



PRIDE ENTERPRISES
BUILDERS & DEVELOPERS
YOUR DREAM OUR CREATION'S

To:
The Assistant General Manager
State Bank of India

DATE -23/03/2024

Dear Sir,
I/We, **PRIDE HEIGHTS**, and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **DHARMA BALIRAM NARAYANKAR**, herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated **22nd mar 2024**(herein after referred to as the "Sale document")

Description of the property	
Flat No./ House No.	204
Building No./Name	Building no.1- , PRIDE HEIGHTS
Plot No	Survey no.12,Hissa no.11
Street No./Name	NEAR CHETNA SCHOOL PIPE LINE ROAD
Locality Name	PISAVALI
Area Name	PisavaliKalyan East
City Name	Kalyan
Pin Code	421 306

2. That the total consideration for this transaction is **Rs. 40,00,000/- (RUPESS -FORTY LACS Only /-towards sale document.**

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.



PRIDE ENTERPRISES
Corporate Address :

SURVEY NO. 12, HISSA NO. 11, NEAR CHETNA SCHOOL, PIPE LINE ROAD, PISAVALI, KALYAN (E) PIN - 421 306.



PRIDE ENTERPRISES
BUILDERS & DEVELOPERS

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5. We have borrowed from (Aditya Birla Housing Finance Ltd.) whose NOC for this transaction is enclosed herewith / We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favor of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favor of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favoring **PRIDE ENTERPRISES** . Acc No: **0123102000044758**, IDBI **BANK, VASHI , IFSC CODE: IBKL0000123**

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favoring the Bank A/C **DHARMA BALIRAM NARAYANKAR** forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide **PARTNERSHIP DEED DATED 29TH August 2019**.

Yours faithfully,
Name – Vasant D. Khania
Designation –PARTNER
Place –KALYAN
Date – 23/03/2024.



PRIDE ENTERPRISES

Corporate Address :

SURVEY NO. 12, HISSA NO. 11, NEAR CHETNA SCHOOL, PIPE LINE ROAD, PISAVALI, KALYAN (E) PIN - 421 306.

Aditya Birla Housing Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

Reference No: NOC/ABHFL/Pride Enterprises/Pride heights/031

Date: 20-03-2024

To,
M/s. Pride Enterprises
Near Chetna School, Pisavali, Hissa No - 11,
Survey No - 12, Pipe Line Road, Pisawali Nv, Kalyan,
Thane, Maharashtra, 421306

Dear Sir,

With reference to your request for our No Objection Certificate (NOC) for sale/creation of mortgage for the unit/flat in Project "Pride heights", situated at Kalyan, known as Pride Heights On Land bearing land bearing Survey No.12, Hissa No.11 of Village Pisavali, Near Don Bosco School, Pipeline Road/Malangad Road, Off Kalyan - Shilphata Road, Pisavali, Kalyan East, Taluka - Kalyan, District - Thane, Maharashtra - 421306. as mentioned below:

Flat / Unit No.	204
Floor No. & Tower No.	B1 2nd Floor
RERA Carpet Area (in sq. ft.)	331.31 sq.ft.
Name of Purchaser	DHARMA BALIRAM NARAYANKAR
Communication Address	JAGANATH NIWAS ,SECTOR 9 DIVAGAON ,NEAR NEW MODERN ENGLISH SCHOOL ,AIROLI ,NAVI MUMBAI 400708
Email ID	-
Contact No	9769505582
PAN Details	AOZPN2292L
Total Sales Consideration (in Rs.)	4000000/-
Amount received till date (in Rs.)	51000/-
Name of home loan lender (if any)	Self-Funding

We state that we have no objection in respect of the aforesaid unit subject to following conditions:

- This consent hereby granted is restricted for creation of mortgage for the flat / unit as stated above in order to enable sale of the said unit to the purchasers. Notwithstanding anything contained herein, the consent hereby granted shall not authorize 'Borrower / Mortgagee' to sell any other flat / unit in the said project without applying an NOC to Aditya Birla Housing Finance Ltd (hereinafter "ABHFL") and charge of ABHFL on all other securities mortgaged by you shall remain unchanged.
- The consent hereby granted is subject to purchaser depositing all the sale proceed payable by them to 'the Borrower/ Mortgagee' as consideration for purchase of the said unit into A/c. No.57500001365731 escrow /master collection account which has been opened by 'Borrower/Mortgagee' with HDFC Bank for this purpose. The proceeds in the said account may be utilised towards construction cost of said project and repayment of outstanding dues availed by Borrower as per extant terms of the borrowing arrangement and amendments if any to the borrowing arrangement. In case of default by the purchaser of the said unit / Borrower / you in depositing the entire sale proceeds in the Escrow Account, ABHFL shall not bound by the consent given hereby and shall retain all the rights, interest and claims over the property mortgaged to ABHFL and this NOC shall become null and void
- In the event of sale to the purchasers is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you shall have to apply for a fresh consent in relation to sale of the said unit to any other person.
- The sale of the said flat / unit shall have to be made by way of sale agreement / registered sale deed within 30 days of issuance of this NOC and possession of the said flat / unit shall be given to the purchaser only after deposit of entire sale consideration in the Escrow account
- This NOC is valid only if registered agreement is executed with subject purchaser (as mentioned in NOC) post NOC issuance date and NOC becomes integral part of such registered agreement executed with the buyer within the specified period

Yours faithfully,
For Aditya Birla Housing Finance Ltd

Authorized Signatory

Aditya Birla Housing Finance Limited

R-Tech Park, 15th Floor, Nirlon Complex, Off Western Express Highway,
Goregaon (East), Mumbai - 400063.

+91 22 6279 9505 | Toll-free number 1800-270-7000

care.housingfinance@adityabirlacapital.com | <https://homefinance.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266

CIN: U65922GJ2009PLC083779



intertek

507/4102

पावती

Original/Duplicate

Friday, March 22, 2024

नोंदणी क्र. :39म

5:55 PM

Regn.:39M

पावती क्र.: 4324 दिनांक: 22/03/2024

गान्वाचे नाव: पिसवली

दस्तऐवजाचा अनुक्रमांक: कलन5-4102-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: धर्मा बळीराम नारायणकर --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1260.00

पृष्ठांची संख्या: 63

एकूण:

रु. 31260.00

Joint Sub Registrar Kalyan 5
सह. मुख्य निबंधक, वर्ग-२
कल्याण क्र.५

बाजार मूल्य: रु.1751442 /-

मोवदला रु.4000000/-

भरलेले मुद्रांक शुल्क : रु. 280000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1260/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 0324229913143 दिनांक: 22/03/2024

वेंकचे नाव व पत्ता:

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

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH017913594202324E दिनांक: 22/03/2024

वेंकचे नाव व पत्ता:

मुख्य निबंधक परत मिळवला
प्रकाशाची सही



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 ५-६

Home Pinl

Valuation ID 2024032210033 22 March 2024, 05:28:44 PM कल-१५		मूल्यंकन पत्रक (शहरी क्षेत्र - बांधीव)	
मूल्यंकनाचे वर्ष २०२३	दिनांक ०५	मूल्य विभाग ता.क.क.क.	उप मूल्य विभाग ४०/११४-मी.वे.पि.स.व.ली.गावतील मालकी/सह-मालकी मालकी
क्षेत्राचे नाव Kalyan/Dombival Municipal Corporation सर्वे नंबर/न. मू. क्रमांक: सर्वे नंबर#१२	वार्डिक मूल्य दर तक्त्यानुसार मूल्यदर रु. ४२४०० कर्पाव ५१६०० रुकाने ४२४०० शीथीमीक ४२४०० मोजमापनाचे एकक चौ.मी.मीटर	बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र (Built up) - ४९.०६ चौ.मी.मीटर बांधकामाचे वर्गीकरण - १-अ/ए सी सी उद्देशाने सुविधा - आर्ह मालका - मालका १st To 4th Floor	Sale Type - First Sale Sale/Resale of built up Property constituted after circular dt.02/01/2018
मालका निहाय घट/वाढ = १०० / १०० Apply to Rate = Rs.35700/-	वसा.पानुसार मालकीचा प्राति चौ.मी.मीटर मूल्यदर = (((35700-8800) * (१०० / १००)) + ८८००) = Rs.35700/-	अ) मूख्य मालकीचे मूल्य = बांधीव प्रमाण मूल्य दर * मालकीचे क्षेत्र = ३५७०० * ४९.०६ = Rs.1751442/-	एकत्रित अंतिम मूल्य = मूख्य मालकीचे मूल्य - तळपसचे मूल्य - मीटरमार्फत मालका क्षेत्र मूल्य + लागू मूल्य (खुली बाळकणी) + बांधीव मालकीचे मूल्य + बांधीव बांधकामाचे मूल्य + खुल्या जागेबाबतचे बांधकाम मूल्य + बांधीव मूल्य + बांधीव बाळकणी + संपादनित बांधकाम मूल्य = A + B - C - D + E + F + G - H + I + J = १७५१४४२ - ० - ० - ० - ० - ० - ० - ० + ० + ० + ० = Rs.1751442/-
Applicable Rules = 3, 9, 18, 19		एकत्रित अंतिम मूल्य = २ सतरा लाख एकराबरोबर हजार चार सौ चौ.मी.मीटर	





CHALLAN
MTR Form Number-6



GRN	MH017913594202324E	BARCODE	01 1103 2 71 1000231 0012024 001 001 001 001 001 001 001 001 001 001	Date	22/03/2024-14:27:18	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AOZPN2292L		
Location	THANE			Full Name	DHARMA BALIRAM NARAYANKAR		
Year	2023-2024 One Time			Flat/Block No.	PRIDE HEIGHTS, BLDG NO.01, 2ND FLOOR,		
				Premises/Building	FLAT NO.204		

Account Head Details	Amount In Rs.	Road/Street	PISAVALI
0030046401 Stamp Duty	280000.00	Area/Locality	KALYAN THANE
0030063301 Registration Fee	30000.00	Town/City/District	
		PIN	क.ल.न. ५ १ ३ ० ६
		Remarks (If Any)	दस्तक्र २००२ २०२४ PAN2=AAXFP8786 - Second Party Name - MC PRIDE ENTERPRISES-
		Amount In Words	Three Lakh Ten Thousand Rupees Only
Total	3,10,000.00		
Payment Details		FOR USE SUB REGISTERING BANK	
STATE BANK OF INDIA		Bank CIN	Ref. No. 800040572024032253821 CK00AGZC16
Cheque-DD Details		Bank Date	22/03/2024 14:24:29 Not Verified with RBI
Cheque/DD No.		Bank-Branch	STATE BANK OF INDIA
Name of Bank		Scroll No. , Date	Not Verified with Scroll
Name of Branch			

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 सदर चलन लागू नाही.
 Mobile No. : 9000000000

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0324229913143	Date 22/03/2024
Received from JOINT SUB REGISTER, Mobile number 8888888888, an amount of Rs.1260/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 22/03/2024
Bank CIN 10004152024032212311	REF No. CHP4346619
This is computer generated receipt, hence no signature is required.	

क.ल.ब.-५	
दस्त क्र. ४९०२	२०२४
३	३



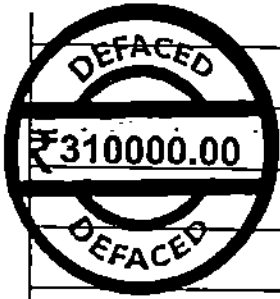


CHALLAN
MTR Form Number-6



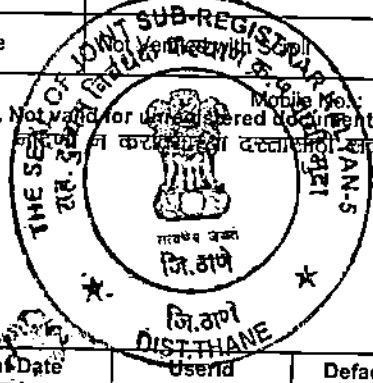
GRN	MH017913594202324E	BARCODE	22032024142718	Date	22/03/2024-14:27:18	Form ID	25.2
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AOZPN2292L			
Location	THANE		Full Name	DHARMA BALIRAM NARAYANKAR			
Year	2023-2024 One Time		Flat/Block No.	PRIDE HEIGHTS, BLDG NO.01, 2ND FLOOR, FLAT NO.204			
			Premises/Building				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	Remarks (If Any)
0030046401 Stamp Duty	280000.00	PISAVALI	KALYAN THANE		400060	<div style="border: 1px solid black; padding: 5px;"> <p>क.ल.न. - ५</p> <p>दस्तावेज क्र. 2024</p> <p>2024</p> <p>₹ 310000.00</p> </div>
0030063301 Registration Fee	30000.00					
Total	3,10,000.00					Amount In Words: Three Lakh Ten Thousand Rupees Only PAN2=AAXFP8786



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	00040572024032253821	CK00AGZC16	
Cheque/DD No.	Bank Date	RBI Date	22/03/2024-14:24:29	Not Verified with RBI	
Name of Bank	Bank-Branch		STATE BANK OF INDIA		
Name of Branch	Scroll No. , Date				

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 दुरुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करता याचा दस्तावेजोपरि सदर चलन लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-507-4102	0009429922202324	22/03/2024-17:55:23	IGR542	30000.00

2	(IS)-507-4102	0009429922202324	22/03/2024-17:55:23	IGR542	280000.00
Total Defacement Amount					3,10,000.00

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दस्त क्र. ७९०२	२०२४
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Print Date 22-03-2024 06:02:18

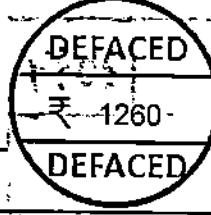


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0324229913143	Receipt Date	22/03/2024
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Received from JOINT SUB REGISTER, Mobile number 8888888888, an amount of Rs.1260/-, towards Document Handling Charges for the Document to be registered on Document No. 4102 dated 22/03/2024 at the Sub Registrar office: Joint S.R.Kalyan 5 of the District Thane.



Payment Details

Bank Name	SBIN	Payment Date	22/03/2024
Bank CIN	10004152024032212311	REF No.	CHP4346619
Deface No	0324229913143D	Deface Date	22/03/2024

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

क.ल.न.-५	
दस्त क्र. २००२	२०२४
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क.ल.न.-५	
दस्त क्र. ११०२	२०२४
५	६३

AGREEMENT BETWEEN PROMOTERS AND ALLOTTEE

FLAT NO. 204 on 2nd FLOOR,
 BLDG NO.01,
 BLDG. KNOWN AS "PRIDE HEIGHTS" SURVEY NO.12, HISSA NO.11,
 VILLAGE PISAVALI, TALATHI SAJA NETIVALI,
 TALUKA-KALYAN & DIST. THANE

=====

RERA CARPET AREA IN SQ.MTRS. : 30.78 Sq.Mtrs + 13.82 Sq.Mtrs Balcony

=====

SALE PRICE : RS. 40,00,000/-

=====

STAMP DUTY : RS. 2,80,000/-
REGISTRATION FEE: RS. 30,000/-

=====

THIS AGREEMENT is made and entered into at **Kalyan**, on this 22 day of **March 2024**.

