

398/13828

पावती

Original/Duplicate

Thursday, July 27, 2023

नोंदणी क्र. :39म

10:56 AM

Regn.:39M

पावती क्र.: 15490 दिनांक: 27/07/2023

गावाचे नाव: गिरवले

दस्तऐवजाचा अनुक्रमांक: पवल3-13828-2023

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: मे. भुमी कलश ग्रुप तर्फे भागीदार हिमांशू शिवलाल पटेल - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1280.00

पृष्ठांची संख्या: 64

एकूण:

रु. 31280.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:16 AM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मूल्य: रु.82968700 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 4148500/-

सह दुय्यम निबंधक वर्ग-२,
पनवेल क्र. ३.

1) देयकाचा प्रकार: DHC रक्कम: रु.1280/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2607202314266 दिनांक: 27/07/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005778492202324E दिनांक: 27/07/2023

बँकेचे नाव व पत्ता:

३३२५५



27/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 13828/2023

नोंदणी :

Regn:63m

गावाचे नाव : गिरवले

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	82968700
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: मौजे गिरवले ता.पनवेल जि.रायगड सर्वे नं. 99,हिस्सा नं.2,क्षेत्र -0-20-00 हे.आर.पो.आकार 3.43 रु.पै. मौजे गिरवले ता.पनवेल जि.रायगड सर्वे नं. 99,हिस्सा नं.3,क्षेत्र -0-27-00 हे.आर.पो. एकूण क्षेत्र - 0-47-00 हे.आर.पो.आकार 4.75 रु.पै. (जा.क्र.ADJ/1300900/462/2023/अंतिम आदेश/5352)((Survey Number : 99 ;))
(5) क्षेत्रफळ	1) 0.2000 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे . ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार सुनील कृष्णाजी परांजपे - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: साईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125, जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार:(०:). पिन कोड:-410206 पॅन नं:-ABUFA8841J 2): नाव:-मे . ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार मदनमोहन बलदेव इंगवले - - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: साईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125,जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार:(०:). पिन कोड:-410206 पॅन नं:-ABUFA8841J 3): नाव:-मे . ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार प्रदीप रतन पाटील - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: साईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125, जवळ नाडकर्णी हॉस्पिटल, पनवेल, . पिन कोड:-410206 पॅन नं:-ABUFA8841J 4): नाव:-मे . ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार लतेश भरत शाह - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: साईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125,जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार:(०:). पिन कोड:-410206 पॅन नं:-ABUFA8841J 5): नाव:-मे . ऐक्याम बिल्डटेक एल एल पी तर्फे भागीदार मेधा सुनील गाडगीळ - - वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: साईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125, जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार:(०:). पिन कोड:-410206 पॅन नं:-ABUFA8841J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. भुमी कलश ग्रुप तर्फे भागीदार हिमांशू शिवलाल पटेल - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 710 लँडमार्क,प्लॉट नं. 26ए , सेक्टर 07,खारघर,नवी मुंबई, महाराष्ट्र, राईगार:(०:). पिन कोड:-410210 पॅन नं:-AAZFB3859M 2): नाव:-मे. भुमी कलश ग्रुप तर्फे भागीदार रसिक नरसिंह चौहान - - वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 710 लँडमार्क,प्लॉट नं. 26ए , सेक्टर 07,खारघर,नवी मुंबई, महाराष्ट्र, राईगार:(०:). पिन कोड:-410210 पॅन नं:-AAZFB3859M 3): नाव:-मे. भुमी कलश ग्रुप तर्फे भागीदार भरत नरसिंग पटेल - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 710 लँडमार्क,प्लॉट नं. 26ए , सेक्टर 07,खारघर,नवी मुंबई, महाराष्ट्र, राईगार:(०:). पिन कोड:-410210 पॅन नं:-AAZFB3859M
(9) दस्तऐवज करून दिल्याचा दिनांक	27/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	27/07/2023
(11)अनुक्रमांक,खंड व पृष्ठ	13828/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4148500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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

सह दुय्यम निबंधक वर्ग-२,

पनवेल क. ३

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/IGR110/462/2023 CER-RAI-ADJ- IGR110-462-2023	1300900	4148500	SD		
2		DHC		2607202314266	1280	RF	2607202314266D	27/07/2023
3		eChallan		MH005778492202324E	30000	RF	0002990558202324	27/07/2023

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

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2607202314266	Date 26/07/2023
Received from A, Mobile number 9320381010, an amount of Rs.1280/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 26/07/2023
Bank CIN 10004152023072613163	REF No. CHN2422969
This is computer generated receipt, hence no signature is required.	

पवल - ३
 १३/०७/२०२३
 १/३४

Stamp
Katy
Shah
Madhvi





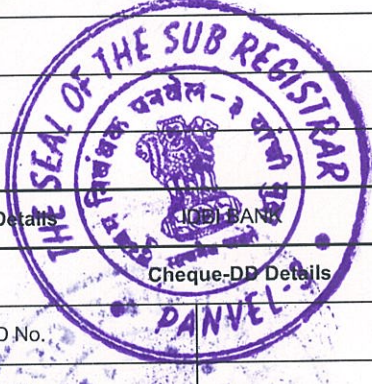
CHALLAN
MTR Form Number-6



GRN	MH005778492202324E	BARCODE		Date	26/07/2023-19:10:27	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)		PAN No.(If Applicable)	AAZFB3859M		
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	Full Name	BHOOMI KALASH GROUP				
Location	RAIGAD	Flat/Block No.	SURVEY NO 99 HISSA NO 2 AND 3 VILLAGE				
Year	2023-2024 One Time	Premises/Building	GIRAVALE				

Account Head Details	Amount In Rs.							
0030063301 Amount of Tax	30000.00	Road/Street	TAL PANVEL DIST RAIGAD					
		Area/Locality	GIRAVALE					
		Town/City/District						
		PIN	4	1	0	2	0	6
		Remarks (If Any)	PAN2=ABUFA8841J~SecondPartyName=AIKYAM BUILDTECH LLP~CA=0~Marketval=82968700					
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only					
Payment Details	FOR USE IN RECEIVING BANK							
Cheque/DD No.		Bank CIN	Ref. No.	69103332023072621520	2820312666			
Name of Bank		Bank Date	RBI Date	26/07/2023-19:10:59	Not Verified with RBI			
Name of Branch		Bank-Branch	IDBI BANK					
		Scroll No. , Date	Not Verified with Scroll					

पवल - ३
१३/२/२०२३
२/१६४



Department ID : Mobile No. : 9320381010
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुखम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Parag
Sub Registrar
Sub Registrar
Sub Registrar

Sub Registrar
Sub Registrar



CHALLAN
MTR Form Number-6

पवल - ३
१३/२/२०२३
३ / ६४



GRN	MH005778492202324E	BARCODE			Date	26/07/2023-19:10:27	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)						
Office Name	PNL3_PANVEL 3 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AAZFB3859M					
Location	RAIGAD	Full Name	BHOO MI KALASH GROUP					
Year	2023-2024 One Time	Flat/Block No.	SURVEY NO 99 HISSA NO 2 AND 3 VILLAGE					
		Premises/Building	GIRAVALE					
Account Head Details	Amount In Rs.	Road/Street	TAL PANVEL DIST RAIGAD					
0030063301 Amount of Tax	30000.00	Area/Locality	GIRAVALE					
		Town/City/District						
		PIN	4	1	0	2	0	6
		Remarks (If Any)	PAN2=ABUFA8841J~SecondPartyName=AIKYAM BUILDTECH LLP~CA=0~Marketval=82968700					
		Amount In	Thirty Thousand Rupees Only					
		Words						
Total	30,000.00							
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details	Bank CIN	Ref. No.	6910332023071621520	2820312666				
Cheque/DD No.	Bank Date	RBI Date	26/07/2023-19:10:59	Not Verified with RBI				
Name of Bank	Bank-Branch	IDBI BANK						
Name of Branch	Scroll No. , Date	Not Verified with Scroll						

Department ID : Mobile No. : 9320381010
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-398-13828	0002990558202324	27/07/2023-10:56:07	IGR148	30000.00

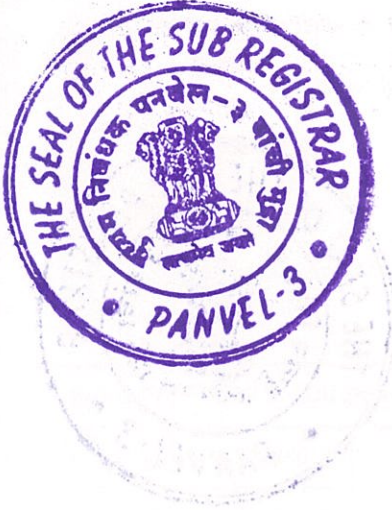
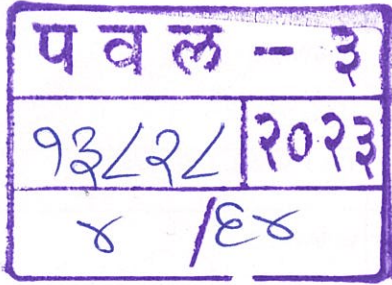
GRN : MH005778492202324E Amount : 30,000.00

Bank : IDBI BANK

Date : 28/07/2023-19:10:27

Total Defacement Amount

30,000.00



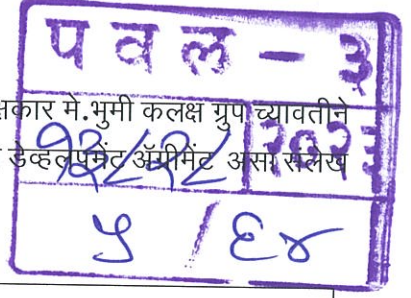
मुद्रांक जिल्हाधिकारी, रायगड अलिबाग यांचे समोर महाराष्ट्र मुद्रांक अधिनियमाचे
अंतर्गत कलम 31 खालील प्रकरणातील आदेश.

