल्याण, जि. ठाणे, - , - , ऊळ: आस्थागार-4, MAHARASHTRA, THANE, Non-Government. पिन कोड:- 421004 पॅन नं:- AFBPT0899J 2): नाव:- मे. श्री नीलकंठ इस्टेट भागीदारी संस्था तर्फे भागीदार वानजी रावजी पटेल - - बव:- 52; पत्ता:-, - , ऑफिस पत्ता- दुकान नं. 2, पार्वती विहार बाळ, देवी चौक, शाळी नगर डोंबिवली प., ता. कल्याण, जि. ठाणे, - , - , ऊळ: आस्थागार-4, MAHARASHTRA, THANE, Non-Government. पिन कोड:- 421004 पॅन नं:- ABAPP6596R |
| (8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:- विजय वामा भोईर हे स्वतः करिता व संभू रमेशचंद्र गोकवणकर आणि सतेजा संभू गोकवणकर यांच्या तर्फे फुलकवतपारी म्हणून - बव:- 55; पत्ता:-, - , रा. प्रासुर भवन, पहिला मजला, मखिमार्केट समोर, डोंबिवली र., ता. कल्याण, जि. ठाणे, - , - , भाजी मार्केट, MAHARASHTRA, THANE, Non-Government. पिन कोड:- 421002 पॅन नं:- AGXPB8192R |
| (9) दस्तऐवज करून दिव्याचा दिनांक | 18/08/2019 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 18/08/2019 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 2021/2019 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 500 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 500 |
| (14) शेर | |

(Signature)
पु दुय्यम निबंधक कर्जत



Index-2(सूची - २)

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारवार्ता निवडलेला
अनुच्छेद :- :

(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)




| | |
|---------|------------|
| क.ज.२-२ | |
| ६५०६ | २०२३ |
| ४० | ६५०६/१.७.० |

ANNEXTURE A

VIJAY BHOIR

| SHOP/ FLAT NOS. | CARPET AREA IN SQ.FT. | AREA IN SQ.MTR |
|-----------------|-----------------------|----------------|
| SHOP No.2 | 142 | 13.19 |
| SHOP No.4 | 143 | 13.28 |
| A WING 103 | 456 | 42.35 |
| A WING 201 | 435 | 40.5 |
| A WING 202 | 434 | 40.31 |
| B WING 101 | 436 | 40.5 |
| B WING 202 | 434 | 40.31 |
| B WING 203 | 434 | 40.31 |
| B WING 302 | 434 | 40.31 |
| B WING 303 | 434 | 40.31 |
| TOTAL | 3782 | 351.37 |