BETWEEN

[Signature]

[Signature]



M/S. PRIDE ENTERPRISES (PAN NO. AAXFP8786H), through its Partners 1) **MR. NATHUSINGH NANDARAM GODARA** 2) **MR. KANTILAL HANSRAJ BHANUSHALI** 3) **MR. DEEPAK KESHAVJI CHHEDA** 4) **MR. VASANT DAYARAM KHANIA**, having business address at Survey No.12, Hissa No.11, Near Chetna School, Pipe Line Road, Pisavali, Kalyan (E) PIN - 421 306, hereinafter referred to as **"THE PROMOTERS"** (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its heirs, successors executors, administrators and assigns) of the **FIRST PART**,

कलन-७
दस्तावेज-२०२४
L E3

AND

MR. DHARMA BALIRAM NARAYANKAR aged 32 years, (PAN NO. **AOZPN2292L**), (AADHAAR NO. **5649 8821 6450**), Residing at - **JAGANATH NIWAS ,SECTOR 9 DIVAGAON ,NEAR NEW MODERN ENGLISH SCHOOL ,AIROLI ,NAVI MUMBAI 400708**, hereinafter referred to as **"THE ALLOTTEE"** (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors executors, administrators and assigns) of the **SECOND PART**.

DESCRIPTION OF PROPERTY

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>BLDG NO.</u>	<u>SURVEY NO.</u>	<u>HISSA NO.</u>
204	2nd	01	12	11

BUILDING : "PRIDE HEIGHTS"
NODE : VILLAGE PISAVALI, TALATHI SAJA NETIVALI, TALUKA-KALYAN & DIST. THANE.

RERA CARPET AREA IN SQ.MTRS. : 30.78 Sq.Mtrs + 13.82 Sq.Mtrs Balcony

SALE PRICE: Rs. 40,00,000/- (Rupees Forty Lakhs Only)

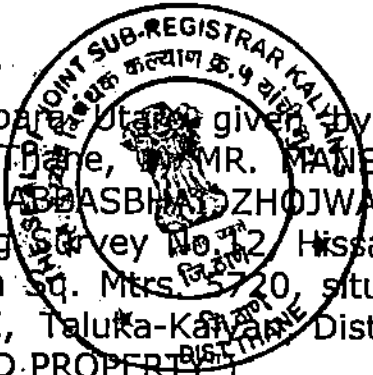
Hereinafter referred to as **'THE SAID FLAT'**

WHEREAS :

As per Satbara No. 12, Talathi Saja Netivali, Taluka-Kalyan, Dist-Thane, **MR. MANSOOR KALABHAI ZHOJWALA**, 2) **MR. YUSUF ABASBHAI ZHOJWALA**, are the original owners of Survey being Survey No. 12 Hissa No.11, Area (H-A-P)- 0H-57A-20P, Area in sq. Mtrs 5720, situated at Village Pisavali, Talathi Saja Netivali, Taluka-Kalyan, Dist-Thane. (hereinafter referred to as **"THE SAID PROPERTY"**)

AND WHEREAS

Dharma *V. S.*



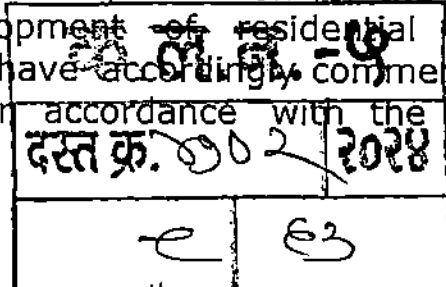
The Original Owners are holding the land total admeasuring 5720 Sq. Mtrs. out of which MR. MANISH UDHAV RUPCHANDANI has purchased actual land 4380 Sq. Mtrs. (part of the land) from Original Owners as per his requirement by executing Agreement For Sale (साठेकरार) Dated-02.01.2020 and Irrevocable Power of Attorney (कुलमुखत्यारपत्र) dated 02.01.2020 and the same has been Registered at the Office of Sub Registrar Assurance Kalyan-2, Vide Document No. KLN2 - 96/2020 and KLN2 - 97/2020 respectively, Dated: 02.01.2020

AND WHEREAS

The said MR. MANISH UDHAV RUPCHANDANI is absolutely seized and possessed of or otherwise well and sufficiently entitled to as an Owner of Survey being Survey No.12, Hissa No.11, Area (H-A-P)-0H-43A-80P, Area in Sq. Mtrs. 4380, situated at Village Pisavali, Talathi Saja Netivali, Taluka-Kalyan, Dist.Thane.

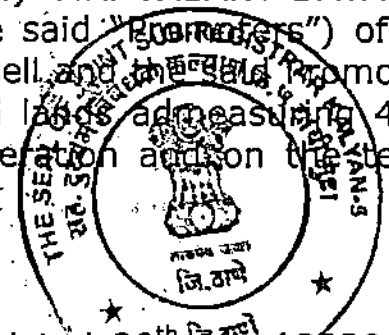
AND WHEREAS:

By an Order bearing Serial No. महसूल/टे-२/जमीनबाब-१/रुपांतरणकर/ एसआर - १०३/२०२०, दिनांक ०९/०२/२०२१ and on the terms and conditions set out therein, the Collector of Kalyan and Competent Authority appointed under the Maharashtra Land Revenue Code, 1966 has in respect of the said property granted permission for the Non Agricultural (NA) use for development of residential and commercial complex. The Owners have accordingly commenced construction of the said Building in accordance with the said Plans.



AND WHEREAS

By Agreement For Sale (साठेकरार) dated 30th June 2020 made between the said Owners 1) MR. MANSOOR KALABHAI ZHOJWALA, 2) MR. YUSUF ABBASBhai ZHOJWALA, 3) MR. MANISH UDHAV RUPCHANDANI of the one part and M/S. PRIDE ENTERPRISES, through its Partners 1) MR. NATHUSINGH NANDARAM GODARA, 2) MR. KANTILAL HANSRAJ BHANUSHALI, 3) MR. DEEPAK KESHAVJI CHHEDA, 4) MR. VASANT DAYARAM KHANIA (hereinafter referred to as the said "Promoters") of the Other Part, the said Owners agreed to sell and the said Promoters agreed to purchase portion of the said lands admeasuring 4380 Sq.Mtrs. or thereabouts for the consideration and on the terms and conditions therein contained.



AND WHEREAS

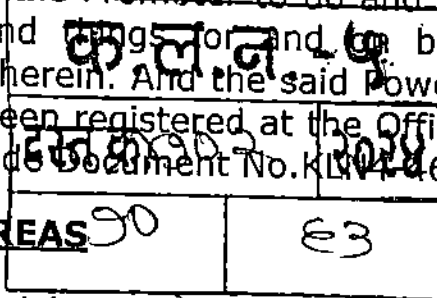
The said Agreement For Sale (साठेकरार) dated 30th June 2020 has been registered at the Office of Sub Registrar Assurance Kalyan-4, Vide Document No. KLN4-4678/2020, Dated: 30.06.2020.

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AND WHEREAS

Pursuant to the said Agreement For Sale (साठेकरार) dated 30th June 2020, the said owners executed Power of Attorney in favour of Partners of the Promoters on 30th June 2020, inter alia, authorizing the Promoter to do and carry out various acts, deeds, matters, and things on behalf of the said owners as contained therein. And the said Power of Attorney dated 30th June 2020 has been registered at the Office of Sub Registrar Assurance Kalyan-4, Vide Document No. KLN4-679/2020, Dated: 30.06.2020



AND WHEREAS

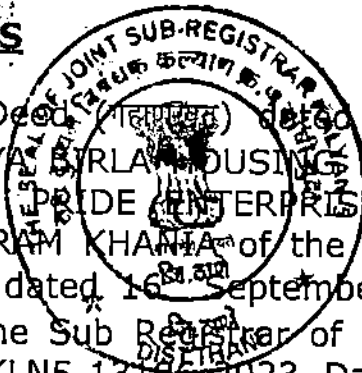
By Sale Deed (कायम फरोक्तखत) dated 21st June 2021, made between 1) MR. MANSOOR KALABHAI ZHOJWALA, 2) MR. YUSUF ABBASBHAI ZHOJWALA, 3) MR. MANISH UDHAV RUPCHANDANI (Owners) of the One Part and M/S. PRIDE ENTERPRISES, through its Partners 1) MR. NATHUSINGH NANDARAM GODARA, 2) MR. KANTILAL HANSRAJ BHANUSHALI, 3) MR. DEEPAK KESHAVJI CHHEDA, 4) MR. VASANT DAYARAM KHANIA therein described as Purchaser (लिहून घेणार) acquired right, title and interest in respect of Land admeasuring about 4380 Sq. Mtrs lying being and situate at Survey No.12, Hissa No.11, Village Pisavali, Taluka-Kalyan, Dist-Thane. The said Sale Deed (कायम फरोक्तखत) dated 21st June 2021, duly registered with the office of the Sub Registrar of Assurances at Kalyan-2, Vide Receipt No.12886, Document No.KLN2-11546-2021, Dated: 21.06.2021.

AND WHEREAS

In the circumstances aforesaid the said M/S. PRIDE ENTERPRISES, through its Partners 1) MR. NATHUSINGH NANDARAM GODARA, 2) MR. KANTILAL HANSRAJ BHANUSHALI, 3) MR. DEEPAK KESHAVJI CHHEDA, 4) MR. VASANT DAYARAM KHANIA, are absolutely seized and possessed of or otherwise well and sufficiently entitled to piece of land bearing Survey No.12, Hissa No.11, admeasuring 4380 Sq. Mtrs, situated at Village Pisavali, Talathi Saja Netivali, Taluka-Kalyan, Dist-Thane.

AND WHEREAS

By Mortgage Deed (गहाणखत) dated 16th September 2023, made between ADITYA BIRLA HOUSING FINANCE LIMITED of the One Part and M/S. PRIDE ENTERPRISES Through its Partner MR. VASANT DAYARAM KHANIA of the other part and this Mortgage Deed (गहाणखत) dated 16th September 2023, duly registered with the office of the Sub Registrar of Assurances at Kalyan-5, Vide Document No. KLN5-13196-2023, Dated: 16.09.2023.



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AND WHEREAS

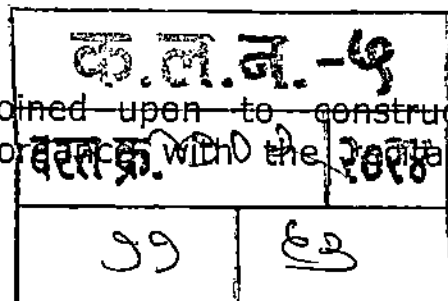
The said portion of lands stands in the Revenue Records and Municipal records in the name of the said Promoters, and a copy of the 7/12 extracts showing the names of the said Promoters.

AND WHEREAS:

By a letter bearing No. KDMC/TPD/BP/27village/2022-23/02, Dated 13.04.2022, & Revise commencement certificate bearing outward No. KDMC/TPD/BP/27Village/2022-23/02/176 dated 10/08/2023 and subject to the terms and conditions set out therein, the Kalyan Dombivali Municipal Corporation, Kalyan has issued Commencement Certificate and granted permission to the Promoters under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII) to construct Residential cum Commercial Buildings/Complex known as "PRIDE HEIGHTS" consisting of 2 (Two) buildings namely Building No.1 and Building No.02 :- 1) Building No.01 consisting Stilt, Ground + 1st to 19th Floors + 20th Floor (Residential cum Commercial) and 2) Building No.02 consisting Stilt + 1st to 7th floors (Residential) on the said land subject to the terms and conditions of the Commencement Letter and thereby approved and sanctioned the plans in respect of the said building. Copy of the said Commencement Certificate dated 13th April, 2022 and 16th September, 2023 is annexed and marked as Annexure "A"

AND WHEREAS :

The Promoters are entitled and enjoined upon to construct building on the project land in accordance with the plans hereinabove;

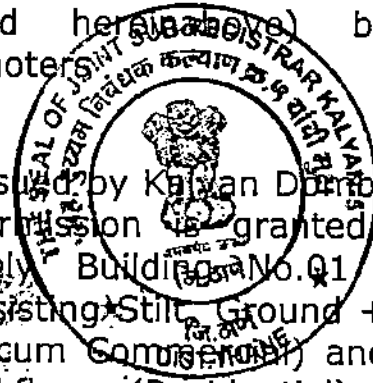


AND WHEREAS :

The Allottee is offered a Flat bearing number 204 on the 2nd Floor (more particularly mentioned hereinabove) being constructed on the said plot, by the Promoter.

AND WHEREAS :

As per the Commencement Certificate issued by Kalyan Dombivali Municipal Corporation, Kalyan the permission is granted for constructing 2 (Two) buildings namely Building No.01 and Building No.02 :- 1) Building No.01 consisting Stilt, Ground + 1st to 19th Floors + 20th floor (Residential cum Commercial) and 2) Building No.02 consisting Stilt + 1st to 7th floors (Residential). The Promoters have informed to the allottee that they shall apply for additional floor of the Building No.01 and the allottee is giving consent that there is no objection for the same and in due course of time the Promoters shall also apply to the Airport authorities for grant of permission to construct upper floors.



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AND WHEREAS :

The Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects and also has entered into standard agreement with RCC Consultant.

AND WHEREAS:

The Promoters have entrusted the architect works to "MR. JOHN VARGHESE", (hereinafter called "The Said Architect") & RCC works to "MR. MANOHAR PATIL", (hereinafter called "The Said RCC Consultant") to develop, design and lay down specifications for construction of the building on the said plot.

AND WHEREAS :

The Promoters have registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority at No. **P51700046305** Dated: 22/06/2022, The said RERA Certificate is annexed herewith and marked as Annexure B.

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AND WHEREAS:

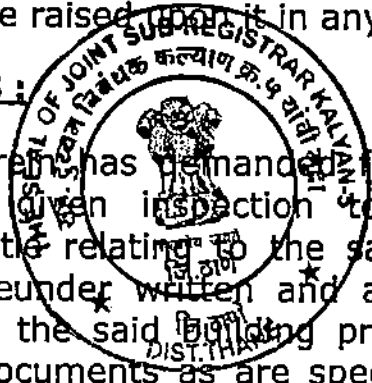
By virtue of the Agreement / Commencement Certificate the Promoters have sole and exclusive right to sell the said Flat in the said building to be constructed by the Promoters on the project land and to enter into Agreement with the Allottee of the Flat to receive the sale consideration in respect thereof.