जा.क्र ADJ/1300900/462/2023/अंतीम आदेश/ ५३५२

दिनांक : ०६/०७/२०२३

{ महाराष्ट्र मुद्रांक अधिनियमाचे कलम 31 खालील कार्यवाही }
निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1300900/462/2023 अन्वये पक्षकार मे.भुमी कलक्ष ग्रुप च्यावतीने भागीदार श्री.हिमांशु शिवलाल पटेल यांनी दि.०७/०६/२०२३ रोजी अभिनिर्णयाकरीता डेव्हलपमेंट अॅग्रीमेंट असा संलेख सादर केलेला आहे. सादर संलेखामधील तपशिल खालीलप्रमाणे.



निष्पादन दिनांक	--	अनिष्पादित
संलेखाचा प्रकार	--	डेव्हलपमेंट अॅग्रीमेंट
लिहून देणार (मालक)	--	M/S.AIKYAM BUILDTECH LLP THROUGH DESIGNATED PARTNER MR.SUNIL KRISHNAJI PARANJAPE & OTHER 4
लिहून घेणार (विकासक)	--	M/S.BHOOMI KALASH GROUP BY ITS PARTNER MR.HIMANSHU SHIVLAL PATEL & OTHER 2
संलेखातील मिळकतीचे वर्णन	--	मौजे- गिरवले, ता,पनवेल, जि.रायगड येथील सर्व्हे नं-९९,हिस्सा नं-२,क्षेत्र-०.२०.०० हे.आर,सर्व्हे नं-९९,हिस्सा नं-३,क्षेत्र-०.२७.०० हे.आर, एकुण क्षेत्र-४७०० चौ.मी पैकी वापरायोग्य क्षेत्र-४२३३.४४५ चौ.मी
मोबदला/अनामत रक्कम	--	--

उपरोल्लेखित संलेख डेव्हलपमेंट अॅग्रीमेंट असा असून दस्तातील मिळकत मौजे- गिरवले, ता. पनवेल, जि.रायगड येथील सर्व्हे नं-९९,हिस्सा नं-२,क्षेत्र-०.२०.०० हे.आर,सर्व्हे नं-९९,हिस्सा नं-३,क्षेत्र-०.२७.०० हे.आर, एकुण क्षेत्र-४७०० चौ.मी पैकी वापरायोग्य क्षेत्र-४२३३.४४५ चौ.मी अशी आहे. सन २०२२-२३ रोजी बाजारमूल्यावर तक्ता, मार्गदर्शक सूचना व सादर केलेली कागदपत्रे विचारात घेऊन सहाय्यक नगरसूचनाकार यांनी संलेखातील मिळकतीचे बाजारमूल्य रक्कम रु. ८,२९,६८,७००/- निश्चित करण्यात आले आहे त्यावर महाराष्ट्र मुद्रांक अधिनियमाचे अनुच्छेद ५(g.a) (i) नुसार खालीलप्रमाणे मुद्रांक शुल्क देय आहे.

मोबदला	बाजारमूल्य	अनुच्छेद	अनुज्ञेयमु.शु.	भरलेलेमु.शु.	आवश्यकमु.शु.
--	८,२९,६८,७००/-	५(g.a) (i)	४१,४८,५००/-	--	४१,४८,५००/-

उपरोक्त सर्व वस्तुस्थिती व दस्तातील नमुद माहिती व प्रकरणामध्ये सादर केलेल्या कागदपत्राच्या आधारे निम्नस्वाक्षरीकार खालीलप्रमाणे अंतीम आदेश देत आहे.

अंतीम आदेश

- अभिनिर्णयाकरीता सादर केलेल्या संलेखास महाराष्ट्र मुद्रांक अधिनियमाचे अनुसुची १ मधील अनुच्छेद ५(g.a) (i) नुसार मुद्रांक शुल्क रुपये ४१,४८,५००/- देय असल्याबाबत जा. क्र. अभि/ १३००९०० /४६२/ २०२३/ मागणी नोटीस/ ५३३२/२०२३ दि.०५/०७/२०२३ अन्वये पारित करण्यात आली होती. त्यास अनुसरून पक्षकारांनी मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना GRN NO-MH004767887202324E दि.०५/०७/२०२३ व Defacement No- 0002461520202324 दि.०६/०७/२०२३ अन्वये रु.४१,४८,५००/- इतके मुद्रांक शुल्क शासनजमा केले असल्याने दि.०५/०७/२०२३ रोजीची मागणी नोटीस अंतीम करण्यात येत आहे.
- महाराष्ट्र मुद्रांक अधिनियमाचे कलम ५३-अ च्या अधीन राहून सादरहू आदेश पारित करणेत येत आहेत.

अभि डेव्हलपमेंट अॅग्रीमेंट सन २०२३

3. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क तसेच नोंदणी करताना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुतप्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही. ह्या बाबतची सर्व जबाबदारी संबंधित पक्षकारांची राहिल. त्यास महाराष्ट्र शासन अथवा मुद्रांकजिल्हाधिकारी, रायगड हे जबाबदार राहणार नाहीत.
4. दस्ताची नोंदणी प्रक्रीयाही भारतीय नोंदणी अधिनियम 1908 व मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे यांचे परीपत्रक क्र.का-4/प्र.क्र 617/2011/3008 दिनांक 22/12/11 नुसार होईल हे स्पष्ट करण्यात येत आहे.
5. महाराष्ट्र मुद्रांक अधिनियम कलम 28 मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क/मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पुर्णपणे व खरेपणाने नमुद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञा पत्राद्वारे खात्री करून दिली आहे.
6. कलम 28 चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम-62 अन्वये शास्तीची कार्यवाही करणे आधिन राहून आदेश देत आहे. कलम 28 चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास मुंबई मुद्रांक अधिनियम कलम 46 व महाराष्ट्र जमिन महसुल संहिता 1966 अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे आधीन राहून आदेश देणेत येत आहे.
7. दस्तातील नमुद लिखाणाच्या व सोबत सादर केलेल्या कागदपत्राच्या खरेखोटेपणा संदर्भात हे कार्यालय जबाबदार राहणार नाही. याबाबतची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.
8. सदर दस्तातील नमुद मिळकतीच्या संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालु असेल तर त्याची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.

Omcaul
(एस.डी.सोनवणे)

मुद्रांक जिल्हाधिकारी, रायगड

प्रती	मे.भुमी कलक्ष ग्रुप च्या वतीने भागीदार श्री.हिमांशु शिवलाल पटेल
पत्ता	ऑफिस नं-710, लँडमार्क, प्लॉट नं-26 ए, सेक्टर-07, खारघर, नवी मुंबई, ता.पनवेल जि.रायगड

प व ल - ३

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६ / ६४





CHALLAN
MTR Form Number-6

ADJ/R/4622023

Page/ 1 / 41



GRN	MH004767887202324E	BARCODE			Date	05/07/2023-21:04:23	Form ID
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM		TAX ID / TAN (If Any)				
Office Name	ALD_COLL OF STAMPS JDR RAIGAD		PAN No.(If Applicable)	AAZFB3859M			
Location	RAIGAD		Full Name	BHOO MI KALASH GROUP			
Year	2023-2024 One Time		Flat/Block No.	SURVEY NO 99 HISSA NO 2 SURVEY NO 99			
Account Head Details		Amount In Rs.	Premises/Building				
0030051701 Amount of Tax		4148500.00	Road/Street	HISSA NO 3 VILLAGE GIRAVALE			
			Area/Locality	TAL PANVEL DIST RAIGAD			
			Town/City/District				
			PIN	4	1	0	2 0 6
			Remarks (If Any)	ADJ/1300900/462/2023			
			Amount In	Forty One Lakh Forty Eight Thousand Five Hundred R			
			Words	upees Only			
Total		41,48,500.00					
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	69103832023070610002 2816746534			
Cheque/DD No.		Bank Date	RBI Date	05/07/2023-21:05:06 Not Verified with RBI			
Name of Bank		Bank-Branch	IDBI BANK				
Name of Branch		Scroll No. , Date	Not Verified with Scrip				

पवेल - 3
93/2/2023
6/8

DEFACED
₹ 4148500.00
DEFACED

OFFICE OF THE SUB REGISTRAR
RAIGAD
PANVEL-3

Department ID :

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

Mobile No. : 8169744396

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0002461520202324	06/07/2023-16:20:21	IGR110	4148500.00
Total Defacement Amount					41,48,500.00



ADJ/R/ 462 2023

Page/ 2 141

CHALLAN
MTR Form Number-6

GRN	MH004767887202324E	BARCODE			Date	05/07/2023-21:04:23	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM			TAX ID / TAN (If Any)			
Office Name	ALD_COLL OF STAMPS JDR RAIGAD			PAN No.(If Applicable)	AAZFB3859M		
Location	RAIGAD			Full Name	BHOOMI KALASH GROUP		
Year	2023-2024 One Time			Flat/Block No.	SURVEY NO 99 HISSA NO 2 SURVEY NO 99		
Account Head Details	Amount In Rs.			Premises/Building	SURVEY NO 99 HISSA NO 3 VILLAGE GIRAVALE		
0030051701	Amount of Tax			Road/Street	HISSA NO 3 VILLAGE GIRAVALE		
	4148500.00			Area/Locality	TAL PANVEL DIST RAIGAD		
				Town/City/District			
				PIN	4	1	0 2 0 6
				Remarks (If Any)	ADJ/1300900/462/2023		
Total	41,48,500.00			Amount In Words	Forty One Lakh Forty Eight Thousand Five Hundred Rupees Only		
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK			
Cheque/DD No.	PANVEL-3			Bank CIN	Ref. No.	69103332023070610362	2816746534
Name of Bank	IDBI BANK			Bank Date	RBI Date	05/07/2023-21:05:06	Not Verified with RBI
Name of Branch	PANVEL-3			Bank-Branch	IDBI BANK		
				Scroll No. , Date	Not Verified with Scroll		

पवल - ३
१३/०७/२०२३
८/६४



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8169744396
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature

Signature

Signature

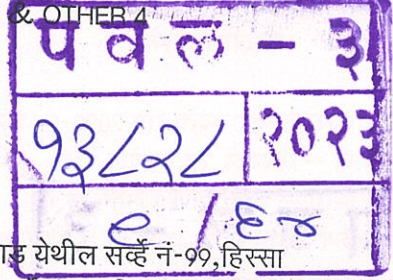
Signature

Signature

विषय: मुल्यांकन अहवाल-प्रकरण क्रमांक: ADJ/462/2023

1. संदर्भित अर्ज व त्यासोबतचा दस्तऐवज मसुदा कृपया अवनोकनार्थ सादर.
2. अभिनिर्णय प्रकरणी दस्तऐवजानुसार उपलब्ध माहिती:

1. लिहून घेणार (विकासक) — M/S.BHOOMI KALASH GROUP BY ITS PARTNER MR.HIMANSHU SHIVLAL PATEL & OTHER 2
2. लिहून देणार (मालक) — M/S. AIKYAM BUILDTECH LLP THROUGH DESIGNATED PARTNER MR.SUNIL KRISHNAJI PARANJAPE & OTHER 4
3. दुय्यम निबंधक कार्यक्षेत्राचे नाव — पनवेल
4. दस्ताचा प्रकार (शिर्षक) — डेव्हलपमेंट अॅग्रीमेंट
5. दस्त निष्पादीत आहे/नाही — अनिष्पादित
- असल्यास निष्पादनाचा दिनांक — --
6. मिळकतीचा प्रकार — भुखंड
7. दस्त मिळकतीचे वर्णन/तपशील : मौजे- गिरवले, ता.पनवेल, जि.रायगड येथील सर्व्हे नं-99, हिस्सा नं-2, क्षेत्र-0.20.00 हे.आर, सर्व्हे नं-99, हिस्सा नं-3, क्षेत्र-0.27.00 हे.आर, एकुण क्षेत्र-4700 चौ.मी पैकी वापरायोग्य क्षेत्र 4233.445 चौ.मी



8. दस्तातील एकूण क्षेत्रफळ : 4700 चौ.मी पैकी वापरायोग्य क्षेत्र 4233.445 चौ.मी
9. पक्षकारांमध्ये ठरविण्यात आलेला दस्तातील मोबदला :
रोख रु — 50,00,000/-
अन्य स्वरूपात — सविस्तर खाली नमुद केलेल्या मुद्दा क्र.5 अनुसार
10. सन 2022-23 चे वार्षिक मुल्यदर तक्त्यानुसार
मुल्य विभाग क्र- 5 (ग्रामीण) , खुली जमीन दर रु.3950 प्रति चौ.मी,
बांधकाम दर- 21296 प्रति चौ.मी(आर सी सी), विचारात घेण्यात येत आहे.
11. वार्षिक मुल्यदर तक्त्यातील दरानुसार अंमलबजावणी सुचना क्र.32 च्या अनुषंगाने होणारे मुल्यांकन खाली नमुद केल्यानुसार



3. स्थळ निरीक्षण अहवाल:

1. स्थळ निरीक्षण केल्याचा दिनांक: केलेले नाही
2. स्थळ निरीक्षणाचेवेळी उपस्थितांची नावे : --
3. स्थळ निरीक्षणाचेवेळी आढळून आलेल्या ठळक बाबी/मिळकतीचे पक्षकारांने गुणदोष/मुल्यांकनावर परिणाम करणाऱ्या बाबी/पक्षकारांने अर्जानुसार नमुद केलेली कारणे इ.वस्तुस्थितीचे अनुक्रमे सविस्तर तपशील लिहावा.

(4) विकसन योजना/प्रादेशिक योजना प्रस्तावाची सदयस्थिती, आजुबाजुचा अनुज्ञेय वापर/मुल्य दर व मिळकत रस्त्यापासुन किती अंतर्गत किंवा रस्तासन्मुख असल्यास त्याचा तपशील दयावा.-

मा.नॉदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे ग्रामीण क्षेत्रातील हायवे (राष्ट्रीय व राज्यमहामार्ग) सन्मुख जमीनिचे मुल्यांकनाबाबत परिपत्रक जा.क्र.का.15/हायवे सन्मुख जमिनी/मुल्यांकन/परिपत्रक/348 दि. 5/04/2016 रोजीच्या पत्रानुसार सदर मिळकतीबाबतचा गट नं./सर्वे नं हायवे लागत व राज्य महामार्गालगत दिसुन येत नाही.

(5) दस्तातील मिळकतीनुसार स्थलनिरीक्षण/गुणदोषांचा विचार करुन सविस्तर मुल्यांकन

1. दस्तातील पान क्र.5 नुसार विकासकांनी 38:62 च्या प्रमाणात क्षेत्रफळाच्या आधारावर भुखंड विकसीत करणार असल्याचे नमुद आहे.

2. दस्तातील पान क्र.7 वरील मुद्दा क्र.D नुसार मालकांनी सदर मिळकतीच्या कोणत्याही भागाच्या विक्रीसाठी, विक्रीसाठी अथवा कोणत्याही तृतीय पक्षाशी तोंडी किंवा लेखी कोणताही करार केलेला नाही व मालकांनी या संदर्भात कोणतेही तृतीय पक्ष अधिकार निर्माण केलेले नाही.
3. प्रस्तुत दस्तातील मिळकतीचे बांधकाम हे बांधकाम परवानगी प्राप्त झाल्यापासून 4 वर्षांच्याआत पूर्ण करणार असल्याचे नमुद आहे. तसेच सदरचे बांधकाम विहित मुदतीत पुर्ण न झाल्यास वाढीव 1 वर्षाचा कालावधी मिळणार असल्याचे दस्तातील पान क्र.22 वरील मुद्दा क्र.12 वर नमुद आहे.
4. दस्तातील पान क्र.21 वरील मुद्दा क्र. e नुसार मोबदला रु.50,00,000/- नमुद असल्याचे दिसून येते.
5. प्रस्तुत दस्तातील चतुःसिमांचे अवलोकन केले असता मिळकतीच्या पश्चिमेस सर्व्हे नं-47 व रोड असल्याचे दिसून येते.
6. दस्तातील पान क्र.24 नुसार वास्तुविशारद मे.अतुल पटेल यांचेकडील दि.02/06/2023 रोजीच्या आर्किटेक्ट प्रमाणपत्रानुसार एकुण बांधीव क्षेत्र 8613.137 चौ.मी नमुद असल्याचे दिसून येते.
7. दस्तातील पान क्र.16 वरील मुद्दा क्र. 14 ब नुसार वाहनतळाचे सर्व अधिकारी सोसायटीला बहाल करण्यात आले आहेत तरी वाहनतळाबाबत कसल्याही प्रकारे खरेदी विक्री होणार नसल्याचे नमुद आहे. त्यानुसार मुल्यांकन खालीलप्रमाणे.

बाजारमुल्यदर तक्ता सन 2023-24 नुसार
मौजे - गिरवले, ता.पनवेल

विभाग = 5 (ग्रामीण) (पान क्र.)

एकूण जमीन क्षेत्र = 4700 चौ.मी.पैकी वापरायोग्य क्षेत्र 4233.445 चौ.मी

खुली जमीन दर = 3950 प्र.चौ.मी

बांधकाम दर = 21296 प्र.चौ.मी

दस्तातील नमुद अनुसार एकूण एकूण बांधीव क्षेत्र = 8613.137 प्र.चौ.मी

1) मुळ मालकास मिळणारा मोबदला

1. बांधीव क्षेत्राचे मूल्य-

$$8613.137 \times 38\% \times 21296 = 6,97,01,638/- \quad \text{----- 1}$$

2. वाकिग

$$8613.137 \times 0.38 \times 0.25 \times 0.35 \times 21296 = 60,98,893/- \quad \text{----- 2}$$

3. विकास शुल्क

$$4700 \times 3950 \times 0.5\% \times 2 = 1,85,650/-$$

विकास शुल्क रहिवासी बांधकामासाठी

$$8613.137 \times 3950 \times 85\% \times 2\% = 5,78,373 /-$$

विकास शुल्क वाणिज्य बांधकामासाठी

$$8613.137 \times 3950 \times 0.15 \times 2\% \times 2 = 2,04,132 /-$$

$$\text{एकूण विकास शुल्क} = 9,68,155/- \quad \text{----- 3}$$

3. रोख मोबदला - 50,00,000/- -----4

4. सिक्युरिटी डिपॉझिट- 40,00,000 X 6% X 5 = 12,00,000/- ----- 5

मुळ मालकास मिळणारा एकूण मोबदला = 1 + 2 + 3 + 4 + 5 = 8,29,68,686/- ie 8,29,68,700/- ---- अ

II) विकासकास मिळणारा मोबदला

1. विकासकास मिळणारे क्षेत्र

8613.137 x 0.62 x 3950 = 2,10,93,572/- ie 2,10,93,600/-

ADJ/R/ 462 2023

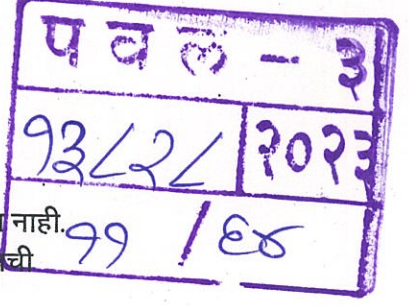
Page/ 5 141

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(6) वार्षिक मुल्यदर तक्त्यानुसार मुल्यांकनातील फरकाचा तपशील:

1. वार्षिक मुल्यदर तक्त्यानुसार येणारे मुल्यांकन रक्कम रु. 8,29,68,700/-
2. अभिनिर्णयानंतर प्रस्तावित मुल्यांकन रक्कम रु. -
3. वार्षिक मुल्यदर तक्त्यानुसार मुल्यांकनातील फरक रक्कम रु. 0/-
4. वार्षिक मुल्यदर तक्त्यानुसारच मुल्यांकनातील फरकाची टक्केवारी:0%



(7) अभिनिर्णय प्रकरणी सन 2022-23 चे बाजारमुल्य दर तक्त्यातील दरामध्ये तफावत नाही. मुल्यांकन मंजूरीसाठी कोणत्या वरिष्ठ कार्यालयात पाठविणे आवश्यक आहे व त्याबाबतची कारणमिमांसा- आवश्यक नाही.