पय
विजय भोयर




क अ ज
2029/2029
92/00



क.ज.र-२
६५७६/२०२३
४१/००

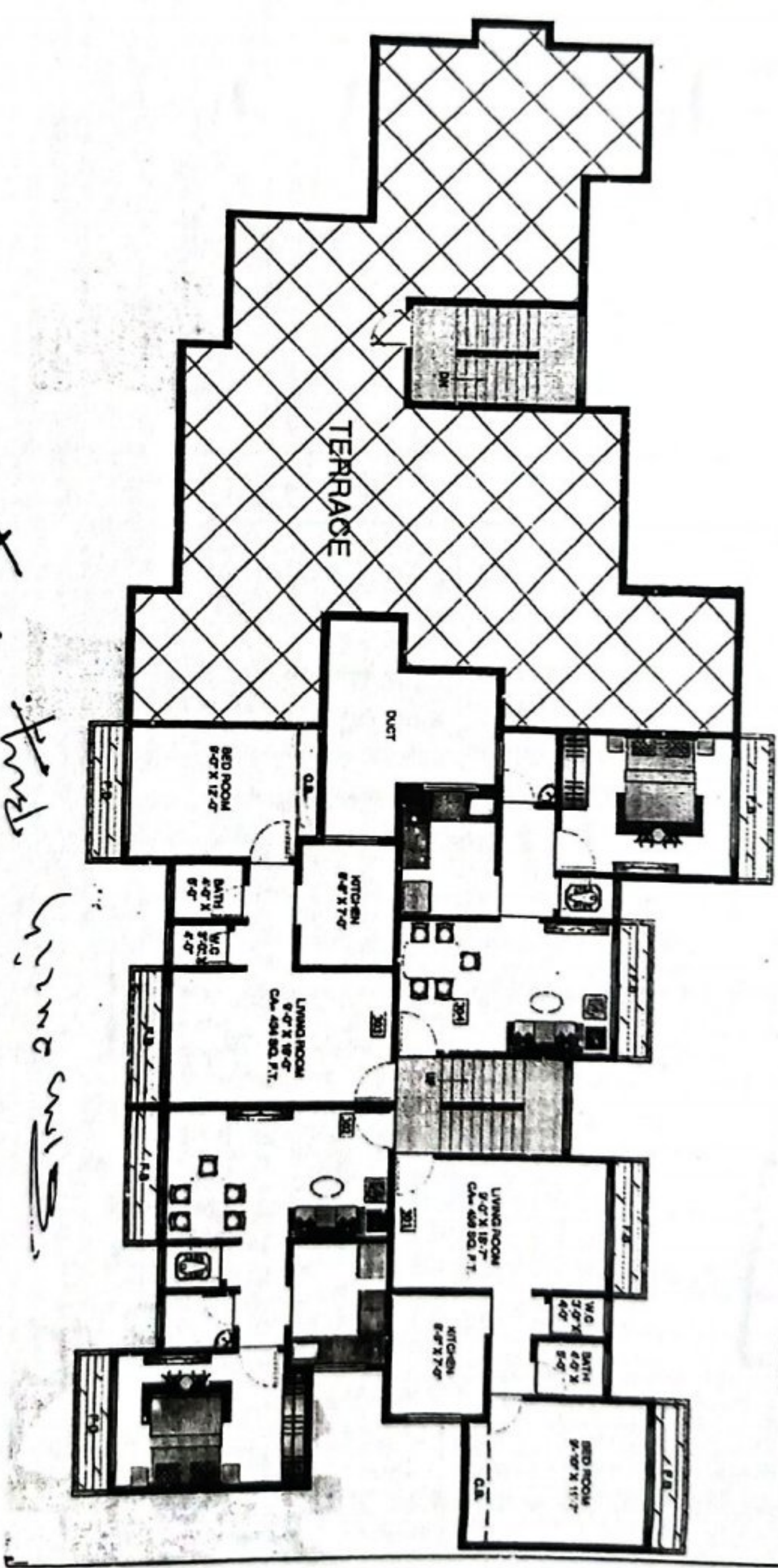


| | |
|---------|------|
| क.ज.र-२ | |
| ६५७६ | २०२३ |
| ४९ | ६० |

:- Project Completed

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B/303

Third Floor Plan



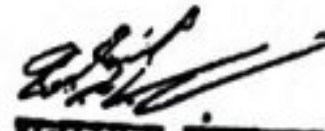
| |
|-----------|
| क.ज.र-२ |
| ६/१०/२०२३ |
| ५०/६० |



| | |
|---------|------|
| क.ज.र-२ | |
| ६५०६ | २०२६ |
| ६९ | ६० |

STAMP OF APPROVAL

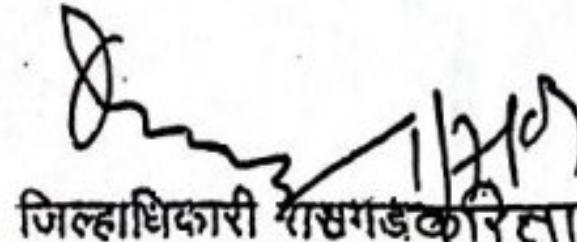
पत्र क्र. ससंतर राज/अिधिकांरिी क/ नरक
 न. कपनि/डिंड: 387733338 191829
 दिनांक 2019012000 अन्ये
 शर्तीना अधिन राहन व
 नकाशावर हिरव्या रंगाने दुरुस्ती
 प्रमाणे शिफारस


 सहाय्यक संचालक
 एएए एचवा, अलिबाग

STAMP OF APPROVAL

आदेश क्र. मशा/एलएनए-३/एअर./प्र.क्र...९९३.../२००८
 दिनांक १/००/२००९ अन्वये आदेशातील
 शर्तीना अधिन राहन व नकाशावर हिरव्या रंगाने केलेल्या
 दुरुस्ती प्रमाणे मशा/अिधिकांरिी क/ नरक येवढ्या
 "मिवांसी व अिधिकांरिी क" या प्रयोजनासाठी
 परवानगी मजूर.