AND WHEREAS :

The Report on Title issued by Advocate KAVITA S. SHAH, B.Com, L.L.B. Int. C.S. Advocate of High Court, has been seen and inspected by the Allottee and a copy thereof has been annexed hereto and marked as Annexure "C". The Allottee has by virtue of his having executed this agreement is deemed to have accepted the title of Promoters to the said Plot as clear and marketable and free from all encumbrances and no further objection shall be raised against it in any manner relating hereto.

AND WHEREAS :

The Allottee herein has demanded from the Promoters and the Promoters has given inspection to the Allottee, of all the documents of title relating to the said project described in the Schedule-II hereunder written and also the plans, designs and specifications of the said building prepared by the Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "The said Act") and rules and regulations made there under.



AND WHEREAS :

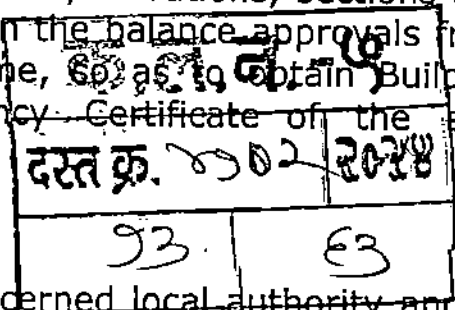
The Allottee has inspected all the title, Deed including approved plans as prepared by the Architect in the office of the Promoters and satisfied himself.

AND WHEREAS :

The authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been verified by the Allottee.

AND WHEREAS :

The Promoters has got the approvals from the concerned local authority to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.



AND WHEREAS :

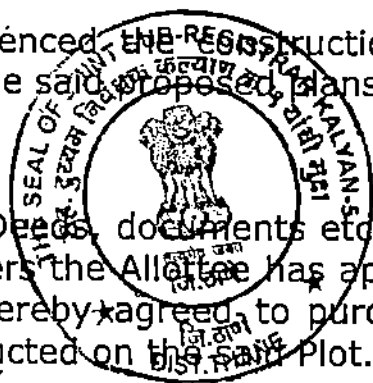
While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said building and upon due observance and performance of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

AND WHEREAS :

The Promoters has accordingly commenced the reconstruction of the said building/s in accordance with the said proposed plans.

AND WHEREAS :

On satisfying himself about the plans, Deeds, documents etc. and satisfying himself of the title of Promoters the Allottee has applied to the Promoters for allotment and hereby agreed to purchase Flat No. **204** on **2nd Floor** being Constructed on the said Plot.



AND WHEREAS :

The carpet area of the said Flat is **30.78** square meters and "carpet area" means the net usable floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area, appurtenant to the said Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat.

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AND WHEREAS :

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

AND WHEREAS :

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

AND WHEREAS :

Under section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Flat with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee hereby agrees to purchase the said Flat.

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

1. The Promoters shall construct the said building/s on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time, provided that the Promoters shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat of the Allottee except any alteration or addition required by any Government authorities or due to change in law.
2. The Allottee hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee.

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>BLDG NO.</u>	<u>SURVEY NO.</u>	<u>HISSA NO.</u>
204	2 nd	01	12	11

BUILDING : "PRIDE HEIGHTS"
 : VILLAGE PISAVALI, TALATHI SAJA NETIVALI,
 TALUKA-KALYAN & DIST. THANE.
 RERA CARPET AREA IN SQ.MTRS. : 30.78 Sq.Mtrs + 13.82
 SQ.MTRS. Balcony

Hereinafter referred to as "the Flat") for the total consideration of **Rs. 40,00,000/- (Rupees Fourty Lakhs Only)**.

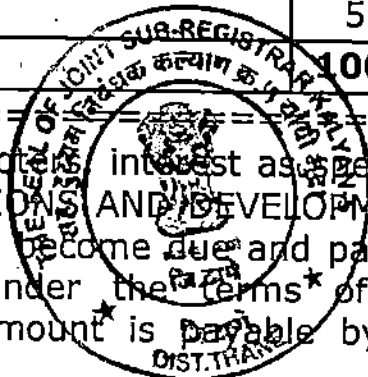
The Allottee has paid on or before execution of this agreement a sum **Rs. 51,000/- (Rupees Fifty One Thousand Only)** as advance payment or application fee and hereby agrees to pay to the Promoters the balance amount of **Rs. 39,49,000/- (Rupees Thirty Nine Lakhs Fourty Nine Thousand Only)**. as per payment schedule mentioned hereto as Annexure "D" (Time being essence of contract). (Changed schedule of payment as per RERA).

ANNEXURE "D" SCHEDULE OF PAYMENT

Sr. No.	PARTICULARS	%
1	On Booking	10%
	On Agreement	10%
2	On Commencement of Excavation	10%
3	On Completion of Plinth	10%
4	On Completion of 1 st slab	5%
5	On Completion of 4 th slab	5%
6	On Completion of 7 th slab	5%
7	On Completion of 10 th slab	5%
8	On Completion of 13 th slab	5%
9	On Completion of 16 th slab	5%
10	On Completion of 20 th slab	5%
11	On Completion of internal & External Brick work	7%
12	On Completion of Brick work & Plastering work	7%
13	On Completion of Plumbing work	6%
14	On Possession	5%
	TOTAL	100%

The Allottee agrees to pay to the Promoters interest as specified in the Rule of REAL ESTATE (REGULATIONS AND DEVELOPMENT) ACT, on all the delayed payment which become due and payable by the Allottee to the Promoters under the terms* of this Agreement from the date the said amount* is payable by the Allottee to the Promoters.

The above consideration does not include various other charges, expenses more particularly mentioned in this agreement and the same shall be paid by the Allottee over and above the consideration mentioned herein on his respective due dates.



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3. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the said Flat.

4. The Promoters has further represented that as per the sanctioned building plans, Local authority has sanctioned certain additional areas as permitted under UDCR. The Promoters have paid necessary premium, charges to the concerned authorities for getting the sanction of the said additional areas from the KDMC, ~~दिल्ली~~ ~~अफोरेसाइड~~ ~~अडिशनल~~ ~~अरेस~~ ~~अरे फुसेड~~ ~~टु~~ ~~द~~ ~~साइड~~ ~~प्रेमिस~~.
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5. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoters undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

6. The Promoters shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The certificate issued by Architect certifying the above areas shall be binding on the parties. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoters shall demand additional amount from the Allottee as per the next milestone of the Payment Plans. All these monetary adjustments shall be made at the same rate per square meter, as agreed in Clause 2 of this Agreement.

7. The Allottee authorizes the Promoters to adjust/ appropriate all payments made by him under any head(s) of dues against lawful outstanding, if any, in his name as the Promoters may in its sole discretion deem fit and the Allottee undertake not

to object/ demand/ direct the Promoters to adjust their payments in any manner.

8. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.

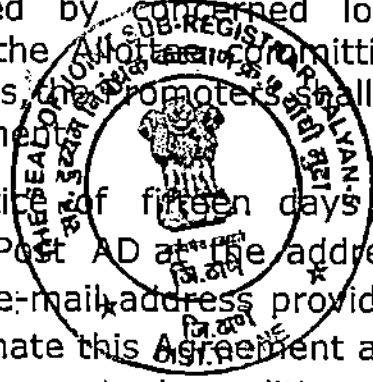
9. The Promoters shall give notice to the Allottee intimating the Allottee the amount of the installment ~~or the balance amount~~ payable by the Allottee to the Promoters ~~in accordance with the~~ payment schedule mentioned hereto ~~as annexure "D".~~ (Time being essence of the contract) and within ~~15 days~~ ¹⁰ days from the date of letter the Allottee shall pay the amount of the said installment or the balance amount to the Promoters.

10. Both the Promoters and the Allottee ~~has mutually agreed~~ that the Allottee shall be liable and responsible to pay all the installments payable for the purchase of the said premises payable under this agreement on his respective due dates without committing any delay. In case if the Allottee has obtained from any Bank/NBFC/Money lenders finance/loan on the said premises then it shall be the sole and absolute responsibility of Allottee herein to ensure that the disbursement of all the installments is done within the time frame mentioned in this agreement.

11. Without prejudice to the right of Promoters to charge interest in terms of clause 3 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoters under this Agreement (including his proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of installments, the Promoters shall at his own option, may terminate this Agreement.

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

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(subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoters) within a period of thirty days of the termination, the installments of sale consideration of the Flat which may till then have been paid by the Allottee to the Promoters.

In case of such termination, the Stamp duty, registration charges and all taxes paid by the Allottee shall not be refunded by the Promoters.

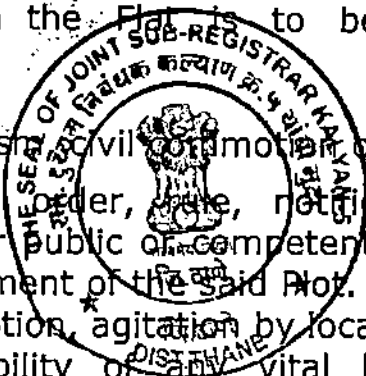
In the event of such termination the Promoters shall be entitled to resell the said premise to such third person/party as the Promoters may deem fit, necessary and proper and recovery and appropriation to himself of the entire sales consideration and other amount that shall be received from such resale.

12. Both the Promoters and Allottee hereby agrees to in such case of termination no interest shall be paid on refund of the consideration by the Promoters to the Allottee.

13. The Promoters hereby declares that the Floor Space Index available as on date in respect of the project land is 1.10 only and Promoters has planned to utilize Floor Space Index of 1.10 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. In case the FSI is increased then that shall be utilize by the Promoters on Project land.

14. The Promoters shall give possession of the said Flat to the Allottee on or before **31.12.2027**, subject to force majeure and reasons beyond the control of the Promoters. Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of-

- (i) War, terrorism, civil commotion or act of God ;
- (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court restraining the development of the said Flat.
- (iii) Civil commotion, agitation by local persons, strike.
- (iv) Non availability of any vital building material including cement, steel, sand etc.
- (v) Any change in law, notification and regulation relating to the development of the said project



vi) And also the Promoters shall not be liable for any delay that shall be caused due to any delay on part of any concerned authority in granting the necessary permissions, sanctions NOC that shall be required by Promoters from time to time.

vii) Circumstances beyond the control of the Promoters

15. **PROCEDURE FOR TAKING POSSESSION :**

The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Flat. The Promoters agree and undertake to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters.

The Allottee agrees to pay the maintenance charges as determined by the Promoters or association of Allottee, as the case may be. The Promoters on its behalf shall offer the possession to the Allottee in writing within 15 days of receiving the occupancy certificate of the Project.

16. The Allottee shall take possession of the Flat within 15 days of the written notice from the Promoters to the Allottee intimating that the said Flat is ready for use and occupancy:

17. **FAILURE OF ALLOTTEE TO TAKE POSSESSION OF SAID FLAT :**

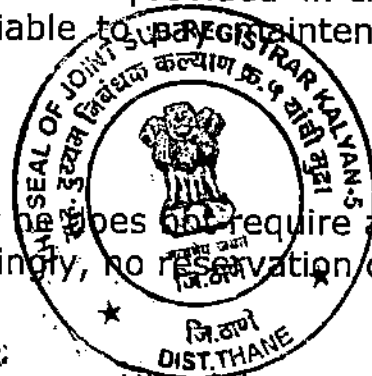
Upon receiving a written intimation from the Promoters as per clause 16 the Allottee shall take possession of the Flat from the Promoters as prescribed in this Agreement, and the Promoters shall give possession of the Flat to the Allottee. In case the Allottee fails to take possession within the time provided in clause 16 such Allottee shall continue to be liable to pay maintenance charges as applicable.

18. **RESERVATION FOR PARKING:**

Allottee has informed the Promoters that he does not require any car parking space in said project. Accordingly, no reservation of car parking is made against said Flat.

Allottee undertakes, assures and guarantees not to claim any car parking space in said project in future, nor raise any objection to use of car parking by other Allottee.

19. The Allottee shall use the Flat or any part thereof or permit the same to be used only for purpose of residential.



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20. The Allottee is aware that Promoters shall be entitled to utilize any F.S.I. which may become available in respect of the said land by constructing additional building or floor or tenements or structures on the said land. The Allottee hereby gives the Promoters full and free consent and no objection for the same.

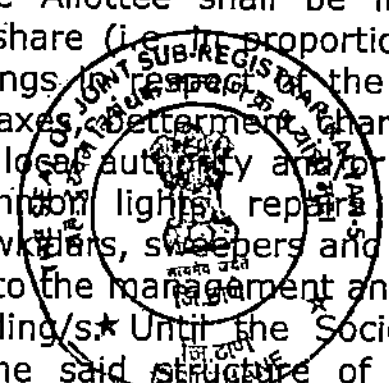
21. The Allottee along with other Allottee of Flat in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee, so as to enable the Promoters to register the common organization of Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws of the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

22. The Promoters shall, as per rule cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/ Promoters and/or the owners in the said structure of the Building or wing in which the said Flat is situated.

23. The Promoters shall, as per rule cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoters and/or the owners in the project land on which the building with multiple wings or building are constructed:

24. Within 15 days after notice in writing is given by the Promoters to the Allottee that the Flat is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkies, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoters such

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proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoters provisional monthly contribution of such amount towards the outgoings which shall be determined by the Promoters. The amounts so paid by the Allottee to the Promoters shall not carry any interest and remain with the Promoters until a conveyance/ assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid.

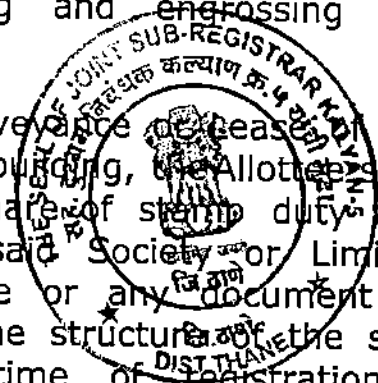
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25. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoters, the following amounts :-

- (i) Share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/ Federation /Apex body.
- (iv) Provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
- (v) Water, Electric, and other utility and services connection charges.
- (vi) Electrical receiving and Sub Station provided in Layout.

26. The Allottee shall pay to the Promoters amount for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/ Advocates of the Promoters in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

27. At the time of registration of conveyance or lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoters, the Allottee's share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoters, the Allottee's share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.