उपरोक्त प्रमाणे कागदपत्रातील पुराव्याचे आधारे मुल्यांकनासाठी अहवालाचा विचार करता अभिनिर्णय प्रकरणातील मिळकतीचे मुल्य रक्कम रु. 8,29,68,700/- (अक्षरी आठ कोटी एकोणतीस लाख अडुसष्ट हजार सातशे मात्र) ग्राह्य धरण्यास हरकत नाही.

सहाय्यक नगररचनाकार

मुद्रांक जिल्हाधिकार्यांचे अभिप्राय

1. पक्षकारास दि. / /2023 रोजी सुनावणी देऊन त्याचे म्हणणे मांडण्यास संधी देण्यात आली आहे.
2. तांत्रिक अधिकाऱ्यांनी केलेल्या मुल्यांकनाची मी खात्री करुन घेतली आहे.
3. प्रस्तुत प्रकरणातील मुल्यांकन रक्कम रु. 8,29,68,700/- (अक्षरी आठ कोटी एकोणतीस लाख अडुसष्ट हजार सातशे मात्र) इतके मंजूरी देण्यात येत आहे.
4. वार्षिक मुल्यदर तक्त्यातील दरानुसार मुल्यांकनातील तफावत नाही.
5. इतर काही आदेश/टिपणी असल्यास:



Omcarl
(एस.डी. सोनवणे)
सह जिल्हा निबंधक वर्ग - 1 तथा
मुद्रांक जिल्हाधिकारी
रायगड-अलिबाग





Office of the Collector of Stamp, Raigad
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958
jdr.raigad@igrmaharashtra.gov.in



Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH003107394202324E Dated
05-06-2023.

Case No. Adj/IGR110/462/2023

Certificate Number: CER-RAI-ADJ-IGR110-462-2023

Market Value/Value (if any): Rs. 82968700

Consideration Amount (if any): Rs. 1

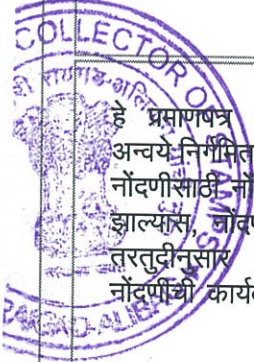
Received from **BHOOMI KALASH GROUP** Residing
at **SURVEY NO 99, HISSA NO 2/3, GIRAVALE, TAL
PANVEL, DIST RAIGAD.** Stamp duty of Rs. 4148500/-
(Rs. Forty One Lakh Forty Eight Thousand Five
Hundred only). Vide e-Challan GRN No
MH004767887202324E Dated :- 05-7-2023 The
defacement number is 0002461520202324.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 4148500/- (Rs. Forty One
Lakh Forty Eight Thousand Five Hundred only)
with which this instrument is chargeable under
Article 5-Agreement or its records or
Memorandum Of Agreement of Schedule I of the
said Act, has been paid.

ARTICAL 5 (g.a) (i)

This Certificate is subject to the provisions of section
53(A) of the said Act.

Omcaul
Collector of Stamps
Raigad



हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम
अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल
झाल्यास, नोंदणी अधिनियम, १९०८, च्या
तरतूदीनुसार नोंदणी अधिकारी दस्त
नोंदणीची कार्यवाही करतील.

Omcaul
मुद्रांक जिल्हाधिकारी
Raigad



Place: Raigad

Date: 06/07/2023



Omcaul
Collector of Stamps
Raigad

प व ल - ३
१३/२८/२०२३
१५ / ६४



DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** made and executed at Panvel on this 27th day of July, 2023 between **M/S AIKYAM BUILDTECH LLP**, a limited liability partnership, duly registered under the Limited Liability Partnership Act 2008, through its designated partners **(1) MR. SUNIL KRISHNAJI PARANJAPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHA SUNIL GADGIL**, having its address at Saigan, Shop No.- 19, Neelkanth Darshan, Plot No- 125, Near Nadkarni Hospital, Panvel- 410 206 hereinafter referred to as **"THE OWNERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors and assigns) **OF THE ONE PART** and **M/S. BHOOMI KALASH GROUP**, a Partnership firm duly registered under the provisions of Indian Partnership Act, 1932, represented by its Partners **(1) MR. HIMANSHU SHIVLAL PATEL (2) MR. RASIK NARSINH CHAUHAN & (3) MR. BHARAT NARSINGH PATEL**, having its registered office at- Office No.- 710, Landmark,

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BShah
For and on behalf of
Aikyam Buildtech LLP

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BShah

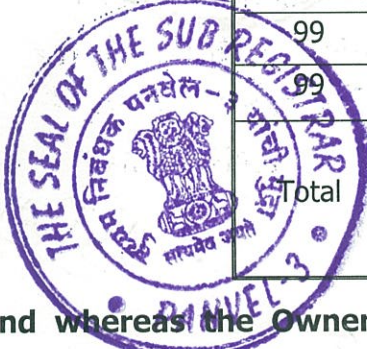
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Plot No.- 26A, Sector No.- 07, Kharghar, Navi Mumbai, hereinafter referred to as **"THE DEVELOPERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and assigns of the last surviving partner or their assigns) **OF THE OTHER PART.**

Whereas the Owners are fully seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of vacant land or ground bearing (1) Survey No. 99, Hissa No.- 2, admeasuring 0-20-00 H.R.P. & (2) Survey No.- 99, Hissa No.- 3, admeasuring 0-27-00 H.R.P., aggregating to 0-47-00 H.R.P., all situate, lying and being at Village- Giravale, Tal.-Panvel, Dist.-Raigad, within the limits of Taluka- Panvel and more particularly described in the Schedule hereunder written (hereinafter referred to as **"THE SAID**

प व ल - 3
PROPERTY/LAND
9292/2023
१६ / ६०

Survey No.	Hissa No.	Area in H-R-P	Assessment Rupees/Paise
99	2	0-20-00	3-43
99	3	0-27-00	4-75
Total		0-47-00	



And whereas the Owners have purchased the aforesaid property as per the details mentioned hereunder:

a) Survey/Hissa No.-99/2, admeasuring 0-20-00 H.R.P.

By virtue of a Conveyance/Sale Deed dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-4, under Registration No. PVL-4-5582-2021, dated 20/05/2021, the owner of the aforesaid land i.e. SHRI VIKAS SHIVRAM SAMANT sold and transferred all his rights, title, interest and benefits in the said land bearing Survey/Hissa No.-99/B/2/A, admeasuring 0-20-00 H.R.P. in favour of the Owners herein for a proper consideration and pursuant to the above, the said plot of land has been transferred in the name of M/S AIKYAM BUILDTECH LLP, through its partners (1) MR. SUNIL KRISHNAJI PARANJPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHA SUNIL GADGIL in the 7/12 extracts of the revenue records of the concerned authority vide Mutation Entry No.-1309.

288shah ..
For and use
Gadgil/M

Handwritten signature and scribbles in blue ink.

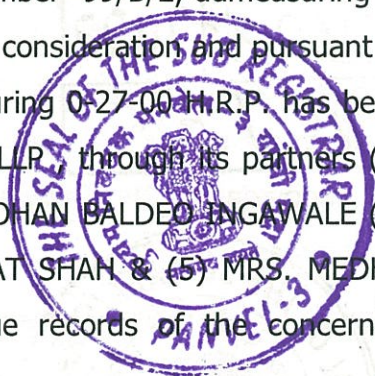
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By virtue of Deed of Declaration dated 26/08/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-5, under Registration No. PVL-5-10290-2021, dated 26/08/2021, the owner of the aforesaid land i.e. SHRI VIKAS SHIVRAM SAMANT has executed a declaration in favor of (1) MR. SUNIL KRISHNAJI PARANJAPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHA SUNIL GADGIL, all the partners of M/S AIKYAM BUILDTECH LLP., whereby the change in old GAT No.- 99/B/2/A to new GAT No.- 99/2 admeasuring 0.20.00 H.R.P, was recorded.

99/3
22/02/23
90/188

b) Survey/Hissa No.- 99/3, admeasuring 0-27-00 H.R.P.

By virtue of a Conveyance/Sale Deed dated 20/05/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under Registration No. PVL- 4-5581-2021, dated 20/05/2021, the owner of the aforesaid land i.e. SHRI SUHAS NARAYAN SAMANT sold, transferred and conveyed his rights, title, interest and benefits in all that piece and parcel of land bearing Survey/Hissa number- 99/B/2, admeasuring 0-27-00 H.R.P. in favor of the Owner herein for a proper consideration and pursuant to the above, the said piece and parcel of land admeasuring 0-27-00 H.R.P. has been transferred in the name of M/S AIKYAM BUILDTECH LLP. through its partners (1) MR. SUNIL KRISHNAJI PARANJAPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHA SUNIL GADGIL in the 7/12 extracts of the revenue records of the concerned authority vide Mutation Entry No.-1308.



By virtue of a Deed of Declaration dated 26/08/2021, duly registered before the Joint Sub Registrar of Assurances at Panvel-5, under Registration No. PVL-5-10291-2021, dated 26/08/2021, the owner of the aforesaid land i.e. SHRI SUHAS NARAYAN SAMANT has executed a declaration in favor of (1) MR. SUNIL KRISHNAJI PARANJAPE (2) MR. MADANMOHAN BALDEO INGAWALE (3) MR. PRADEEP RATAN PATIL (4) MR. LATESH BHARAT SHAH & (5) MRS. MEDHA SUNIL GADGIL, all the partners of M/S AIKYAM BUILDTECH LLP., whereby the change in old GAT No.- 99/B/2 to new GAT No.- 99/3 admeasuring 0.27.00 H.R.P, was recorded.