 जिल्हाधिकारी रासगडकरिता



क.ज.र-२
 ६५०६/२०२३
 ५२/९०

SCHEDULE OF DOOR WINDOWS & VENTILATORS

| TYPE | SIZE | DESCRIPTION |
|------|-----------|---------------------------------|
| | 1.00X2.13 | T.W. PANELLED DOOR |
| | 0.91X2.13 | T.W. PANELLED DOOR |
| | 0.76X2.13 | FIBERGLASS DOOR |
| | 0.91X2.13 | OPENING |
| | 1.50X1.22 | ALUMINIUM FRAMED SLIDING WINDOW |
| | 0.90X1.22 | ALUMINIUM FRAMED WINDOW |
| | 0.80X0.91 | T.W. FRAMED GLASS WINDOW |
| | 2.40X2.44 | M.S. ROLLING SHUTTER |

AREA STATEMENT



| |
|-----------|
| ಕ.ಜ.ಸ-೨ |
| ೬೪೦೬/೨೦೨೩ |
| ೪೨/೬೦ |



भारत सरकार
 मोहम्मद फिरोज अशराफ
 Mohd Firoz Ashraf
 जन्म वर्ष / Year of Birth : 1971
 पुरुष / Male



9548 4761 3473

आधार — सामान्य माणसाचा अधिकार



भारतीय अद्वितीय प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता C/O ईशा करीम शेख, वृंदावन
 कॉ. ओप. हॉ. मो., ब्लॉक नं-१६, प्लॉट नं-१९६,
 शिव मंदिर जवळ, सेक्टर-१८, ए, नेरुल
 पूर्व-४००३०६, नवी मुंबई, ठाणे, महाराष्ट्र,
 400615

Address: C/O Isha Karim Shaikh,
 Vrindavan CHS, Flat No-16, Plot
 No-194, Near Shiv Mandir,
 Sector-18 A, Nerul West-400706,
 Navi Mumbai, Thane,
 Maharashtra, 400615

1947 1800 180 1947
 help@uidai.gov.in
 www.uidai.gov.in
 P.O. Box No. 1947,
 Bengaluru-560 001



भारत सरकार
 प्रणित यशवंत मोरे
 Pranit Yashwant More
 जन्म तारीख / DOB: 06/07/1971
 पुरुष / MALE