(Handwritten signatures)

28. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS

The Promoters hereby represent and warrant to the Allottee as follows:

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

ii. The Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the Project

iv. There are no litigations pending before any Court of law with respect to the project land or Project

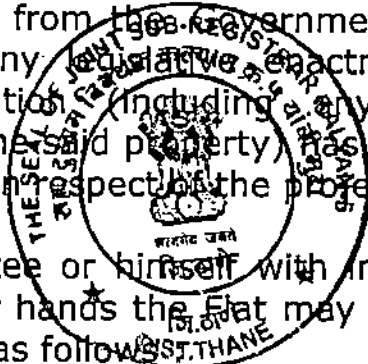
v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wings are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wings shall be obtained by following due process of law and the Promoters has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Promoters confirms that the Promoters are not restricted in any manner whatsoever from selling the said Flat to the Allottee in the manner contemplated in this Agreement;

vii. At the time of execution of the conveyance deed of the structure to the association of Allottee the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottee;

viii. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoters in respect of the project land and/or the Project.

29. The Allottee or himself with intention to bring all persons into whosoever hands the Flat may come, hereby covenants with the Promoters as follows



i. To maintain the Flat at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.

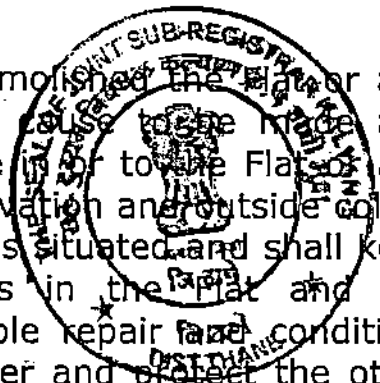
ii. Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated; including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoters to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Paradi or other structural members in the Flat without the prior written permission of the Promoters and/or the Society or the Limited Company.

v. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound

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or any portion of the project land and the building in which the Flat is situated.

vi. Pay to the Promoters within fifteen days of demand by the Promoters, their share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated.

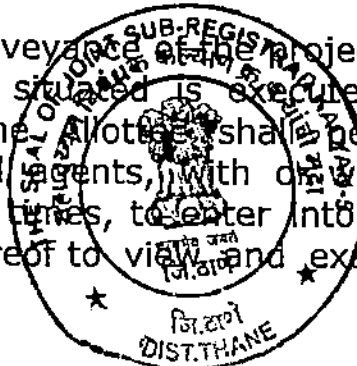
vii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Allottee for any purposes other than for purpose for which it is sold.

viii. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat, until all the dues payable by the Allottee to the Promoters under this Agreement are fully paid up.

ix. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

x. Till a conveyance of the structure of the building in which Flat is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times; to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.

xi. Till a conveyance of the project land on which the building in which Flat is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.



30. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association of Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which he has been received.

31. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat or of the said Building or any part thereof. The Allottee shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, open parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoters until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body/Federation as herein before mentioned.

32. **PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE:**

After the Promoters executes this Agreement he shall not mortgage or create a charge on the said Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Flat.

33. Over and above the consideration and other amounts payable by the Allottee, the Allottee hereby agrees that in the event of any amount becoming payable by way of levy or premium, taxes, cess, fees, Service charges, ALP, Maveja etc., after the date of this Agreement to the KDMC and other concerned local authorities or to the State/Central Government or in the event of any other payment for a similar nature becoming payable in respect of the said Property and/or in respect of the various premises to be constructed thereon, the same shall be paid by the Promoters, however, the same would be reimbursed by the Allottee to the Promoters in proportion of the area of the said Flat to the total area of all the premises being constructed as a part of the Proposed Building on the said Property.

34. The Allottee is further made aware that potable water supply is provided by the KDMC and other concerned government authorities, and shall be made available to the said Proposed Building as per the supply received from such authorities. It is clarified that the Promoters have not represented to the Allottee or undertaken to the Allottee that such water supply is assured, as the same is subject to availability and supply from the concerned authorities.

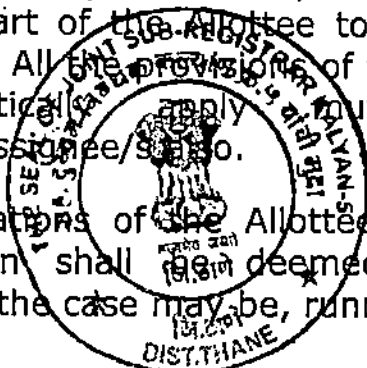
35. It is also agreed and understood that the Promoters shall only pay proportionate charges towards Property tax, Service Charges as per actual for Flat lying vacant and unsold Flat in the said Building. However the Promoters shall not pay the proportionate charges for water, common electricity contribution towards repair and maintenance funds, expenses on repair and maintenance of the lifts including charges for running the lifts, car parking, non occupancy charges or any other charges.

36. Further the Promoters and the Allottee agrees that the Promoters can sell the premises in the said Project to any prospective buyer and such prospective buyers will become the members of the said Body without paying any transfer premium or any other charges to the said Society/Condominium.

37. The Allottee is aware that only on the basis of and relying on the representations, assurances, declarations, covenants and warranties made by him herein, the Promoters has agreed to and is/are executing this Agreement and Allottee hereby agrees to indemnify and keep indemnified the Promoters absolutely and forever from and against all and any damage or loss that may be caused to the Promoters including interlaid against and in respect of all actions, demands, suits, proceedings, penalties, impositions, losses, damages, costs, charges and expenses, that may be caused to or incurred, sustained or suffered by the Promoters, by virtue of any of the aforesaid representations, assurances, declarations, covenants and warranties made by the Allottee being untrue and/or as a result of the Promoters entering in to this Agreement and/or any other present/future writings with the Allottee and/or arising there from

38. If the Allottee, before formation of the society desire/s to sell or transfer his interest in the said Flat or wishes to transfer or give the benefit of this Agreement to other person/s, the same shall be done only after the Allottee obtain/s the prior written permission of the Promoters on his behalf. In the event of the Promoters granting such consent, the Allottee shall be liable to and shall pay appropriate charges to the Promoters such charges as the Promoters may in its absolute discretion determine by way of the transfer charges and administrative and other costs/charges, expenses pertaining to the same PROVIDED HOWEVER that such transferee/s/ assignee/s of the Allottee shall always be bound and liable by the terms, conditions and covenants hereof and on the part of the Allottee to be observed, performed and complied with. All the provisions of this Agreement shall ipso facto and automatically apply mutatis mutandis to such transferee/s/assignee/s also.

39. All obligations of the Allottee and covenants made by the Allottee herein shall be deemed to be obligations and/or covenants, as the case may be, running with immoveable property



and the observance, performance and compliance with such obligations and/or covenants shall be the responsibility of all persons into whose hands the said Flat may come.

40. Notwithstanding anything contained herein, the Promoters shall, in respect of any amount remaining unpaid by Allottee under the terms of this Agreement, have a first lien and charge on the said Flat agreed to be purchased by the Allottee hereunder.

41. Any delay or indulgence shown by the Promoters in enforcing the terms of agreement or any forbearance or giving of time to the Allottee shall not be constructed as a waiver on the part of the Promoters or any breach or non compliance of any of the terms and conditions of this Agreement by the Allottee nor shall the same in any manner prejudice any rights of the Promoters hereunder or in law.

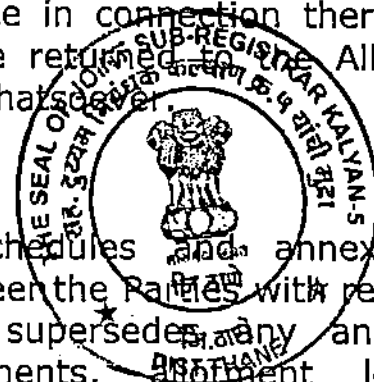
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42. **BINDING EFFECT :**

Forwarding this Agreement to the Allottee by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee until, firstly, the Allottee sign and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 15 (Fifteen) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters. If the Allottee fails to execute and deliver to the Promoters this Agreement within 15 (Fifteen) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters, then the Promoters shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to Allottee without any interest or compensation whatsoever.

43. **ENTIRE AGREEMENT :**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, any letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat/plot/building, as the case may be.



44. **RIGHT TO AMEND :**

This Agreement may only be amended through written consent of the Parties.

45. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEE:

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottee of the Flat, in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.

46. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the RERA Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform RERA to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

47. The Allottee and Promoters or their authorized signatory or power of attorney shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Allottee and Promoters or their authorized signatory or power of attorney will attend such office and admit execution thereof.

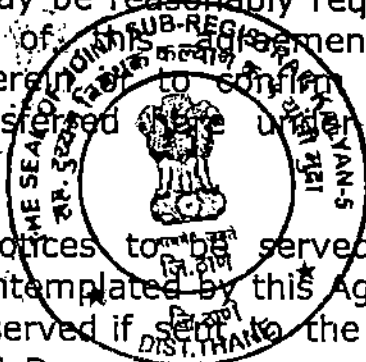
48. METHOD OF CALCULATION OF PROPORTIONATE SHARE

Wherever in this Agreement it is stipulated that the Allottee has to make any payment in common with other Allottee in Project, the same shall be in Proportion to the carpet area of the said premises to the total carpet area of all the Premises/Plots in the Project.

49. FURTHER ASSURANCES

Both parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in addition to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein to confer or perfect any right to be created or transferred under or pursuant to any such transaction.

50. That all notices to be served on the Allottee and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if served on the Allottee or the Promoters by Registered Post A.D



Name of Allottee **MR. DHARMA BALIRAM NARAYANKAR**

(Allottee"s Address) : JAGANATH NIWAS ,SECTOR 9 DIVAGAON
,NEAR NEW MODERN ENGLISH SCHOOL ,AIROLI
,NAVI MUMBAI 400708.

Promoters Name : **M/S. PRIDE ENTERPRISES**

(Promoters" Address): Survey No.12, Hissa No.11, Near Chetna
School, Pipe Line Road, Pissali, Jagan
(East) Pin - 421 306.

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51. **JOINT ALLOTTEE :**

That in case there are Joint Allottee all communications shall be sent by the Promoters to the Allottee whose name appears first and at the address given by him which shall for all intents and purposes to consider as properly served on all the Allottee.

52. **STAMP DUTY, REGISTRATION AND OTHER CHARGES:**

Any charges towards stamp duty and Registration or any other taxes of this Agreement shall be borne by the **Promoter**.

53. **DISPUTE RESOLUTION:-**

Any dispute or difference between the parties in relation to this agreement and/or terms hereof shall be settled amicably. In case of failure to settle such dispute amicably, such dispute or difference shall be referred to the authority as per the provisions of RERA and the Rules and Regulations there under.

First Schedule herein below Referred to Description of the freehold/ leasehold land and all other details



SCHEDULE - I

All that piece or parcel of land being Survey No.12, Hissa No.11, Area (H-A-P)- 0H-43-80P, Area in Sq. Mtrs. **4380**, situated at Village **Pisavali**, Talathi Saja Netivali, Taluka-Kalyan, Dist-Thane. or thereabouts and bounded as follows that is to say:

On or towards the North By : _____

On or towards the South By : _____

On or towards the East By : _____

On or towards the West By : _____

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Second Schedule herein below Referred to Here set out the nature, extent and description of common areas and facilities.

SCHEDULE - II

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>BLDG NO.</u>	<u>SURVEY NO.</u>	<u>HISSA NO.</u>
204	2 nd	01	12	11

BUILDING: "**PRIDE HEIGHTS**"

NODE : VILLAGE **PISAVALI**, TALATHI SAJA NETIVALI, TALUKA-KALYAN & DIST. THANE.

RERA CARPET AREA IN SQ. METERS 30.78 Sq.Mtrs + 13.82 Sq.Mtsr Balcony



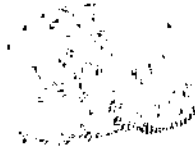
IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Kalyan in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY
THE WITHIN NAMED


Promoters:

**M/S. PRIDE ENTERPRISES,
Through its Partner
MR. VASANT DAYARAM KHANIA**

in the presence of


Vasant



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SIGNED AND DELIVERED BY
THE WITHIN NAMED

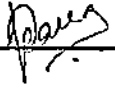
Allottee:

MR. DHARMA BALIRAM NARAYANKAR

in the presence of


Dharma



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RECEIPT

Received of and from the within named ALLOTTEE
MR. DHARMA BALIRAM NARAYANKAR a sum of **Rs.51,000/-**
(Rupees Fifty One Thousand Only) being the advance
payment of Sale Price of FLAT being.

=====

<u>FLAT NO.</u>	<u>FLOOR</u>	<u>BLDG NO.</u>	<u>SURVEY NO.</u>	<u>HISSA NO.</u>
204	2 nd	01	12	11

In following manners -

<u>CHEQUE/Online</u>	<u>DATE</u>	<u>BANK NAME</u>	<u>AMOUNT</u>
590883	03-07-2023	Indusland Bank	51,000/-

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Promoters:
M/S. PRIDE ENTERPRISES,
Through its Partner



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Maharashtra Real Estate Regulatory Authority

**REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]**

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700046305

Project: PRIDE HEIGHTS , Plot Bearing / CTS / Survey / Final Plot No.: S NO. 12 HISSA NO. 11 at PISAVALI, Kalyan, Thane, 421306;

1. **Pride Enterprises** having its registered office / principal place of business at *Tehsil: Kalyan, District: Thane, Pin: 421306.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 22/06/2022 and ending with 31/12/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 22-06-2022 13:00:24

Dated: 22/06/2022
Place: Mumbai

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

21, 3:03 PM

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MH006741498202122E

Government
of
Maharashtra

Regn. 39 M

Department of Registration and Stamps

27 Sep 2021

Receipt

Receipt no.: 1112145839

Name of the Applicant :

Kavita Sumit Shah

Details of property of which
document has to be searched :

Dist :Thane Village :Pisavali
S.No/CTS No/G.No. : 12

Period of search :

From :2020 To :2021

Received Fee :

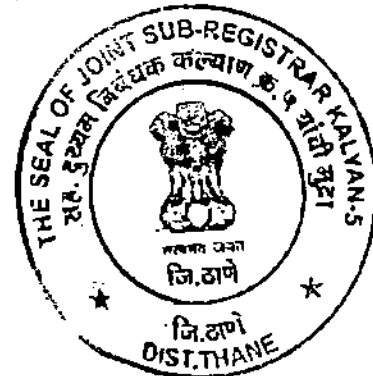
300

The above mentioned Search fee has been credited to government vide GRN no
:MH006741498202122E

As this is a computer generated receipt, no stamp or signature is required.