And whereas total area of the said Land is 0-47-00 H.A.P. and as per statement issued by the M/s. Atul Patel Architects dated 02/06/2023 as per physical site survey area admeasuring about 4233.445 Sq. Mtrs. is actually used for development. Total break-up of Built-up area statement for proposed residential building on said Land is attached hereunder as "Annexure C".

Handwritten signatures in blue ink, including names like 'S.B. Shah', 'Paranjape', 'Gadgil', and others.

Handwritten signatures in blue ink, including names like 'S.B. Shah' and others.

: 4 :

And whereas the Owners are interested in developing the said plots of land but due to personal reasons, the Owners are not in a position to develop the said plots of land and the Developers being in the field of developing immovable properties came to know of the same, approached the Owners and during the course of negotiation, the Owners represented to the Developers that the title of the Owners for the said plots of land is clear, marketable and free from all encumbrances and any doubts;

And whereas the Owners have shown the relevant documents/papers regarding the said plots of land to the Developers and the Developers have verified the same and are satisfied with the documents.

And whereas the Owners have approached the Developers and requested them to develop the said plots of land and as per the request made by the Owners representing the Developers the title of the said plots of land is clear and marketable and after several meetings, discussions and negotiations, the Developers have agreed to develop the said plots of land and the Owners have permitted and allowed the Developers to carry out the development of the said plots of land and as per the plans approved and as per the terms and conditions of the Development Permission that may be granted by the Concerned Authority:

And whereas the Owners have agreed to grant to the Developers and the Developers have agreed to accept from the Owners the exclusive rights of development of the said plots of land on the basis of Area Sharing in the ratio of 38 : 62 (Thirty Eight : Sixty Two) and upon the terms and subject to the conditions herein recorded;

And whereas the Developers shall develop the aforesaid plots of land at their own cost by investing their own funds and shall sell their share of the flats and other premises to the prospective Purchasers and to receive the consideration amount from the Purchasers and to utilise the said amount for construction of the building as per the desire of the Developers.

Now this Indenture witnesseth and it is hereby agreed by and between the parties hereto as follows:

1) RECITALS

The recitals contained hereinabove form an integral and operative part of this Agreement as if the same were set out and incorporated herein.

2) DECLARATION OF THE OWNERS

The Owners hereby declare and represent to the Developers as under:

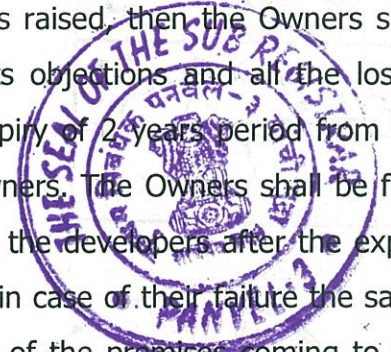
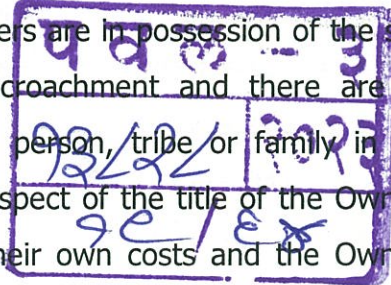
Abhishek
Farukh
Madhulika

[Signature]

[Signature]

[Signature]
[Signature]

- a) That the owners are the absolute owners of the said property more particularly described in the Schedule hereunder written, being the subject matter of this Agreement and the Owners have good right, full power and absolute authority to grant exclusive rights to develop the said property described in the Schedule hereunder written to the Developers;
- b) That the said property is a vacant land and the owners are in possession of the said property free from any encumbrances and/or encroachment and there are no prevailing rights, title and/or interest of any third person, tribe or family in the property. All claims or disputes that may arise in respect of the title of the Owners shall be settled and defended by the Owners at their own costs and the Owners shall keep the Developers indemnified against all such losses, costs and expenses, direct or indirect that the Developers may have to incur due to such defects in title of the Owners. It is agreed between the parties that if the construction of the building is restrained and/or any suit or objection is raised, then the Owners shall clear the same within 2 years from the date of its objections and all the losses suffered or incurred by the developers after the expiry of 2 years period from the date of its objection shall be make good by the Owners. The Owners shall be fully responsible to make good the losses so suffered by the developers after the expiry of 2 years period from the date of its objection and in case of their failure the same shall be recovered by the developers from the sale of the premises coming to the share of the owners, which losses shall be calculated at the rate of 18% (Eighteen Percent) per year on the amount of investment made by the developers in the aforesaid building project.
- c) The Developers shall be at liberty to issue or cause to issue public notice for inviting objections, claims, if any, in respect of the right, title or interest, in the said property.
- d) That the Owners have not entered into any agreement with any third party either oral or in writing for the development, sale or otherwise in respect of the said property or any part thereof and that the Owners have not created any third party rights in respect of the said property or any part thereof;
- e) The Owners shall not create hereafter during the pendency of this Agreement any right or encumbrance of any nature whatsoever in respect of the said property or any part thereof.
- f) That there are no arrears of any taxes or outstanding dues payable in respect of the said property or any part thereof and outstanding, if any, till the execution of this Development Agreement, shall be the liability of the Owners alone;

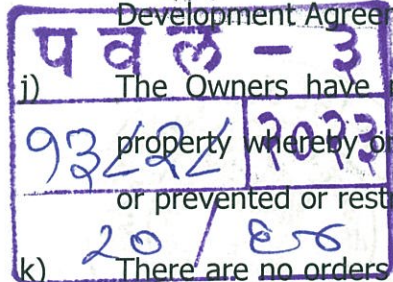


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Handwritten signatures in blue ink. One signature is 'D. S. ...' and another is 'D. S. ...'.

: 6 :

- g) That there are no proceedings pending either under Land Acquisition Act, or under the provisions of the Income Tax Act or Wealth Tax Act and/or any other Acts relating to the taxes for the time being in force in respect of the said property;
- h) All the taxes and outgoings in respect of the said property shall be paid by the Developers from the date of execution hereof till procurement of Occupation certificate in respect of the building/s constructed on the said property. However, the Owners shall keep the Developers indemnified against all the claims, penalties and fines in respect thereof pertaining to the period prior to execution hereof;
- i) The Owners agree to extend their co-operation to the Developers in development of the said property in all possible ways, subject to the terms and conditions of this Development Agreement;



- j) The Owners have not receive any notice under any law in respect of the said property whereby or by reason or means whereof the Owners have been prohibited or prevented or restrained from developing the said property.
- k) There are no orders passed under any act, law, rules and regulations restraining the Owners from entering into this Development Agreement.

- l) The said property is not the subject matter of any suit, decree or order of any court or authority.
- m) There is no suit or proceedings pending in any court of law in respect of the said property. The said property or any part thereof is not subject to lis pendens or attachment either before or after judgment.
- n) The Owners have not done any act, deed, matter or thing whereby or by reason whereof the development of the said property or any part thereof is prevented or affected in any manner whatsoever.
- o) Any encumbrance or claim by way of lease, lien, charge, mortgage is granted or created by the Owners and are found to have been created during the development of the said property, the same shall be cleared by the Owners at their own cost and efforts.
- p) The layout drawing of the plots attached herewith is part of this agreement and cannot be altered without mutual consent between the parties hereto.

3) DECLARATION OF THE DEVELOPERS

The Developers hereby declare and represent to the Owners that:

- a) They have the necessary expertise, infrastructure, financial ability and resources to perform the obligations as mentioned in this Development Agreement and to carry

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out the development of the said property as envisaged herein. The Developers shall perform and complete all its obligations under this Development Agreement on best effort basis.

- b) They shall strictly adhere to all the applicable laws of the land and the rules and regulations of the appropriate authorities, state and central governments while executing the project.
- c) They shall not any time cause or permit any public or private nuisance in or upon the said property or do anything which shall cause unnecessary annoyance, inconvenience, suffering, hardships or disturbance to the Owners or to the occupants of the neighboring properties.
- d) They shall throughout and hereafter always, indemnify and keep indemnified Owners and their respective estates and effects of and from and against all actions, suits, costs, charges, claims, expenses, damages, fines, penalties etc. arising from any third party claims/action resulting on account of any act or omission or any breach or delay on the part of the Developers in developing the said property, of any rules, regulations, terms or conditions and
- e) They have entered into this agreement after being fully satisfied about the rights of the Owners as to the said property.

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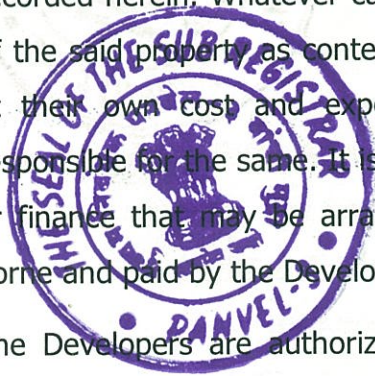
4) GRANT OF DEVELOPMENT RIGHTS

With the intention to develop the said property more particularly described in the Schedule hereunder written and shown surrounded with red colour boundary lines on the plan thereof hereto annexed and marked as **Annexure "A"**, for utilizing the entire Floor Space Index (FSI) as may be presently or in future available in accordance with provisions of the Development Control Regulations or otherwise may be permissible, the Owners hereby nominate, constitute and appoint the Developers to develop the said property described in the First Schedule hereunder written by constructing building/s thereon as per the plans/specifications to be approved and/or sanctioned by the Collector, Special Planning Authority, Panvel Municipal Corporation and/or any other central/state/local authority and/or as per the guidelines issued under Pradhan Mantri Awas Yojana and/or under the Income Tax Act 1961 and/or any other scheme/s under affordable housing scheme/s to avail the benefits of Section 80IBA and/or any other section of said act or of any other act for the time being in force. The benefits under the Pradhan Mantri Awas Yojana or affordable housing schemes and Income Tax Act or any other scheme can be availed as an option by the Developers but shall not be a ground for justification of any delay for the commencement and completion of the project.