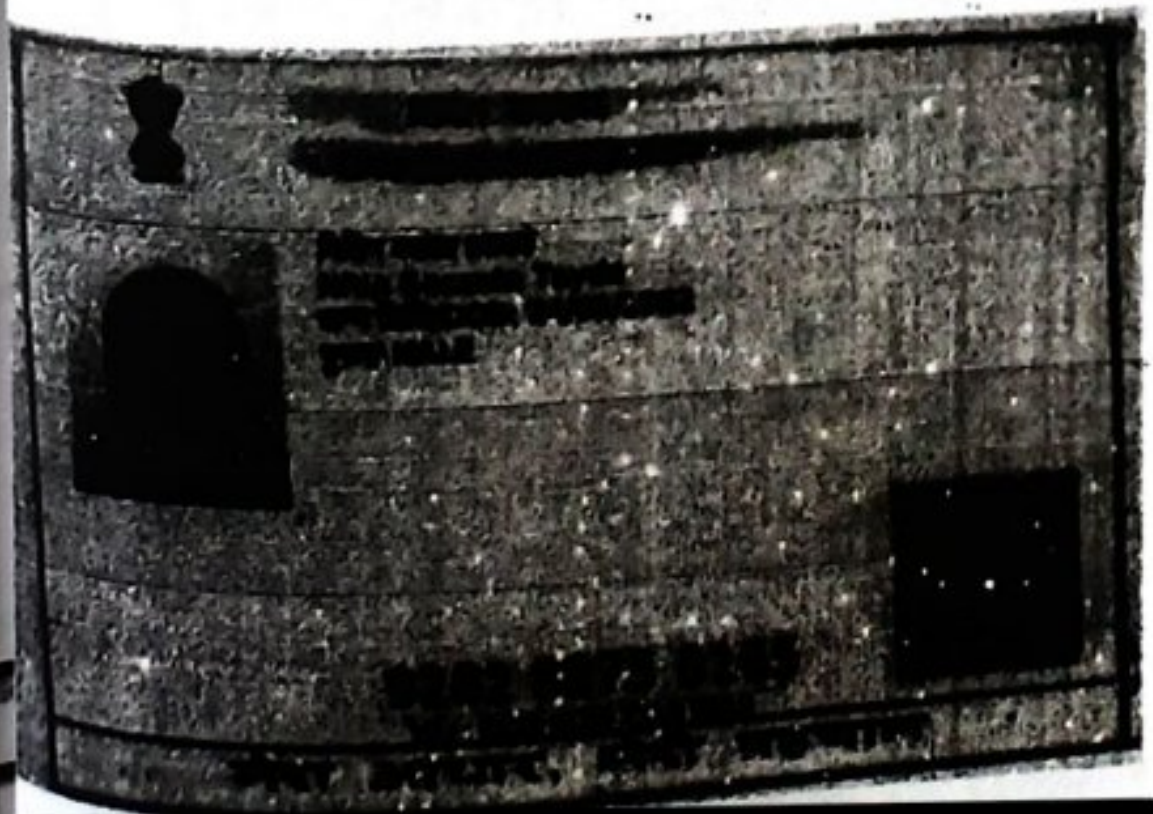


5013 9517 2901

भारतीय विशिष्ट पहचान प्राधिकरण
 क.ज.र-२
 ६५७६ २०२३
 Address: SAI PRASAD CHAWL, KAILAS
 COLONY, DURGA PADA ROAD,
 NR SHIVMANDIR, GID
 AMBARNATH GAON, AMBARNATH
 (E), Ambarnath, Thane,
 Maharashtra - 421501

पत्ता:
 साई प्रसाद चाळ, कैलास
 कॉलनी, दुर्गा पाडा रोड,
 शिवमंदिर जवळ, जुने
 अंबरनाथ गाव, अंबरनाथ (पु),
 अंबरनाथ, ठाणे,
 महाराष्ट्र - 421501

5013 9517 2901



Handwritten signature or mark.



| | |
|-----------|------|
| क. ज. र-२ | |
| ६५०६ | २०२३ |
| ५५ | ६० |

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABAPF6596R

नाम / NAME

KANJI RAVJI PATEL

पिता का नाम / FATHER'S NAME

RAVJI PATEL

जन्म तिथि / DATE OF BIRTH

01-05-1966

हस्ताक्षर / SIGNATURE

Handwritten signature in a box

Commissioner of Income-tax I, Pune

आयकर विभाग
INCOME TAX DEPARTMENT
VIJAY BAMA BHOIR

भारत सरकार
GOVT. OF INDIA

BAMA DHAGO BHOIR

05/06/1964

Permanent Account Number

AGXPE3392R



Handwritten signature



भारत सरकार
GOVERNMENT OF INDIA

विजय बामा भोईर
Vijay Bama Bhoir

जन्म वर्ष / Year of Birth : 1964
पुरुष / Male



2578 4448 8697

आधार - सामान्य माणसाचा अधिकार

Handwritten signature



भारतीय जनता पार्टी
UNION BIKAR DEKARAN ANTI-CORRUPTION OF INDIA

पत्ता निरिधर बंगला, रेडिबंदर रोड, (एच) वॉर्ड ऑफिस, डोंबिवली(व), कायान, विष्णुनगर, ठाणे, महाराष्ट्र, 421202

Address: giridhar banglow, relibander road, (h) ward office, Dombivli(w), Kalyan, Vishnunagar, Thane, Kalyan, Maharashtra, 421202

COLOUR XEROX

1947
1000 100 1047

help@uidai.gov.in

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P.O. Box No. 1947, Banasur-580 001



क.ज.र-२
Eyuw/ 2023
५६/ ६०

1/30/23, 12:19 PM

Summary 1 (Dastgoshwara bhag 1)

543/6579

गुरुवार, 30 नोव्हेंबर 2023 12:19 म.नं.

दस्त गोषवारा भाग-1

कजर2

543/6579

दस्त क्रमांक: 6579/2023

दस्त क्रमांक: कजर2 /6579/2023

वाजार मुल्य: रु. 21,04,200/-

मोबदला: रु. 28,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,68,000/-

दु. नि. सह. दु. नि. कजर2 यांचे कार्यालयात

अ. क्र. 6579 वर दि.30-11-2023

रोजी 12:18 म.नं. वा. हजर केला.