For Physical search in office, Please bring this receipt along with mentioned Gras Challan.

Payment of search fee through GRAS challan can be verified on
'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.



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Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 - 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane - 421 301
Tel : 9323545900

SEARCH REPORT

Date : 27/09/2021

Ref : Property being situated and bearing S. No. 12 Hissa No. 11 at Village Pisavali Tal. Kalyan.

I have taken search in respect of the above mentioned property for the last 02 years From 2020 till 2021 till date online on the official website of the IGR i.e I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

YEAR	TRANSACTION	YEAR	TRANSACTION
2020	Transaction	2021	Transaction

TRANSACTION FOR THE YEAR 2020 : (As Seen From Computer Screen)

Agreement for sale at the agreed value of Rs. 3,35,47,000/- and the market value of Rs. 3,27,00,800/- of the Property being and bearing S No. 12 Hissa No. 11 area 5720 Sq Mtrs out of which 4380 Sq Mtr, of the Village Pisavali, Tal. Kalyan.

Vendor : Mansur Kalabhai Zojwala
Yusuf Abbasbhai Zojwala
Purchaser : Manish Uddhav Roopchandani
Date of Execution : 01/01/2020
Date of Registration : 02/01/2020
Registration No. : 96/2020 (KLN-2)
Stamp duty : 20,12,820/-
Registration fees : 30,000/-

Agreement for sale at the agreed value of Rs. 3,90,00,000/- and the market value of Rs. 3,27,00,800/- of the Property being and bearing S No. 12 Hissa No. 11 area 5720 Sq Mtrs out of which 4380 Sq Mtr, of the Village Pisavali, Tal. Kalyan.

Vendor : Manyur Kalabhai Zojwala
Yusuf Abbasbhai Zojwala through POA
Purchaser : Manish U Roopchandani
Pride Enterprises through Partner
Nathusingh N Godara
Kantilal H Bhanushali
Dipak K Cheda
Vasant D Khaniya



K.S. Shah
ADV. KAVITA SHAH
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३६	६३

Date of Execution : 30/06/2020
Date of Registration : 30/06/2020
Registration No. : 4678/2020 (KLN-4)
Stamp duty : 23,40,000/-
Registration fees : 30,000/-

TRANSACTION FOR THE YEAR 2021 : (As Seen From Computer Screen)

Sale Deed at the agreed value of Rs. 3,90,00,000/- and the market value of Rs. 3,27,00,800/- of the Property being and bearing S No. 12 Hissa no. 11 area 0-56-70 Hec Aar Prati Means 5720 Sq Mtrs out of which 4380 Sq Mtrs, Doct No. 4678/2020 Dated 30/06/2020, of the Village Pisavali Tal. Kaiyan.

Vendor : Mansur Kalabhai Zojwala
Yusuf Abbasbhai Zojwala through POA
Manish U Roopchandani through
Nathusingh N Godara and others
Purchaser : Pride Enterprises through Partner
Nathusingh N Godara
Kantilal H Bhanushali
Dipak K Cheda
Vasant D Khaniya

Date of Execution : 21/06/2021
Date of Registration : 21/06/2021
Registration No. : 11546/2021 (KLN-2)
Stamp duty : 500/-
Registration fees : 100/-

Note : Search and Entry conformed from available data on computer from open Site.

Attached Government Fees paid vide Search Application Receipt No. 11/2145839/2021.

HENCE THIS SEARCH REPORT :

Place : Kalyan
Date : 27/09/2021



Adv. Kavita Shah

ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000

DISCLAIMERS:

- 1) The said Search Report is summary of the contents available on the official website of the Inspector General of Revenue and stamp, Govt. of Maharashtra (www.igmaharashtra.gov.in). The report is not based on any personal judgment or opinion of any individual or a professional.
- 2) The above search report is Subject to the sever errors, Availability of the records/ entries/ data/ authentication of data on the website of the Inspector General of Revenue and stamp, Govt. of Maharashtra (www.igmaharashtra.gov.in).
- 3) By issuing the present Report, I do not certify the genuineness of the entries made available during the search of the Index II records

क.ल.न.-५	
दस्त क्र. ७०२	२०२४
३५	९३

Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 - 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane - 421 103
Tel : 9323545900

Ref: September /2021

DATE: 27/09/2021

Tracing of title of the property owned by M/s Pride Enterprises through Partner Nathusingh Godara and others bearing S. No 12 Hissa No 11 of the village Pisavali Tal Kalyan Dist. Thane

I have gone through the documents and relevant records in respect of the land bearing S. No 12 Hissa No 11 admeasuring area 5720 sq mtrs out of which 4380 sq mtrs of the village Pisavali Tal Kalyan Dist. Thane owned by Mansoor Zhojwala and Yusuf Zhojwala, my observation regarding the same are as under :-

1. DESCRIPTION OF THE PROPERTY

The land bearing S. No 12 Hissa No 11 admeasuring area 5720 sq mtrs out of which 4380 sq mtrs of the village Pisavali Tal Kalyan Dist. Thane within the limits of Sub-Registration District Kalyan District and Registration District Thane

2. DESCRIPTION OF THE DOCUMENTS VERIFIED (XEROX COPIES)

- i. 7/12 extracts of the above property
- ii. Search Reports for the years 1991-2020 dated 25/11/2021
- iii. Search Reports for the years 2020-2021 dated 27/09/2021
- iv. The Photo copy of the Development Agreement dated 30/06/2020 executed by and between by Mansoor Zhojwala and Yusuf Zhojwala through POA Manish Roopchandani and Manish Roopchandani as the Land Owners and M/s Pride Enterprises through Partner Nathusingh Godara and others as the Developers dully registered at the Registration No KLN-4/4678/2020 dated 30/06/2020



K. Shah

ADV. KAVITA SHAH
ADVOCATE HIGH COURT
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३	३

- v. The Photo copy of the Power of Attorney dated 30/06/2020 executed by and between by Mansoor Zhojwala and Yusuf Zhojwala through POA Manish Roopchandani and Manish Roopchandani as the Land Owners in favor of M/s Pride Enterprises through Partner Nathusingh Godara and others as the Developers dully registered at the Registration No KLN-4/4679/2020 dated 30/06/2020

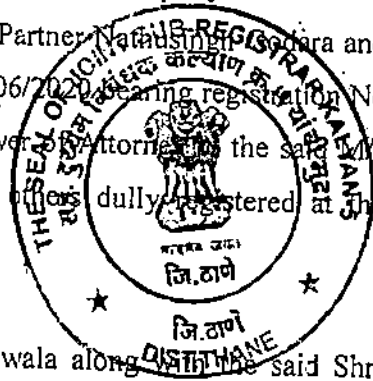
3. TRACING OF THE TITLE

The land bearing S. No 12 Hissa No 11 admeasuring area 5720 sq mtrs of the village Pisavali Tal Kalyan Dist. Thane is originally owned by Mansoor Zhojwala and Yusuf Zhojwala .. The said property shows the revenue records respectively. .

Further Mansoor Zhojwala and Yusuf Zhojwala have transferred the area out of the total area 5720 sq mtrs , area admeasuring 4380 sq mtrs to Shri Manish Roopchandani dully registered at the registered No KLN-2/96/2020 dated 02/01/2020 and dully executed Power of Attorney to the said Manish Roopchandani dully registered at the registered No KLN-2/97/2020 dated 02/01/2020.

Further the said Mansoor Zhojwala and Yusuf Zhojwala along with the said Shri Manish Roopchandani transferred the Development rights of the said Property admeasuring area 4370 sq mtrs in favor of M/s Pride Enterprises through Partner Nathusingh Godara and others through registered Development Agreement dated 30/06/2020 bearing registration No KLN-4/4678/2020 dated 30/06/2020 and dully executed Power of Attorney to the said M/s Pride Enterprises through Parnter Nathusingh Godara and others dully registered at the registered No KLN-4/4679/2020 dated 30/06/2020.

Further the said Mansoor Zhojwala and Yusuf Zhojwala along with the said Shri Manish Roopchandani have executed Sale Deed in favor of the M/s Pride Enterprises through Parnter Nathusingh Godara and others dully registered at the registered No KLN-2/11546/2021 dated 21/06/2021 and have sold , transferred and conveyed the said Property in favor of M/s Pride Enterprises through Partner Nathusingh Godara and others.



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३८	६३

4. EFFECT OF PROVISIONS OF LAW

The said land does not attract the provisions of ULC Act as the said Act has been repealed by the notification of State Govt. dated 1st December, 2008 . On perusal of search of records for the period of 1991 to 2020 dated 25/11/2020 made by me and for the period 2020—2021 dated 27/09/2021 other documents mentioned in the clause No. (2) hereinabove, the title of the "Developers" appears to be marketable and free from all encumbrances.

5. CERTIFICATE OF TITLE

I have gone through the documents mentioned in para No. 2 above in respect of the subject matter land , relying on those documents and reports, I certify that M/s Pride Enterprises through Partner Nathusingh Godara and others are the "Developers" have valid and proper possessory title over the said subject matter land S. No 12 Hissa No 11 area admeasuring 4380 sq mtrs .

And on the basis of above investigation and relying on the documents I hereby certify that title of said agricultural land is free from any encumbrances and marketable .

Place : Kalyan

Date : 27/09/2021

K. Shah

(Kavita Shah)
Advocate

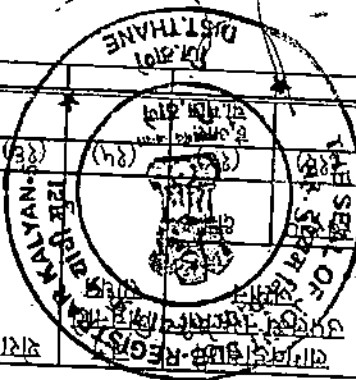
ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/2314/2000



"या प्रमाणित प्रतीक्षाची ही मर्यादा १५- सप्टेंबर २०२१ मध्ये होईल."

टीप :- निष्पादन क्रमांक ५५- अजब सिविल ०६- अजब सिविल

वर्ष	क्रमांक	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष
2019/20	(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)
वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष
वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष	वर्ष



निष्पादन क्रमांक व उपलब्धता: 12/11
 गाव :- निरवली (552982)
 महाराष्ट्र अर्थीन मंडळ अर्थीकार आणि नोदवला (वयार करण व सिविलीय ठेवण) नियम, १९९१ यातील नियम ११।
 दिनांक :- कल्याण
 दिनांक :- ०१/११/२०२१

क्षेत्र एकक व आकारपट्टी	अ. वा. म. क. म. स. र. २-२-२, ३-३-२, ४-४-२, ५-५-२, ६-६-२, ७-७-२, ८-८-२, ९-९-२, १०-१०-२, ११-११-२, १२-१२-२, १३-१३-२, १४-१४-२, १५-१५-२, १६-१६-२, १७-१७-२, १८-१८-२, १९-१९-२, २०-२०-२, २१-२१-२, २२-२२-२, २३-२३-२, २४-२४-२, २५-२५-२, २६-२६-२, २७-२७-२, २८-२८-२, २९-२९-२, ३०-३०-२, ३१-३१-२, ३२-३२-२, ३३-३३-२, ३४-३४-२, ३५-३५-२, ३६-३६-२, ३७-३७-२, ३८-३८-२, ३९-३९-२, ४०-४०-२, ४१-४१-२, ४२-४२-२, ४३-४३-२, ४४-४४-२, ४५-४५-२, ४६-४६-२, ४७-४७-२, ४८-४८-२, ४९-४९-२, ५०-५०-२, ५१-५१-२, ५२-५२-२, ५३-५३-२, ५४-५४-२, ५५-५५-२, ५६-५६-२, ५७-५७-२, ५८-५८-२, ५९-५९-२, ६०-६०-२, ६१-६१-२, ६२-६२-२, ६३-६३-२, ६४-६४-२, ६५-६५-२, ६६-६६-२, ६७-६७-२, ६८-६८-२, ६९-६९-२, ७०-७०-२, ७१-७१-२, ७२-७२-२, ७३-७३-२, ७४-७४-२, ७५-७५-२, ७६-७६-२, ७७-७७-२, ७८-७८-२, ७९-७९-२, ८०-८०-२, ८१-८१-२, ८२-८२-२, ८३-८३-२, ८४-८४-२, ८५-८५-२, ८६-८६-२, ८७-८७-२, ८८-८८-२, ८९-८९-२, ९०-९०-२, ९१-९१-२, ९२-९२-२, ९३-९३-२, ९४-९४-२, ९५-९५-२, ९६-९६-२, ९७-९७-२, ९८-९८-२, ९९-९९-२, १००-१००-२	क्षेत्र आकार मी. ख. फी. का.	कुळाचे गाव व खंड
क्षेत्र एकक व आकारपट्टी	अ. वा. म. क. म. स. र. २-२-२, ३-३-२, ४-४-२, ५-५-२, ६-६-२, ७-७-२, ८-८-२, ९-९-२, १०-१०-२, ११-११-२, १२-१२-२, १३-१३-२, १४-१४-२, १५-१५-२, १६-१६-२, १७-१७-२, १८-१८-२, १९-१९-२, २०-२०-२, २१-२१-२, २२-२२-२, २३-२३-२, २४-२४-२, २५-२५-२, २६-२६-२, २७-२७-२, २८-२८-२, २९-२९-२, ३०-३०-२, ३१-३१-२, ३२-३२-२, ३३-३३-२, ३४-३४-२, ३५-३५-२, ३६-३६-२, ३७-३७-२, ३८-३८-२, ३९-३९-२, ४०-४०-२, ४१-४१-२, ४२-४२-२, ४३-४३-२, ४४-४४-२, ४५-४५-२, ४६-४६-२, ४७-४७-२, ४८-४८-२, ४९-४९-२, ५०-५०-२, ५१-५१-२, ५२-५२-२, ५३-५३-२, ५४-५४-२, ५५-५५-२, ५६-५६-२, ५७-५७-२, ५८-५८-२, ५९-५९-२, ६०-६०-२, ६१-६१-२, ६२-६२-२, ६३-६३-२, ६४-६४-२, ६५-६५-२, ६६-६६-२, ६७-६७-२, ६८-६८-२, ६९-६९-२, ७०-७०-२, ७१-७१-२, ७२-७२-२, ७३-७३-२, ७४-७४-२, ७५-७५-२, ७६-७६-२, ७७-७७-२, ७८-७८-२, ७९-७९-२, ८०-८०-२, ८१-८१-२, ८२-८२-२, ८३-८३-२, ८४-८४-२, ८५-८५-२, ८६-८६-२, ८७-८७-२, ८८-८८-२, ८९-८९-२, ९०-९०-२, ९१-९१-२, ९२-९२-२, ९३-९३-२, ९४-९४-२, ९५-९५-२, ९६-९६-२, ९७-९७-२, ९८-९८-२, ९९-९९-२, १००-१००-२	क्षेत्र आकार मी. ख. फी. का.	कुळाचे गाव व खंड