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- b) The Owners hereby permit the Developers and the Developers shall develop at their own costs, efforts, expenses the said plots of land bearing (1) Survey/Hissa No.- 99/2, admeasuring 0-20-00 H.R.P., & (2) Survey/Hissa No.- 99/3, admeasuring 0-27-00 H.R.P., all situate, lying and being at Village- Giravale, Tal.- Panvel, Dist.-Raigad, within the limits of Panvel in consideration to allot and handover to the Owners on what is commonly known as 'Ownership Basis' the residential flats therein, the 38% (Thirty Eight Percent) of the total permitted developed area on the said plots of land to the Owners for assignment of the development rights. The said 38% (Thirty Eight Percent) of the constructed area includes the flats, shops and other premises, proportionately to be divided and distributed amongst the parties hereto in all the buildings and on all floors horizontally and floor wise and the remaining 62% (Sixty two Percent) of the constructed area consisting of flats, shops and other units etc. shall exclusively belong to the Developers who shall be entitled to deal with the same in any manner they desire;
- c) The Owners hereby agree to allow the said property being developed by the Developers in accordance with the terms and conditions and for consideration recorded herein. Whatever capital or finance that may be required for development of the said property as contemplated herein, would be arranged by the Developers at their own cost and expenses only and the Owners will not be liable and responsible for the same. It is also agreed that the cost and expenses of such capital or finance that may be arranged as aforesaid, viz. interest or otherwise shall be borne and paid by the Developers alone.
- d) The Developers are authorized to sign and execute all necessary forms, papers, declarations, affidavits etc. as may be required for submitting any application and schemes with all concerned authorities and departments for obtaining their respective No Objection Certificates (NOC), consent, sanctions, orders including Intimation of Disapproval (IOD/IOA), Commencement Certificate (C.C.), Occupation Certificate (O.C.) etc. for the purpose of development of the said property as contemplated herein at their own costs and expenses. It will be sole responsibility of the Developers to obtain the commencement certificate and the occupation certificate at their own cost and convenience including any amended Commencement Certificate.
- e) The Developers hereby agree to construct the buildings on the said Plots of land in accordance with plans, specifications which have been approved by the concerned authority with such variations and modifications as may be considered necessary or may be required by the local authority or the Government body. The Developers

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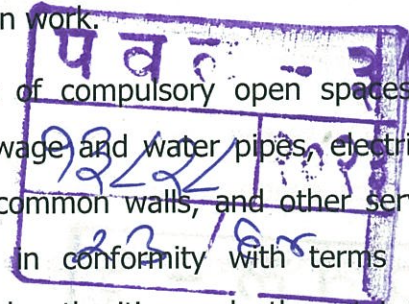


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shall develop the said Plots entirely at their own costs and expenses and the Owners shall not be liable to bear or pay any costs, charges or expenses in that behalf.

f) The development of the said property shall inter alia include the following acts to be performed by the Developers namely:

- i) Applying for and obtaining necessary permissions, consents, sanctions, NOC etc. from all the concerned authorities for commencement and completion of the construction of buildings/structures on the said property.
- ii) Constructing and completing the construction work.
- iii) constructing of internal roads, laying out of compulsory open spaces or recreation grounds, laying of drainage, sewage and water pipes, electricity and telephone cables, electric substation, common walls, and other service and utility connections and other items in conformity with terms and conditions as may be imposed by the local authorities and other statutory authorities while sanctioning the plans and also such other items and works as may be required to be carried out for the purpose of making the said property fit for construction of permissible buildings thereon as per this Development Agreement.
- iv) Constructing buildings as may be permissible.
- v) Using and consuming the maximum FSI available on the said property (subject to further time to time modification thereof) and TDR and all the benefits directly and/or indirectly attached to the said property by putting up construction, as may be permissible in law.
- vi) Selling the newly constructed premises in terms hereof and receiving and appropriating the consideration thereof as provided hereinafter.
- vii) Forming the body of purchasers (as directed herein below) or condominium or any other association/body of the unit purchasers of the flats/apartments/units in the project and to convey and transfer the said property together with buildings thereon to them and
- viii) Doing all other acts and deeds required for complete, proper and effective development of the said property.



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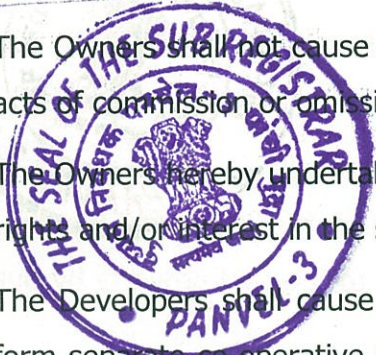
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5) OBLIGATIONS OF THE OWNERS

The Owners shall be responsible to carry out the following obligations at their own cost and expenses: -

- a) Ensure that the title of the said property is clear, marketable and free from all encumbrances, encroachments and reasonable doubts;
- b) Defend claims and disputes, if any, in respect of title and/or possession of the said property;
- c) Cause the table Survey of Said Property done by the government Authorities and cause it to mark all the boundaries on the said property;
- d) The Owners undertake to co-operate with the Developers for the development of the said property. The Owners shall sign all the necessary documents, affidavits, applications, forms etc. that may be required by the Developers to be signed for getting necessary permissions/approvals for development of the said project expeditiously.
- e) The Owners shall not cause any kind of hindrance to the said project by any of their acts of commission or omission.
- f) The Owners hereby undertake not to sell, mortgage or create any kind of third party rights and/or interest in the said property.
- g) The Developers shall cause the purchasers of the residential/ commercial units to form separate co-operative society for each building, on their own initiative, to be registered under the Maharashtra Co-operative Societies Act, 1960, within 3 months from formation of such society amongst the purchasers of the residential/commercial units, the owners shall grant in favour of the said Society, conveyance in respect of such building/s and the land appurtenant thereto (forming a part of the said Property) and the non exclusive rights to use the necessary access and service land required there from upon the terms and covenants as the parties hereto may deem fit and proper at the sole costs and expenses of the Developers.
- h) It is hereby agreed that the Owners shall handover to the Developers the original title documents in respect of the said property on or before execution of these presents. However, it is expressly agreed that the Owners shall be solely responsible for execution of conveyance Deed and all other necessary writings under provisions of Maharashtra Co-operative Societies Act as provided under RERA or any other act/rule that may be in force at relevant time in favour of the society or apex society that may be formed amongst various societies that may be formed amongst the purchasers of residential/commercial units or other premises constructed by

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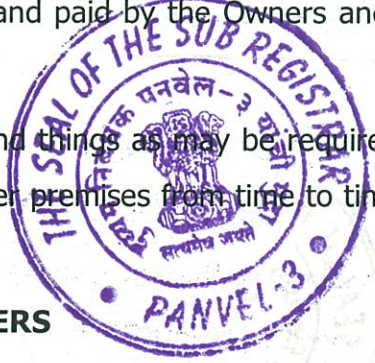
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developers on the said property. The Owners hereby indemnify and shall forever keep the Developers indemnified against all claims, losses and/or damages that may arise in respect of title of the said property and/or any dispute/claims that may arise under RERA or any other similar provision and/or act that may come in force.

- i) The Owners shall sign and execute all necessary papers, documents, plans, applications and such other documents as may be required by the Developers in the course of development of the said Plots from time to time.
- j) The Owners shall remain personally present before the various Government and Semi Government or other concerned authorities as may be required from time to time.
- k) The Owners shall join as Confirming Party in all deeds, documents, Agreements as the Developers may require from time to time for effectively transferring the title in respect of the flats and other premises purchasers.
- l) The Owners shall obtain Non Agricultural permission from the concerned authority and the cost and expenses thereof shall be borne and paid by the Owners and the Developers in equal proportion.

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m) and generally to do all such acts, deeds, matters and things as may be required by the Developers or Purchasers of their flats and other premises from time to time as per the terms of this Development Agreement.



RIGHTS AND OBLIGATIONS OF THE DEVELOPERS

Upon execution of the Development Agreement, the Developers shall:

- a) Have full right and absolute authority to develop the said property by constructing a building thereon by utilising the present F.S.I. of the said property.
- b) enter upon the said Plots as the Licensee of the Owners and further to appoint any advocates/solicitors/consultants, architects, surveyors, engineers, contractors, RCC specialist, sub contractors, labour agents and other persons and shall also entitled to take all such steps as may be necessary or incidental for such development and construction works to be carried out at the costs and expenses of the Developers.
- c) The Developers shall appoint their own Architect, RCC Consultant and other Consultants and fix and pay their charges. The Developers alone shall be liable or responsible for payment of professional fees and charges of such persons and the Owners will not be liable for the same. The quality of construction and the materials to be used on the said plots shall be of standard quality with the consultation and under the guidance of the Architects and RCC Consultants of the building to be constructed on the said plots of land. The Owners shall also not be entitled to



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demand any supply or contract for carrying out any work at the construction site and the Developers will have the sole rights to take the supply from any supplier or to appoint anyone as their contractor.

d) The Developers shall have the absolute right, power and authority to develop the aforesaid land/construct building thereon and to dispose off their share of flats, and other premises to the Purchasers of such flats other premises purchasers at their own discretion.

e) The Developers shall be entitled to do and carry out and/or authorised to do and carry out and/or cause to be done and carry out all the acts, deeds, matters and things and exercise all rights for the full and complete development of the said Property whether the same are specifically mentioned herein or not and the Owners shall not in any manner obstruct the construction of the said building and/or development of the said Property save and except having right to inspect the construction activities carried out by the Developers.

प व ल - 3
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f) The Owners hereby agree to give full and express authority to the Developers and/or their nominee(s) as the case may be and to do at their own cost and expenses the following acts, deeds and things namely:

i) To give advertisement in any newspaper and/or other media as the Developers may deem fit and proper for sale of the premises to be constructed on the said Plots of land.

ii) To dispose off in their name and/or in the name of their nominee(s), any of the said premises from their share to any person or party of their own choice, at the price and on the terms and conditions as may be fixed by them and to appropriate the sale proceeds thereof without in any manner being accountable for the same to the Owners and to enter into agreement, writings and confirmation for the aforesaid purposes at Developers' cost, charges, expenses and risk.

iii) To apply for and to obtain in the name of the Owners a Building Occupation Certificate, Building Completion Certificate including any Part Occupation Certificate for the building to be constructed on the said Plots of land.

iv) To put the Purchasers of the premises in possession thereof.

v) For the aforesaid purposes to do all acts, matters and things as may be necessary and/or required.

vi) Subject to the conditions contained in this Agreement, the Developers shall be entitled to enter into Contract with the person(s) who may be interested in purchasing or acquiring the residential flats or Other Premises from their share of

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the tenements to be constructed on the said land, the requisite Ownership Agreement or any other Agreement.