पावती:7815

पावती दिनांक: 30/11/2023

सादरकरणाराचे नाव: मोहम्मद फिरोज अशरफ - -

नोंदणी फी

रु. 28000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकुण: 29200.00

दस्त हजर करणाऱ्याची सही:

S.R. KARJAT (2)

सह दुय्यम निबंधक कर्जत क्र. 2

S.R. KARJAT (2)
सह दुय्यम निबंधक कर्जत क्र. 2

दस्ताचा प्रकार: विक्री करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश " विक्राम प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 30 / 11 / 2023 12 : 18 : 51 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 30 / 11 / 2023 12 : 19 : 23 PM ची वेळ: (फी)

दस्ताऐवजासोबत जोडलेली कागदपत्रे
कुलमुखत्यारपत्रे, व्यक्ती इ. बनावट
आढळून आल्यास यांची संपूर्ण
जबाबदारी दस्त निष्पादकांची राहिल.

देणार

घेणार





| | |
|---------|------|
| ಕ.ಜ.ತ-೨ | |
| ೨೪೦೬ | ೨೦೨೩ |
| ೪೬ | ೮೦ |



30/11/2023 12 21:34 PM

दस्त गोपवारा भाग-2

क.जर.2 ५९६०

दस्त क्रमांक:6579/2023

दस्त क्रमांक :कजर2/6579/2023

दस्ताचा प्रकार :-विक्री करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | झायाचित्र | रुमा प्रमाणित |
|----------|--|-------------------------------------|-----------|---------------|
| 1 | नाव:मोहम्मद फिरोज अशरफ - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वृदावंत को.ऑप.हौ.सोसायटी प्लॉट नंबर 16 प्लॉट नंबर 194 शिव मंदीर जवळ सेक्टर 18अ नेरुळ पश्चिम नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:CMSPA1559A | लिहून देणार वय :-51 स्वाधरी:- | | |
| 2 | नाव:विजय वामा भोईर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: छनूर भवन पहिला मजला मच्छी मार्केट समोर डोंबीवली पश्चिम ता.कल्याण जि.ठाणे महाराष्ट्र, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AGXPB8192R | लिहून देणार वय :-59 स्वाधरी:- | | |
| 3 | नाव:मान्यता देणार मेसर्स श्री निळकंठ इस्टेट तर्फे भागीदार कानजी रावजी पटेल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नंबर 2 पार्वती विहार चाळ देवी चौक शास्त्री नगर डोंबीवली पश्चिम जि.ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: | लिहून देणार वय :-55 स्वाधरी:- | | |

वरील दस्तऐवज करून देणार तथाकथित विक्री करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:30 / 11 / 2023 12 : 21 : 17 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

| Sr. No. | Type of Party & Name | Date & Time of Verification with UIDAI | Information received from UIDAI (Name, Gender, UID, Photo) |
|---------|--|--|--|
| 1 | लिहून देणार मोहम्मद फिरोज अशरफ - - | 30/11/2023 12:20:27 PM | मोहम्मद फिरोज अशरफ M 1179675796778278912 |
| 2 | लिहून देणार विजय वामा भोईर - - | 30/11/2023 12:20:40 PM | विजय वामा भोईर M 1169250326723190784 |
| 3 | लिहून देणार मान्यता देणार मेसर्स श्री निळकंठ इस्टेट तर्फे भागीदार कानजी रावजी पटेल - - | 30/11/2023 12:21:28 PM | कानजी रवजी पटेल M 1179675052335517696 |

शिक्का क्र.4 ची वेळ:30 / 11 / 2023 12 : 21 : 28 PM

ह.दुय्यम लिखित कर्जत क्र.२



| Sl. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|------------------------|----------|------------------------|--------------------|-----------|---------|------------------|-------------|
| 1 | VIJAY BAMA BHOIR | eChallan | 69103332023113012752 | MH011655862202324E | 168000.00 | SD | 0006102934202324 | 30/11/2023 |
| 2 | | DHC | | 1123306303485 | 1200 | RF | 1123306303485D | 30/11/2023 |
| 3 | VIJAY BAMA BHOIR | eChallan | | MH011655862202324E | 28000 | RF | 0006102934202324 | 30/11/2023 |

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

6579/2023

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| |
|-----------|
| क.ज.र-२ |
| ६५७९/२०२३ |
| ६०/६० |

प्रमाणीत करणेत येते की या दस्तास
एवढा ६०.....पाने आहेत.
सह दुय्याम निबंधक कर्जत क्र.२

पुस्तकाचे
९५७९ नंबरी नोंदला
सह दुय्याम निबंधक कर्जत क्र.२
तारीख १० माहे १० सन २०२३