निष्पादन क्रमांक व उपलब्धता: 12/11
 गाव :- निरवली (552982)
 महाराष्ट्र अर्थीन मंडळ अर्थीकार आणि नोदवला (वयार करण व सिविलीय ठेवण) नियम, १९९१ यातील नियम १५.६ आणि १०।
 दिनांक :- कल्याण
 दिनांक :- ०१/११/२०२१

क. व. न. न. - ५
 रजि. क्र. २०२४
 अंतिम दिनांक: 25/11/2021



"या प्रमाणित प्रतीक्षाची फी म्हणून १५/- रुपये मिळाले."
 दिनांक :- 25/11/2021
 सांकेतिक क्रमांक :- 272100124213300041120213209

(नाव :- Prashant Shinde)
 तलाठी साक्षात - निलंबित :- कल्याण जि. - ठाणे



<p>अनुक्रमांक 1384</p>	<p>नोदीया प्रकर : अनादीर्घक नोदीया प्रकर : खेदी प्रकराचा दिनांक : 11/08/2021 माहिती मिळाल्या दिनांक : 11/08/2021 बर्जस दाखल केली सर्व क. 12/11 क्षेत्र 0.56.70 पी. ख. 0.00.50 एकरू क्षेत्र 0.57.20 हे अर. वी. मी. अणकार 2.62 रु. पं. ही जागा अर्जावला आहे. सदर जागा बाबत अर्जावला आहे. माहिती मिळाल्या दिनांक 11/08/2021 खेदीवत लिहून देणार 1) मन्सूर काळामाई झोबवाला 2) युसूफ अब्बासमाई अब्बासमाई झोबवाला तर्फे कुलमुखत्यार मन्सूर उद्दव रुपवटानी पाठ्या तर्फे कुलमुखत्यार म्हणून प्रार्थित इतरप्रामाजस तर्फे भागीदार (1) नयसिंह नंदराम गादारा 2) कातीलाल हंसराज मन्सूरानी 3) दिपक केशवानी इ. इ. दिपक केशवानी इ. इ. (4) वसंत दयाराम खोनिपा यानी खेदीवत लिहून घेणार प्रार्थित इतरप्रामाजस तर्फे भागीदार (1) नयसिंह नंदराम गादारा 2) कातीलाल हंसराज मन्सूरानी 3) दिपक केशवानी इ. इ. (4) वसंत दयाराम खोनिपा यानी मा. सदर दयाम निबंधक कल्याण. 2 पाठ्या कडील दस्त क. 11546/2021 दिनांक 21/06/2021 सीवर्ग 39000000 (तीन कोटी नव्वद लाख रुपये मात्र) रोख बँकन कायम खेदी खगान दिली आहे. करिवा सर्व क. 12/11 क्षेत्र 0.56.70 पी. ख. 0.00.50 एकरू क्षेत्र 0.57.20 हे अर. वी. मी एवढ्या क्षेत्रा पुरी 0.43.80 हे अर. वी. मी एवढ्या क्षेत्रा वर प्रार्थित इतरप्रामाजस यांचे नाव दाखल केले आहे.</p>	<p>प्रसवली साक्षात निलंबित वा. कल्याण जि. ठाणे (Prashant Shinde) तलाठी</p>
<p>संपादन केल्या आधिकारदात स्वतः</p>	<p>क्रमांक 12/11</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>
<p>पुस्तकालय अनुक्रम क्रमांक</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>
<p>पुस्तकालय अनुक्रम क्रमांक</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>
<p>पुस्तकालय अनुक्रम क्रमांक</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>
<p>पुस्तकालय अनुक्रम क्रमांक</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>
<p>पुस्तकालय अनुक्रम क्रमांक</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>
<p>पुस्तकालय अनुक्रम क्रमांक</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>
<p>पुस्तकालय अनुक्रम क्रमांक</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>	<p>पुस्तकालय अनुक्रम क्रमांक</p>

गाव :- पुसवली
 तालुका :- कल्याण
 जिल्हा :- ठाणे

<p>क. व. ल. क.</p>	<p>१०१</p>
<p>२२२ क. व. ल. क.</p>	<p>२२०४</p>
<p>३</p>	<p>४</p>

१०१

गाव नमुना ६
 प्रकर नोदवली (प्रकर पत्रक)
 महाराष्ट्र जमीन महसूल आणि नोदवली (तयार करणे व सुविधा देणे) नियम, १९७१ यातील नियम २०।

-KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

**FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE**

To,
Mr. Mansur Kalabhai Zojwala & Other.
P.O.A. - M/s. Pride Enterprises through Mr. Nathusingh Nandram Godara
Architect – Mr. John Varghese, Kalyan
Structural Engineer – Mr. Manohar Patil, Dombivali.

क.ल.न. - ५	
दस्त क्र. १००२	२०२४
०२	६३

With reference to your application no. 1121100400154, dated 04/10/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S.No. 12, H.No. 11, Village Pisavali, situated at Kalyan (East) the Commencement Certificate/ Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Office No. KDMC/TPD/BP/27Village/2022-23/02

Office Stamp

Date : 13/04/2022



Yours faithfully,

Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.



याचे परवानगीशिवाय वळव अथवा बंद करू नये.

- (7) सदर जागेत बांधणीची नैसर्गिक नियम होत असल्यास ती जलनिःसारण विभाग, (क.डॉ.म.पा.)
- (8) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- (9) (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वेक्षी वास्तुशिल्पकार, Structural Engineer व
- (10) UDPCR मधील विनियम क. १२.४ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुद्धेताचे
- केवळ आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- (11) सदर अधिनियमात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी शिवाय करू नये, तसे
- बांधकाम करण्यात यावे.

- (12) वास्तुशिल्पकारांचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील
- (13) UDPCR मधील Appendix-F नुसार वाढीव व जोड्याचे बांधकामासाठी
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महानगरपालिका कार्यालय
- वेळोवेळी निगीत होणाऱ्या मार्गदर्शक सूचना आणणाऱ्या बांधकाम
- (14) UDPCR मधील विनियम क.1.5 Savings मध्ये नमूद अ
- बांधकाम राहिल.
- नुसार प्रत्यक्ष जागेवर बांधकाम सुरू करण्यापूर्वी बांधकाम मंजूरीचा फलक
- (15) एकत्रित विकास नियम व प्रत्यक्ष नियमावली (UDPCR) मधील विनियम क. २.८.३



अटी व शर्ती :-

इमारत क्र. २ - स्ट्रिक्ट + पाहिला मजला ते सातवा मजला (रहिवास)

(रहिवास + वाणिज्य)

इमारत क्र. १ - स्ट्रिक्ट (घ), तळ (घ) + पाहिला मजला ते चौथा मजला + पाचवा मजला (घ)

बांधकामाचा तपशील :-

महाराष्ट्र प्रादेशिक व नगरवना अधिनियम १९६६ चे कलम ४४ तसेच म.पा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. १२, वि.नं. ११, मी.नं. ७/१२ उगाच्यानुसार ५७२०.०० चौ.मी. क्षेत्राची 'होलोमलंग प्लॅन' समाविष्ट असलेले क्षेत्राच्या मूळद्वारे UDPCR नुसार Basic FSI व Ancillary FSI चा विचार करून तसेच अस्तित्वातील बांधकामाचे १२७९.०८ चौ.मी. क्षेत्र वाळून एकूण ५२०७.७० चौ.मी. बांधकाम क्षेत्रासह मूळद्वारा विकास करण्यासाठी केलेल्या वि. ०४/१०/२०११ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन यार्दन, तसेच नकाशावर दिल्या रंगाने इच्छी दाखविण्यात यावे-मितीच्या बांधकामासह, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.

०४-१३/०४/२०२२

बांधकाम मंजूरी प्रदानगी क्र: KDMC/TPD/BP/23/111992/2022-23/02



क.नं.१-७	इ.स.क्र. २०२४	३३	३३
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कल्याण डोंबिवली महानगरपालिका
नगर रचना विभाग

१३) प्रकल्पाबाबत बांधकाम सुरु करणेपूर्वी 'दिवीमंज्य पाईपलाईन' बाबत १३४०.०० चौ.मी. क्षेत्राच्या आधारेबाबत MIDC कार्यालय, ठाणे किंवा उप अधीक्षक भूमी अधीक्षक यांचेकडील संपादन नकाशा सादर करणे आणुणुवर बांधकाम सुरु होईल.

१४) प्रकल्पाबाबत बांधकाम सुरु करणेपूर्वी आपल्या भूखंडामधून जाणाऱ्या 'दिवीमंज्य पाईपलाईन' बाबत MIDC कार्यालय, ठाणे यांचेकडील ना हरकत प्रमाणपत्र सादर करणे आणुणुवर बांधकाम सुरु होईल.

१५) प्रकल्पाबाबत बांधकाम सुरु करणेपूर्वी व अपूर्ण माहिती दिली असल्यास सादर बांधकाम परवानगा देणे बांधकाम सुरु होईल.

१६) बांधकाम पूर्णत्वाची दाखल्यापूर्वी मा. निवेशिका, यांचेकडील सनद सादर करणे आणुणुवर बांधकाम सुरु होईल.

१७) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून गौणखर्च वगैरे कलेबाबतचा ना हरकत दाखला सादर करणे आणुणुवर बांधकाम सुरु होईल.

१८) इमारतीचे बांधकाम या सोबतच्या मजूर कलेच्या नकाशाप्रमाणे आणि वरील बांधकाम सुरु होईल.

१९) नकाशात दिल्या रंगाने कलेच्या टुकल्या आपल्यावर बांधकाम सुरु होईल.

२०) तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आणुणुवर बांधकाम सुरु होईल.

२१) UDPCR मधील विनियम क. १३.५ नुसार धनकरी व्यवस्थापना बाबत कार्याची करणे आणुणुवर बांधकाम सुरु होईल.

२२) UDPCR मधील विनियम क. १३.३ नुसार भूखंडावरील इमारतीत रेंग बांदणे होणेबाबत बांधकाम सुरु होईल.

२३) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निदेशाप्रमाणे इमारतीत सौरजर्ण उपकरणे बसवणे विहित विभागाकडील ना हरकत दाखला सादर करणे आणुणुवर बांधकाम सुरु होईल.

२४) आल्या व सुक्या कवचासाठी स्वतंत्र कवचाकडेच्या व्यवस्था करणे आणुणुवर बांधकाम सुरु होईल.

२५) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करणेबाबत जाणुणुवर बांधकाम सुरु होईल.

२६) ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आणुणुवर बांधकाम सुरु होईल.

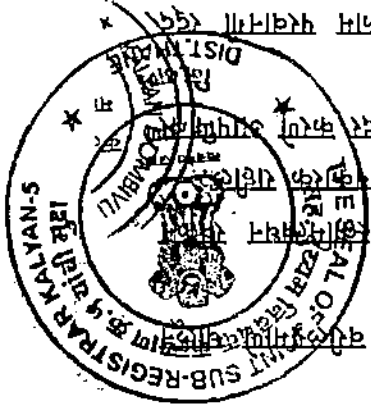
२७) विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचेकडील बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग यांच्याकडून बांधकाम सुरु होईल.

२८) रकमेबाबत वाद टाकणे आणुणुवर बांधकाम सुरु होईल.

२९) त्यासह (रकम) भरणी लागेल तसेच निकषांनी साहित्य महापालिका सोबत त्या ठीकाणी परवानगी घेणे आवश्यक राहिल व त्यासाठी निवडणुका लागणारी रकम (दंड झाल्यास बांधकामाचे साहित्य रस्त्यावर टाकण्याचे झाल्यास महापालिकेच्या बांधकाम खात्याची जाणुणुवर बांधकाम सुरु होईल.

३०) मालकी जबाबदारी सर्वस्वी आपली राहिल.

३१) प्रमाण व प्राधान्याप्रमाणे केले जाईल व तसे रस्ता वाईपट इमारतीकडे घेणे-जाण्याचे प्रमाण निश्चित रस्त्याप्रमाणे दिले असल्यास सादर रस्त्याचे काम महानगरपालिकेकडे घेणे. बांधकाम सुरु होईल. जागा-घेण्याच्या मालकी जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम सुरु होईल.

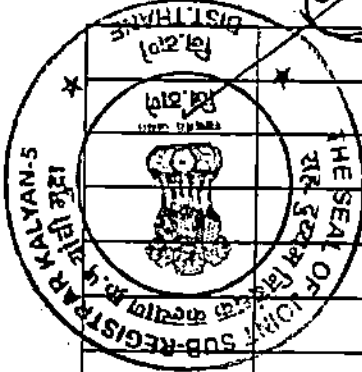


३३	२०२४
२०२४	२०२४
क.ग.व.-५	

१) कविश्रीक व संकलक का.जी.म.पा.कल्याण.
२) प्रभाग क्षेत्र अधिकारी, ९, 'आय' प्रभाग क्षेत्र.

प्र :-

प्राप्तिका संकलक नगरपालिका, कल्याण.
कल्याण जिल्ह्यातील महानगरपालिका, कल्याण.



अ. क्र.	लंकाश्री	रक्कम	प्राप्तिका क्र.	दिनांक	प्राप्तिका प्रकार	शेरा
१	ARI 020101	11,73,612/-	F104/1885	11/04/2022		
२	ARI 020102					
३	ARI 020103	26,040/-	F104/1885	11/04/2022		
४	ARI 020104	21,77,120/-	F104/1885	11/04/2022		
५	ARI 020105					
६	ARI 020106					
७	ARI 020107					
८	ARI 020108					
९	ARI 020109					
१०	ARI 020110					
११	ASI 010304	15,62,400/-	F104/1885	11/04/2022		
१२	ASI 010513	13,86,370/-	F104/1885	11/04/2022		
१३	ASI 010518	11,73,612/-	F104/1879	11/04/2022		
१४	ASI 020519					
Total		74,99,154/-				

बांधकाम परवानगीअंतर्गत प्राप्तिका आलेल्या रक्कमांचा तपशील :-

उत्तर दखलपत्र नियमास पार पाडले.
प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५९ ते ५७ च्या तरतुदी
द्वारा:- मजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फाटदलबांधात आपण महाराष्ट्र

विध:- UDCPR नुसार वरीलवृत्ती आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर
बधनकारक राहिल, याची नोंद घ्यावी.

३३	३३
२०२४	२०२४
२०२४	२०२४

जागीरतील सर्वेक्षणानुसार झोन अभिप्राय कक्षास राहतील.)