7) **PERMISSION FOR NON AGRICULTURAL USE**

The Owners shall obtain the necessary permissions and sanctions for conversion of the said land from agricultural use to non agricultural use. All the cost, charges and expenses for obtaining the NA permission shall be borne and paid by the Owners and the Developers in equal proportion i.e. 50 : 50.

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8) **MARKETING AND SALE OF THE PROJECT**

a) It is agreed that after registration of the project under RERA, the Developers shall be entitled to sell, transfer, lease, grant on Leave and License or otherwise deal and dispose off their share of constructed premises allotted hereunder to them on Ownership basis and they shall be entitled to handover possession of such premises, collect sale proceeds, appropriate the same at their absolute discretion, without having to render any account to the Owners. The Developers shall be entitled to issue Letter of Allotment, execute Agreement for Sale, Leave & License Agreement or such other documents for their share of constructed premises only and register the same with Sub-Registrar of Assurances. Further agreed and confirmed that the Developers are entitled to create a mortgage or third Party rights on their share of constructed premises only after completion of plinth at their own risk and expenses and without making the Owners incurring any financial obligations of whatsoever nature and no further consent/NOC is required from the Owners for the same and further agreed that the Owners shall co-operate with the Developers in respect of the same.

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b) It is further agreed that the parties hereto will be entitled to sell, lease, transfer or deal with their respective shares of the constructed premises to any person(s) and shall also be entitled to receive the consideration amount in part or in full as they may deem fit and proper and each party hereto shall be responsible to such prospective purchasers of the said premises and other party shall not be responsible for the same to any such purchasers of the other party in any manner whatsoever.

9) **CONSIDERATION**

a) On completion of the construction of the buildings on the said Plots of land, the Developers shall allot and handover to the Owners or their nominee(s) on what is commonly known as 'Ownership Basis' the residential flats in the buildings constructed, the said 38% (Thirty Eight Percent) of the constructed area out of the total developed area as and by way of consideration in kind in the proposed building along with the amenities provided therein and more particularly described in the

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"Annexure-B" annexed hereto. It is also clearly, unambiguously and specifically agreed by and between the parties hereto that the entire cost of construction shall be borne and paid by the Developers and the Owners shall not be liable to pay any costs, charges and expenses while claiming the said 38% (Thirty Eight Percent) of the total developed area for residential use save and except the charges mentioned in this agreement.

- b) In consideration of the Owners granting development rights to the Developers in respect of the said Plots of land, the Developers shall give 38% (Thirty Eight Percent) of the constructed area out of the total developed area for residential use on the said Plots of land to the Owners as mentioned above and shall also pay to the Owners in all a sum of Rs.50,00,000/- (Rupees Lakh Only) towards (non refundable amount) additional consideration payable in terms of money and the said amount of consideration has already been paid by the developers to the owners on or before execution of this Agreement (the payment and receipt whereof the Owners doth hereby admit and acknowledge and acquit, release and discharge the Developers from the payment and receipt thereof and every part thereof). The developers shall also pay to and keep deposited with the owners an amount of Rs. 40,00,000/- (Rupees Forty Lakh Only) towards refundable security deposit within 1 month from the date of receipt of commencement certificate and the said amount shall be refunded proportionately by the owners to developers on completion of the building and at the time of handing over the possession stage wise. The aforesaid non refundable consideration is subject to deduction of TDS at the rate of 10% (Ten percent) and the developers shall deduct the TDS and pay to the government authorities and issue the certificate to the owners within 3 (Three) months to the owners from the date of deduction.

- c) It is also agreed and understood by and between the parties hereto that the Owners in whose name the above said 38% (Thirty Eight Percent) of the carpet area from the total permitted developed area will be allotted, they shall be liable to pay to the developers towards Development charges at the rate of Rs. 320/- per Square feet on the carpet area on receipt of Occupancy Certificate or at the time of possession whichever is earlier. It is further agreed that if the owners opt for selling of their share of the tenements before possession, then in that case the Developers shall be entitled to collect directly from the purchasers of the tenements, the proportionate share of the expenses such as Development charges, stamp duty, registration charges, GST and any other deposits or charges which may be levied by the concerned authorities.

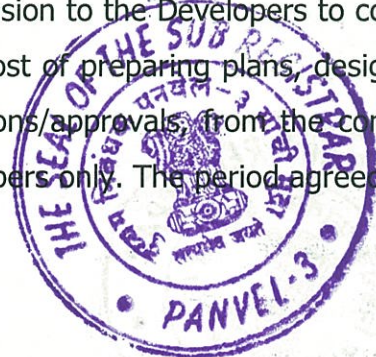
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e) The developers shall bear and pay the cost of electricity connection charges, water connection charges or any other deposits, charges or expenses payable to the concerned authorities. However, the cost of water connection charges upto Rs. 50,00,000/- (Rupees Fifty Lakh Only) shall be borne and paid by the developers and over and above that Rs. 50,00,000/- (Rupees Fifty Lakh Only) shall be borne and paid by the owners and the developers in the ratio of 38: 62 (Thirty Eight : Sixty Two) i.e. 38% (Thirty Eight Percent) shall be borne by the owners and the remaining 62% (Sixty Two Percent) shall be borne by the developers.

10) DURATION OF THE PROJECT

The Developers shall apply for the Completion Certificate of the buildings at their own cost and expenses and the Owners shall co-operate for the same. The Developers shall construct and complete the construction work of the buildings consisting of flats and other units etc. within the stipulated period of 4 years from the date of receipt of the Development Permission/Commencement Certificate from the concerned authority for development of the said Plots of land, if due to any unavoidable circumstances, if there is any delay in the construction of the proposed building, the Owners will grant 1(One) year extension to the Developers to complete the construction of the proposed building. The cost of preparing plans, designs etc. and obtaining the necessary permissions, sanctions/approvals, from the concerned authorities shall be borne and paid by the Developers only. The period agreed herein above is subject to force majeure, if any.

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11) FORCE MAJEURE

The Developers shall not be responsible if the completion of the building is delayed by reasons of non-availability of steel or cement or such other materials and/or reasons beyond the control of the Developers which includes, but is not limited to acts of God such as earthquake, any insurmountable difficulties such as war, civil commotion or act of God, pandemic or if non-delivery of possession is a result of any notice, order, rules, notification and/or directive of the Government and/or other public or competent authority or any court or tribunal or any quasi-judicial body or any other judicial authority and/or for any reasons beyond the control of the Developers or due to force majeure.

12) DELAY IN COMPLETING THE PROJECT

The Developers shall complete the project within 4 (Four) years with a grace period of 1 (One) year from the date of receipt of commencement certificate and if the Developers for any reason fail to construct or complete the construction of the buildings, then in that case the Developers shall be liable to pay to the Owners by

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way of penalty a sum of Rs. 7000/- (Seven Thousand Only) per flat per month for the flats, for which possessions are remains to be handed over.

13) POWER OF ATTORNEY

Simultaneously upon execution of this agreement, the Owners shall also execute a General Power of Attorney in favour of the Developers or any other person nominated by the Developers enabling the Developers to perform their obligations under these presents in relation to the development of the said property including but not limited to approaching all public authorities and to submit and obtain sanction of plans of lay-out and the buildings and structure/s to be constructed on the said property or any portion thereof from the office of NAINA, Special Planning Authority, collector and all other concerned authorities.

14) DEMARCATION OF AREA BETWEEN OWNERS AND DEVELOPERS

a) It is agreed and understood by and between the parties hereto that they shall enter into a Supplementary Agreement for distribution of their respective share of the premises. Neither of the parties are allowed to sell and dispose of any of the premises without entering into Supplementary Agreement for the distribution of the premises.

b) The parties hereto hereby agree that upon receipt of commencement certificate, they shall enter into a supplementary agreement to earmark their respective flats and other premises horizontally and floor wise. Neither of the parties are allowed to sell and dispose off any of the car parking space to the allottees of the premises and the same shall be allotted on first cum first serve basis as per the rules and regulations of the society.

15) EXECUTION OF DOCUMENTS

- a) The Parties hereto shall make sign and execute all such applications, documents, declaration, indemnity, affidavit, statement as may be necessary or required for obtaining all permissions, sanctions, approvals and exemptions which may be required by competent authorities.
- b) Parties hereto shall make sign and execute all the papers, applications, documents, instruments, assurances etc. as may be necessary for the purpose of forming an association of purchasers of Flats/unit and/or other portions in said land as required by RERA and the rules made there under.

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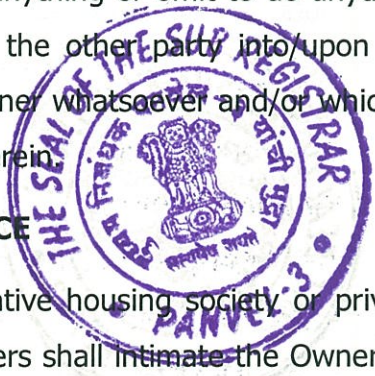
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c) Each Party shall:

- i) have the right to sell, assign and transfer their respective share of constructed premises under printed Agreement for Sale as per the draft to be mutually settled between the parties hereto, incorporating all common terms and conditions to be executed with every purchaser of the premises. The Developers shall be entitled to execute all the agreements for sale with the prospective buyers of the premises sans the Owners towards their share of the premises and the Owners shall also be entitled to execute all the agreements for sale with the prospective buyers of the premises with the consent of the Developers towards their share of the premises.
- ii) ensure payment of Stamp Duty and Registration Charges of the Agreements/ Documents concerning their respective premises and register the same in the relevant office of Sub-Registrar of Assurances.
- iii) receive purchase price and the balance outstanding from the sale and transfer of their respective premises and appropriate the same, without reference to each other.
- iv) hereby undertake with each other not to do anything or omit to do anything by which the rights granted/conferred upon the other party into/upon the said property is prejudice/affected in any manner whatsoever and/or which is prejudicial to the interest of the other party herein.