(टिप - बांधकाम परवानगी प्रदान करतवेली अधिकृत माजणी नकाशाच्या अनेकाने व प्रत्यक्ष

कल्याण

कल्याण जिल्हिली महानगरपालिका,



त्यानुसार कल्याण जिल्हिली महानगरपालिकेच्या मौजे पिसवली येथील स.नं.११ व
भूखंड विकास योजनेतील निवृत्तीत १८.०० मी. रुंद रस्त्याने व Garden-280 मी. रुंदीत
होत असून उर्वरित भूखंड राहिवस विभागाला समाविष्ट होत आहे असे टिपणे

मंजूर दिलेले आहे.

काही भाग बार्डन (B.P.) मंजूर केलेले आहे तसेच दि.१५/५/२०१७ रोजी (B.P.) ल शिस्ताने
Notification No. TPS-1212/1697/CR No.101/C 13/VO-12, Dated 11th March 2015 नुसार
विकास योजना तयार करून शासनास मंजुरीसाठी सादर केले होते. सदर विकास योजने
करण्यात आलेले आहे. मुंबई महानगर प्रदेश विकास प्राधिकरणाने सदर २७ गावाच्या क्षेत्रासाठी
१५/नवि-३८, दि.१४/५/२०१५ नुसार कल्याण जिल्हिली महानगरपालिकेच्या हद्दीत समाविष्ट
त्यानुसार आपणास कळविण्यात येत की, सदर गाव शासन निर्णय क्र.कडोम-१०१५/प्र.क.
माजणी नकाशाची अदाकाल प्रत सादर केलेली आहे.

विकास योजनेचा अभिप्राय अधिष्ठातेला असून सोबत उपाध्यक्षक अभिअभिष्ठाते, कल्याण याचेकडील
उपरोक्त संदर्भीय अर्जाचे अनेकाने मौजे पिसवली येथील स.नं.१२ दि.नं.११ या भूखंडाबाबत
महोदय,

संदर्भ - आपला दि. २५/०६/२०२० रोजीचा अर्ज क्र.११२००६२५०००११.

अभिप्राय मिळालेबाबत.

विषय - मौजे पिसवली येथील स.नं.१२ दि.नं.११ या भूखंडाबाबत विकास योजना

श्री.राजेश महोदय हिंदुयव.
प्रति,

दिनांक - 23/12/2020
वा.क.कडोमगा/नवि/५०२

नगरसेवना विभाग

कल्याण जिल्हिली महानगरपालिका, कल्याण.	
३३	३३
२०२४	२०२४
क.ल.न-५	

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

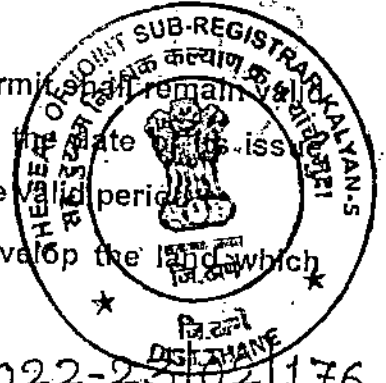
FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

To,
Mr. Mansur Kalabhai Zojwala & Others
P.O.A. - M/s. Pride Enterprises through Mr. Nathusingh Nandram Godara
& Others
Architect - Mr. John Varhgese, Kalyan
Structural Engineer - Mr. Manohar Patil, Dombivali.

क.ल.न.-५	
दस्त क्र. १०२	२०२४
२०	६३

With reference to your application dated 28/03/2023 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S. No. 12, H. No. 11, Village - Pisavali, situated at Kalyan (East) the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the said period.
4. This permission does not entitle you to develop the land which does not vest in you.



Office No. KDMCTPD/BP/27 Village/2022-23/02/176.

Office Stamp

Date : 10/08/2023.



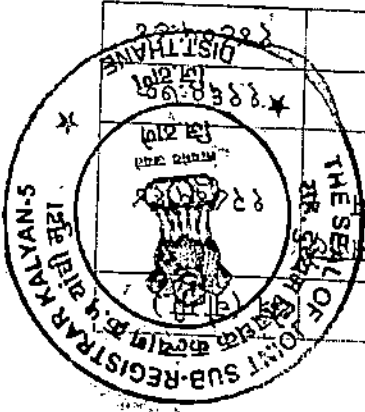
Yours faithfully,

for Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.

- १) एकदिवस विकास निवृत्त व प्रोत्साहन निवृत्तमाली (UDCPR) मधील विनियम क. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरू करण्यापूर्वी बांधकाम मंजूरीचा फलक लावणे आवश्यक आहे.
- २) UDCPR मधील विनियम क.1.5 Savings मध्ये मध्ये ३ to ५ बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आणणेवर बंधनकारक राहिले.
- ३) बांधकाम चार्ज करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.

अटी व शर्ती :-

इमारत क्र. १	रिस्ट (पू), तळ (पू) + पहिला मजला एकोणिस (पहिला मजला + बाणिय) + दोसऱ्या मजला (पहिला मजला)	इमारत क्र. २	रिस्ट + पहिला मजला ते सातवा मजला (पहिला मजला)
इमारत क्र. २	रिस्ट + पहिला मजला ते सातवा मजला (पहिला मजला)	एकूण बांधकाम क्षेत्र	



बांधकामाचा तपशील :-

सुधारित बांधकाम परवानगी देण्यात येत आहे. मालकांनी दिनांक २०/१२/२०२२ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधीन राहून बांधकाम क्षेत्र (वार्ड) बांधकाम क्षेत्राच्या सुद्धा विकास कार्यालय बांधकाम परवानगी बांधकाम क्षेत्रासहित एकूण १४८०५.८४ चौ.मी. (अस्तित्वातील बांधकामाचे १२७९.०८ चौ.मी. बांधकाम क्षेत्रासहित एकोणिस (पहिला मजला + बाणिय) + दोसऱ्या मजला (पहिला मजला) एकोणिस (पहिला मजला + बाणिय) + दोसऱ्या मजला (पहिला मजला) इमारतीचा तपशील

सुधारित मा. आयुक्त महोदय यांनी मंजूर केलेले २६३३.६० चौ.मी. इ.वि.ह. क्षेत्र व बांधकाम क्षेत्रास संदर्भ क्र. १ अन्वये बांधकाम ग्रंथ परवानगी प्रदान करण्यात आलेली आहे. कन तसेच अस्तित्वातील बांधकामाचे १२७९.०८ चौ.मी. क्षेत्र वार्ड नं. एकोणिस (पहिला मजला + बाणिय) + दोसऱ्या मजला (पहिला मजला) एकोणिस (पहिला मजला + बाणिय) + दोसऱ्या मजला (पहिला मजला) इमारतीचा तपशील

महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. व न.प्र. अधिनियम १९६६ चे कलम ४५ नुसार मालक - प्रिथ्वी, कल्याण (पूर्व) येथील स.नं. १२, हि.नं. ११ मध्ये ७/१२ उठाव-पानिसार ५७२०.०० चौ.मी. क्षेत्राची हजेरीमाला पाईपलॅंडिंगसाठी समाविष्ट असलेले १३४०.०० चौ.मी. क्षेत्र वार्ड नं. तसेच किमान इन्फ्रान्फ्रान्सार प्राप्त होणाऱ्या ४२७६.९६ चौ.मी. क्षेत्राच्या सुद्धावर UDCPR नुसार Basic FSI व Ancillary FSI चा विचार करत तसेच अस्तित्वातील बांधकामाचे १२७९.०८ चौ.मी. क्षेत्र वार्ड नं. एकोणिस (पहिला मजला + बाणिय) + दोसऱ्या मजला (पहिला मजला) एकोणिस (पहिला मजला + बाणिय) + दोसऱ्या मजला (पहिला मजला) इमारतीचा तपशील

२) वास्तुशास्त्रकार श्री. जॉन वर्गिस यांचा दि. २८/०३/२०२३ येथील परवाना.

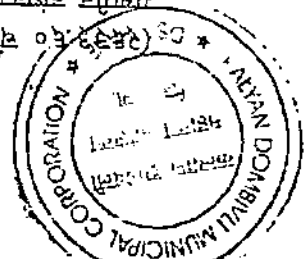
येथील बांधकाम ग्रंथ परवानगी.

संदर्भ : १) जा.क.कडमया/नवि/बाण/२७गावे/२०२२-२३/०२, दि. १३/०४/२०२२

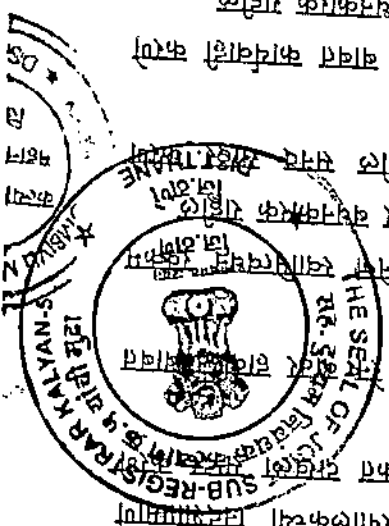
Dt 10/08/2023

सुधारित बांधकाम परवानगी क्र. $KDMC.TPD.13P.176/2022-23/02/176$

क.ल.नं.-७	कल्याण जिल्ह्यातील महानगरपालिका, कल्याण	२०२४
२८	नगरपालिका विभाग	२३



- १) सदर अधिनियमांत कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आर्टिकल १२१ मध्ये आल्यास सदरची विकासा परवानगी रद्द समजण्यात येईल.
- २) UDPCR मधील Appendix-F नुसार वाढीस व जोडणीस मंडळाने परवानगी देण्यात येईल व कोणत्याही प्रकारचे प्रमाणपत्र घेतल्याशिवाय सदर करण्यात येईल.
- ३) UDPCR मधील विनियम क. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुविधांची (स्वच्छतेचे बाबी) जाबाबदारी सर्वस्वी जाबाबदार आहेत, याची नोंद घ्यावी.
- ४) पूर्वडिजाईन जाण्या-येण्याच्या मार्गांची जाबाबदारी संपूर्णपणे आपलेकडे राहिल. सुधारित बांधकाम प्रमाणपत्र नियमित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सीमा प्रमाणे व शयान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे घेता-जाण्याचे मार्गांची जाबाबदारी सर्वस्वी आपली राहिल.
- ५) सदर जागेत जाण्याची नैसर्गिक निष्ठा होत असल्यास ती जलनिःसारण विभाग, (क.डॉ.म.पा.) त्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमप्रमाणे लागणी रकम (दंड झाल्यास त्यास रकम) भरावी लागेल तसेच निष्ठायेची साहित्य महापालिका सांगेल त्या ठीकाणी स्वरूपात वाहून जाऊन आणणे बांधकाम प्रमाणपत्र घेतल्यावर बांधकाम करणे आवश्यक राहिल.
- ७) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचेकडील ना-हकरत दाखला बांधकाम नकाशासह सादर करणे आणणे बांधकाम करणे आवश्यक राहिल.
- ८) जाग्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करावयाची जाबाबदारी आपली राहिल.
- ९) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्णयानुसार ही सर्व बाबी उभारून विहित विभागाकडील ना हकरत दाखला घेतल्याशिवाय बांधकाम करणे आवश्यक राहिल.
- १०) UDPCR मधील विनियम क. १३.३ नुसार पूर्वडिजाईन इमारतीत अंमलबजावणी करणे आणणे बांधकाम करणे आवश्यक राहिल.
- ११) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी महत्त्वाचे विभागांकडे नोंद घ्याव्यात. बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद घेतल्याशिवाय बांधकाम करणे आवश्यक राहिल.
- १२) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद घेतल्याशिवाय बांधकाम करणे आवश्यक राहिल.
- १३) UDPCR मधील विनियम क. १३.४ नुसार टी-वॉटर रिसायकलिंग बाबत काढवाही करणे आवश्यक राहिल.
- १४) UDPCR मधील विनियम क. १३.५ नुसार धनकत्या व्यवस्थेच्या बाबत काढवाही करणे आवश्यक राहिल.
- १५) नकाशात दिल्या रंगीने केलेल्या रूकल्या आणण्यावर बांधकाम करणे आवश्यक राहिल.
- १६) इमारतीचे बांधकाम या सोबतच्या सर्व्हे केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घेतलेल्या अटीप्रमाणे करणे आवश्यक राहिल.



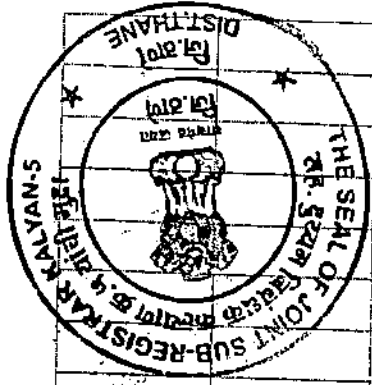
क.डॉ.म.पा.	
२०२४	२२
२०२४	२३

प्र :-
 १) कर्नाटक व संकलक क.डी.म.पा.क.पा.पा.
 २) प्रमाण क्षेत्र अधिकांती 'आय' प्रमाण क्षेत्र.

सहायक धातुक नगरपालिका, कर्नाटक
 कर्नाटक शाखा, कर्नाटक
 कर्नाटक शाखा, कर्नाटक



अ.क्र.	लेखाशिर्ष	रकम	भागी क.	दिनांक	व्युत्पत्ती	वर्णन
१	ARI 020101	6,75,770/-	AC16544	08/08/2023		
२	ARI 020102					
३	ARI 020103	47,995/-	AC16544	08/08/2023		
४	ARI 020104	12,62,272/-	AC16544	08/08/2023		
५	ARI 020105					
६	ARI 020108					
७	ARI 020109					
८	ARI 020110	13,17,624/-	AC16544	08/08/2023		
९	ASI 010304	28,79,700/-	AC16542	08/08/2023		
१०	ASI 010513	10,48,828/-	AC16544	08/08/2023		
११	ASI 010518	16,89,424/-	AC16543	08/08/2023		
१२	ASI 010519	13,17,624/-	AC16544	08/08/2023		
TOTAL		1,02,39,237/-				



व्युत्पत्ती परवर्तनीयता प्रमाणित आलेखी संकलन व व्युत्पत्ती

विध:- UDCPR त्रिसर वरीलधुकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिले, याची नोंद घ्यावी.
 इशारा:- मजूर व्युत्पत्ती वरील व्युत्पत्ती केल्या अनधिकृत फारदलेबाबत आपण महाराष्ट्र प्रदक्षिक निवोन व नगरपालिका अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तराती त्रिसर त्रलपत्र गुन्हेबास पत्र राहिले.

आपण हानीपत्र सादर केलेले आहे.
 सादर रकमचा विहीत वेळत व्याजासहित प्रमाण करणे आपणावर बंधनकारक राहिले. याबाबत क्र. ५०६०१२, दि.०९/०८/२०२५ अन्वये Post dated Cheque सादर केलेले आहेत. दि.०९/०८/२०२४ व त्रिसर्या टप्पणील रु. ४५,५६,३१५/- बाबत घनादेश राखा मधील त्रिसर्या टप्पणील रु. ४८,९५,९८०/- बाबत घनादेश क्र. ५०६०१२, दि.०९/०८/२०२३ मधील घनादेशाची प्रमाणित आपण आप.डी.बी.आय. बँक, बरणी

५०	२०२४
२०२४	२०२४

२०) सादर प्रकरणी घुकीची अथवा अर्पण माहिती दिली असल्यास बंधनकारक प्रमाणित राहिले.
 २१) प्रकरणी दि. ०९/०८/२०२३ मधील घनादेशाची प्रमाणित आपण आप.डी.बी.आय. बँक, बरणी

क.ल.न.-५

दस्त क्र. १००२ २०२४

५५

६३



CHALLAN

MTR Form Number-6

कल.न. १०३/२०२०

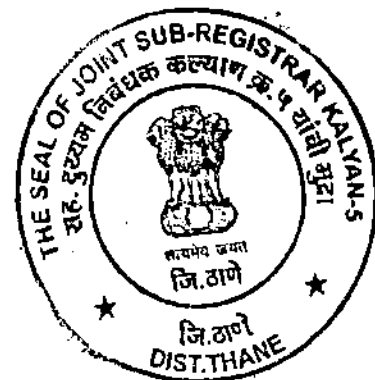
५५५९ १३१५



GRN MH011385466 202021M	BARCODE	Date 09/02/2021-13:49:37	Form ID
Department Revenue Department	Payer Details		
Land and Revenue	TAX ID / TAN (If Any)		
Type of Payment Miscellaneous	PAN No.(If Applicable)		
Office Name TAHSILDAR KALYAN	Full Name	Mansur Kalabhai Jhozwala and other POA Sh	
Location THANE		Manish U Rupchandani	
Year 2020-2021 One Time	Flat/Block No.	Kalyan	
Account Head Details	Amount In Rs.	Premises/Building	
0029166601 Amount Of Tax	3154.00	Road/Street	
		Area/Locality	Pisavali
		Town/City/District	
		PIN	
	Remarks (If Any)	Conversion Tax Village Pisavali S No 12/11 Area 4380.00 Sq Mtrs	
	Amount In	Three Thousand One Hundred Fifty Four Rupees Only	
Total	3,154.00	Words	
Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	CPAAPVMXU3
Cheque/DD No.	Bank Date	RBI Date	Not Verified with RBI
Name of Bank	Bank Branch	STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date	५५५९ १३१५	

भारतीय स्टेट बैंक/बैंक/SBI
कल्याण/Kalyan 0399
BSR CODE : 0000399
19 FEB 2021
TRANSFER/CLEARING/CASH
Mahali Sonawane 3294048

Mobile No. 1234567890



क.प्र.सं.-५	२०२४	६३
५२		

जिल्हाधिकारी व सक्षम प्राधिकारी, उल्हासनगर नागरी संकलन, ठाणे.
 चौथा मजला, जिल्हाधिकारी कार्यालय, ठाणे (प) ४०० ६०९

Email Id:- yuathane76@gmail.com

दुरध्वनी क्र. ०२२-२५३४२०४५

क.यु.ल.सं./यु.ल.एन/क.२०/अ.सु.ट/पिसवली/जा.क्र.५८

दि. ०८/०९/२०२१



१) संचालक, उद्योग संचालनालय यांचे कार्यालयाकडील उपादेयतातील अ.क्र. १ वर नमूद

दि. 4.11.1979

२) मन्सूर कलाभाई झांबवाला व इतर यांचे कर्मचा शी. मनिष उखव रूपावली, या. डोंबिवली (पु) यांचा दिनांक ४४/०९/२०२० व ०२/०९/२०२० रोजीचा विनती अर्ज.

४) मा. जिल्हाधिकारी व सक्षम प्राधिकारी, उल्हासनगर नागरी संकलन यांचे पत्र क्र. यु.ल.सं./यु.ल.एन/क. २०/अ.सु.ट/डिमांड नोटीस/कावि/जा.क्र.२३९, दिनांक ४५/१२/२०२०

५) अर्जावर यांनी धनादेश सादर केलेबाबतचे दि. १७/१२/२०२० रोजीचे पत्र.

६) शासन १५% अधिमूल्याची रक्कम थरणा केल्याबाबतचे चलन क्र. ०५, दिनांक २१/१२/२०२०

आदेश:-

ज्याअर्थी, सह संचालक, उद्योग संचालनालय यांचे कार्यालयाकडील उपादेयतातील अ.क्र. १ वर नमूद मन्सूर योजनेा क. ULC/Z-11/MC/IC/GAD 3664, dt. 14.11.1979 अन्वये मौजे पिसवली, ता. कल्याण, जि. ठाणे येथील स.क्र. १/१, १२/११ चे मन्सूर योजनेतील एकूण क्षेत्र ११२०४.६९ चौ.मी. क्षेत्रावर नागरी जमिन (कमाल थरणा व विनियमन) अधिनियम १९७६ चे कलम २० अन्वये अधिनियम प्रयोजनात योजनेा मन्सूर करण्यात आलेली आहे.

ज्याअर्थी, नागरी जमिन (कमाल थरणा व विनियमन) अधिनियम १९७६ अन्वये निरसित केला असून, उक्त निरसन अधिनियमाकडील विविध प्रकलनांमध्ये निरसन अधिनियम १९९९ अन्वये निरसित केला असून, उक्त निरसन अधिनियमाकडील विविध प्रकलनांमध्ये कलम २० खाली सुटीचे आदेश व त्याखालील कार्यवाही संरक्षित आहे.

अधिनियम दि. २९/११/२००७ रोजी रिव्हकॅरला आहे.

ज्याअर्थी, नागरी जमिन (कमाल थरणा व विनियमन) निरसन अधिनियम १९७६ अन्वये निरसित केलेल्या योजनेा राबविणे संबंधीत योजनेाधारकार वर बंधनकारक असल्याबाबत आदेशान्वये विविध क्षेत्रावर मन्सूर केलेल्या योजनेा राबविणे संबंधीत योजनेाधारकार वर बंधनकारक असल्याबाबत निर्णय दिनांक ३/९/२०१४ रोजी मा. उच्च न्यायालयातून मिट्ट याचिका क्रमांक १८७२/२०१० मध्ये दिलेला आहे.

ज्याअर्थी, मा. उच्च न्यायालयाचे दिनांक ३/९/२०१४ रोजीचे आदेश मा. सर्वोच्च न्यायालयामध्ये विशेष

अनुमती याचिका क्रमांक २९००६/२०१४ व इतर याचिकांवर आर्कायित करण्यात आलेले होते. त्यामध्ये

मा. सर्वोच्च न्यायालयाने दिनांक १०/११/२०१४ रोजीच्या अंतरीम आदेशानुसार योजनेाधारक यांचे विरुद्ध कोणतीही कोट रूमिका न घेण्याचे निर्देश दिलेले होते.





उत्तरासनगर नगराची संकलन, ठाणे करिता.
 जिल्हाधिकारी व सक्षम प्राधिकारी,
 निवासी उपजिल्हाधिकारी व समन्वय अधिकारी
 (डा. शिवाजी पटील)

(Handwritten signature)

(२) निवड नक्ती. (Select file)

अभिलेखामध्ये आढळणारे त्रुटी करायला येतील.

(३) त्रुटीसुधार करायला.

करायला.



आवश्यक ती दस्तऐवज आणून देण्यात येतील. (अ.स.)
 निवृत्तीसंदर्भात आवश्यक असलेल्या कागदांची सुविधा उपलब्ध करून देण्यात येईल.
 २/- सार्वजनिक विकासाच्या विभागात निवृत्तीसंदर्भात आवश्यक असलेल्या कागदांची सुविधा उपलब्ध करून देण्यात येईल.

(२) आर्किव्ह, कल्याण-जिल्हाधिकारी महानगरपालिका, कल्याण.
 (३) मा. प्रधान सचिव, नगर विकास विभाग, मंत्रालय, मुंबई-३२ याना सार.

प्रत:

पत्ता:- रा. जिल्हाधिकारी (प), कल्याण, जि. ठाणे.

याचे कर्मचा. श्री. मनिष उदवरे उपस्थित.

(१) जमिनीमालक श्री. मन्सर कल्याणदे जेजवालकर व इतर.

पत्ता,

उत्तरासनगर नगराची संकलन, ठाणे करिता.
 जिल्हाधिकारी व सक्षम प्राधिकारी,
 निवासी उपजिल्हाधिकारी व समन्वय अधिकारी
 (डा. शिवाजी पटील)
 स्वाक्षरी/-

स्वाक्षरी व सक्षम प्राधिकारी यांची स्वाक्षरी आहे.

(३) अर्जादर यांनी सार प्रकरणी सार केलेली कागदांची सुविधा उपलब्ध करून देण्यात येईल. अर्जादर यांनी सार केलेली यादी व दिशासूचना करणारी असल्याचे आढळून आल्यास सारचे अर्जादर आणून देण्याचे समजविले जाईल.

(५) शासनाच्या दिनांक १२/०२/१९९१ रोजीच्या शासन निर्णयानुसार शासन जमा केलेल्या रकमेबाबत कर्जा अर्जापत्र निवृत्तीसंदर्भात आवश्यक असलेल्या कागदांची सुविधा उपलब्ध करून देण्यात येईल. जमिनीमालक/अर्जादर यांनी या कागदांची सुविधा उपलब्ध करून देण्याची सुचना केली आहे.

(२) सार क्षेत्राबाबतच्या मालकी हक्काबाबत / विकास हक्काबाबत किंवा कर्जा वहावाट्याबाबत कोणताही न्यायालयीन दावा / अपील प्रकरणाची संपूर्ण जबाबदारी जमिनीमालक/विकास/अर्जादर यांची राहिली.

३३	०५
४२०२	२०२२
५-१०-१९	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

पंजीकृत खाते संख्या का
Registration Number
AAEPB786H

स्वतंत्र उद्योग
SOLE ENTERPRISES

स्थापना की तिथि
Date of Incorporation
16/08/1985

क.ल.न.-५	
दस्त क्र. १०२	२०२४
६०	६३



पंत वसंत खनिया
Vasant Dayaram Khania
जन्म तारीख/DOS: 09/08/1985
पुरुष / MALE

2618 2586 2127

माझे आधार सारणी ओळख

V. Khania

V. Khania





Paresh

भारत सरकार
GOVERNMENT OF INDIA

परेश गोपालजी दामा (भानुशाली)
Paresh Gopalji Dama (Bhanushali)

जन्म वर्ष / Year of Birth : 1985
पुरुष / Male

9992 3761 2498

क.ल.न.-५	
दस्त क्र. १००२	२०२४
९	९३

आधार - सामान्य माणसाचा अधिकार

चं ल नाशारकर

आयकर विभाग
INCOME TAX DEPARTMENT


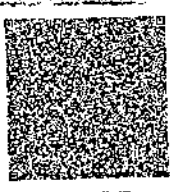
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGPPN7455D

नाम / Name
CHANDRAKALA BALIRAM NARAYANKAR

पिता का नाम / Father's Name
MARSINGH KHARATMOL RAMJI

जन्म की तारीख / Date of Birth
07/08/1974

Dharma

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA


DHARMA BALIRAM NARAYANKAR

BALIRAM NAGAPPA NARAYANKAR

21/05/1992

Permanent Account Number
AOZPN2292L

Signature






सुदाक युक्त आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.
 मूल्यांकनासाठी विचारात घेतलेला रक्कम:-

(14)शेरा		
(13)बाजारबागामध्ये नोंदणी शुल्क	30000	
(12)बाजारबागामध्ये मुद्रांक शुल्क	280000	
(11)अनुकमार्ग, वड व पथ	4102/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	22/03/2024	
(9) दस्तऐवज करण दिव्याचा दिनांक	22/03/2024	
(8)दस्तऐवज करण देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयामध्ये दुरुमनामा किंवा आदेश अखत्यारिय, प्रतिवादिचे नाव व पत्ता	कोट:-400708 फोन नं:-AOZPN2292L	
(7) दस्तऐवज करण देणा-या/लिखित ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयामध्ये दुरुमनामा किंवा आदेश अखत्यारिय, प्रतिवादिचे नाव व पत्ता	कोट:-421306 फोन नं:-AAAXFP8786H	
(6)आकारणी किंवा जुडी देण्यात आलेले वेगळे	1) नाव:-श्री बाईक इंटरप्रप्रीस वर्क प्राीटिअर वसंत दयाराम जानिया -- बय:-, पत्ता:-व्हॉट नं: -, माळा नं: -, इमारतीचे नाव: जगन्नाथ निवास, इमारतीचे नाव: -, ब्लॉक नं: -, रोज नं: पिसवली कल्याण पूर्व वा कल्याण लि ठाणे , महाराष्ट्र, ठाणे. पिन कोट:-421306 फोन नं:-AAAXFP8786H	
(5) वेगळ	1) 30.78 चौ.मीटर	
(4) संपादन, ग्रीडरिस्सा व परकामांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डॉ.विठ्ठल इतर वर्णन :- इतर माहिती: मॉडेल पिसवली वा. कल्याण लि. ठाणे येथील सर्वे नं. 12 हिस्सा नं. 11 यावरील बाईक इंटरप्रप्रीस मधील लिटिग नं. 01, दुसरा मजला सदनािका नं. 204 चे क्षेत्र 30.78 चौ.मी. कोरपट + 13.82 चौ.मी. बाळकणी (Survey Number : 12/11 ;)	
नमुद कराचे		
(3) बाजारभाब(बाईपट्टयाच्या बाबत)पट्टयाकार आकारणी देणे फी पट्टया दे	1751442	
(2)मातदमा	4000000	
(1)निवडणाचा प्रकार	कारनामा	

गावाचे नाव : पिसवली

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DHARMA BALIRAM NARAYANKAR	eChallan	00040572024032253821	MH017913594202324E	280000.00	SD	0009429922202324	22/03/2024
2		DHC		0324229913143	1260	RF	0324229913143D	22/03/2024
3	DHARMA BALIRAM NARAYANKAR	eChallan		MH017913594202324E	30000	RF	0009429922202324	22/03/2024

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