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16) FORMATION OF THE SOCIETY AND CONVEYANCE

- a) The Developers shall be entitled to form a co-operative housing society or private limited company and on such formation the Developers shall intimate the Owners in writing about the same. The Developers shall obtain a conveyance directly in favour of such co-operative housing society or private limited company and the Owners shall execute a Deed of Conveyance or any other document for effecting the complete transfer of the said Plots of land together with building constructed thereon in favour of Co-operative Society. The cost of formation of the society and conveyance shall be borne and recovered from the buyers of the premises.
- b) The Owners undertake to join and become the member of the proposed Co-operative Housing Society and pay their share of the required charges/expenses for membership of the said Society.

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17) ACCIDENT LIABILITY AND INSURANCE COVERAGE

- a) The Developers shall personally be responsible for any damages caused to the structure or casualty of workers caused due to the negligence, accident or otherwise during the construction of the buildings and the Owners shall not be liable and responsible for the same. The Developers shall save harmless and keep the Owners indemnified of from and against all claims for damages and other payments whatsoever till completion of the entire projects in all respect and may become payable in this behalf.
- b) The Developers at their own cost, shall obtain comprehensive insurance policy covering the period from the commencement of the construction till its completion providing proper, complete and comprehensive cover to the visitors and third parties including labourers employed by them and any accidents, incidents arising on account of the construction.

- c) The Owners shall not be liable for any loss, damage, injury and delay due to any cause beyond the control of the Developers, acts of Government, strikes, lock outs, riots, civil commotions etc. in the process of development of the said land by the Developers. The Developers further undertake to indemnify and keep indemnified the Owners in respect of any claim, suit, action or demand in respect of the construction, sale of the Flats and other premises to any intending Purchasers.

18) HANDING OVER OF POSSESSION

The Owners agree to handover the peaceful and vacant possession of the said Plots of land to the Developers as Licensee on execution of this Agreement for the purpose of development.

19) TERMS OF MORTGAGE

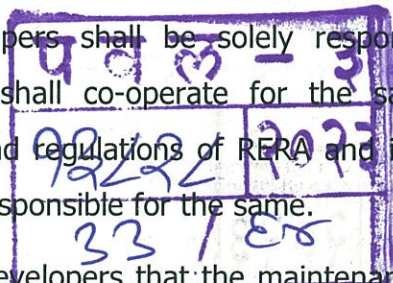
- a) It is hereby agreed that the purchasers of units/premises in the building, the Developers are allowed and permitted by the party hereto seek loans from institutions, bank and such other authorities on the security of the units/premises agreed to be purchased by them without further recourse to the Owners and/or the Developers in any manner whatsoever only after completion of plinth without however incurring any financial obligation of whatsoever nature upon the parties hereto. Further the Developers are also allowed to avail the construction finance from the banks or financial institution for development of the said Plots of land, the Owners and/or their attorney shall sign and execute all the documents, papers, writings required for the said purposes including mortgaging of the said Plots of land.

Handwritten signatures and stamps at the bottom of the page, including a circular stamp of 'THE SEAL OF THE SUB REGISTRAR' and a circular stamp of 'THE SEAL OF THE COLLECTOR'. There are also several handwritten signatures in blue ink, some with dates like '32/10/23' and '32/10/23'.

b) It is agreed between the Parties that the Developers shall not mortgage the plot to any financial institution or banks but will be entitle to mortgage their share of flats/shops and other premises for availing the loan from the financial institution or banks for the purpose of construction and/or issue No Objection Certificate to the prospective purchasers of the Flats/Shops for availing the loan from the financial institution or banks for mortgaging the flats/shops purchased by the buyers.

20) COMPLIANCE OF RERA LAWS, NOTIFICATIONS ETC.

a) The said Property will be governed by the provisions of the Real Estate (Regulation and Development Act), 2016 and the rules made there under or as may be mutually agreed by the parties hereto. The Developers shall be solely responsible for registration under RERA and the Owners shall co-operate for the same. The Developers shall comply with all the rules and regulations of RERA and in case of any violations they alone shall be liable and responsible for the same.



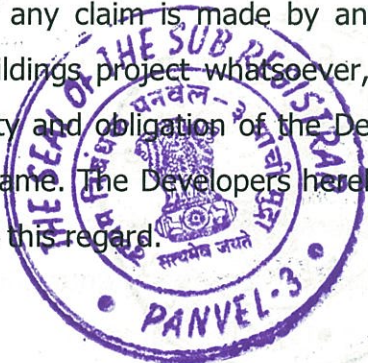
b) It is clearly agreed and understood by the Developers that the maintenance of the premises and defect liability for a minimum period as per the standard norms and provisions of RERA or any other act/rule prevailing at relevant time will be the sole responsibility of the Developers and in case of any claim is made by any of the Purchasers on account of any defect in the buildings project whatsoever, then in that case, it will be the sole responsibility, liability and obligation of the Developers and the Owners will not be responsible for the same. The Developers hereby agree to indemnify and keep indemnified the Owners in this regard.

21) DISPLAY OF BOARDS, HOARDINGS ETC.

Upon execution of this Agreement and on registration under RERA, the Developers shall at their own costs, be entitled to put up boards, hoardings and advertisements on the said property displaying and/or indicating the proposed development scheme here by agreed to be developed and the proposed housing scheme in respect thereof along with the name of the Owners, to commence, carry out and complete the construction in accordance with the sanctioned plans, to sell the flats and other premises to the prospective purchasers in the said proposed building.

22) NAME OF THE PROJECT

The name of the building to be constructed shall always be 'KALASH GREENS'. The name of the building shall not be changed under any circumstances.



Handwritten signatures and initials in blue ink, including 'DBSahal' and 'Faruque'.

Handwritten signature in blue ink, possibly 'S. S. S.'.

Handwritten signature and initials in blue ink, including 'H. S. S.' and 'S. S.'.

23) AMENITIES

The Developers shall provide the amenities as mentioned hereunder in the schedule of this Agreement.

24) SITE INSPECTION

The Owners shall be authorized to have the site inspection at any time during the construction period.

25) REASSIGNMENT

The Developers shall not be entitled to assign their rights to any person(s) under any circumstances and shall also not appoint any sub developers.

प व ल - 3
93/2/2023
38/28

26) INDEMNITY

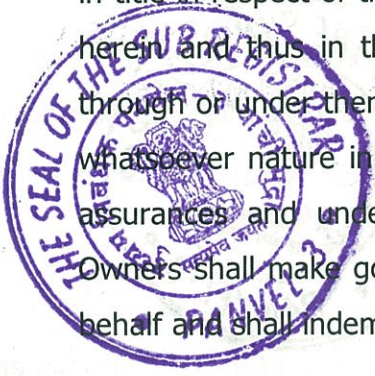
a) The Owners hereby agree to indemnify and keep indemnified the Developers or their nominees or its successors in title against the claim, if any made by any person on their behalf, claims any share right, title or any interest of the Owner's predecessors in title in respect of the various representations, assurances and undertakings given herein and thus in the event of the Owners and/or any claiming by or from or through or under them makes any claims, demand objections or any other claims of whatsoever nature in respect of the said property and/or in respect of any of the assurances and undertakings given as herein contained and in that event the Owners shall make good the loss and/or damage caused to the Developers in that behalf and shall indemnify and keep indemnified the Developers in that behalf.

b) The Developers hereby agree to save harmless and keep indemnified at all times the Owners from and against any and all losses, damages, claims, costs, charges and expenses which may be occasioned or caused to the Owners on account of non compliance of the obligations to be observed and performed by the Developers in carrying out the development work in pursuance of this Development Agreement or resulting from the breach of any of its obligations hereunder or any breach of law or a breach of any of the terms and conditions of this agreement.

27) NEWSPAPER PUBLICATION

The Developers shall be entitled to give Public notice in the news paper and it is clearly and specifically agreed by the Owners that in the event of any Third Party making claim on the said Plots of land after the publishing of Notice then in that case the Owners shall clear the same at their own cost and expenses.

Debas
Farukh
Kalyan
Sheela
35



28) TERMINATION

- a) The Developers shall be entitled to exercise their option of terminating this agreement by giving 30 (Thirty) days notice in writing to the Owners on an account of (a) natural calamity (b) war or civil commotion or natural calamity (c) any notice, order issued by the government /local authority or any other competent authority (d) any other factor out of the control of developers (e) and/or change in law/rule (f) any order in any Public Interest Litigation (PIL), general development of the properties including development of the said property is stayed/not possible and appeal could not be preferred against such order and (g) any acts of commission or omission on the part of the Owners detrimental to development envisaged under this agreement.
- b) The Owners/Developers agree not to terminate this Agreement under any circumstances save and except what is mentioned hereinabove.

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१३/२/२०१३
३५/१८

29) PAYMENT OF STAMP DUTY, REGISTRATION AND ADVOCATE FEES

- a) The Stamp duty and the Registration charges that may become payable on this Agreement, shall be borne and paid by the Developers alone.
- b) Each party shall bear and pay their respective Advocates and Solicitors' fees. Save as otherwise provide hereinabove all out of pocket costs, charges and expenses shall be borne and paid by the respective parties incurring the same.

THE SEAL OF THE SUB-REGISTRAR
पानवेल - ३
पानवेल - ३

30) MISCELLANEOUS

- a) Save and except as provided in clause hereinabove, this agreement shall be irrevocable. If any of the provisions of this Agreement are found to be unenforceable, the remainder shall be enforced as fully as possible and the unenforceable provision(s) shall be deemed modified to the limited extent required to permit enforcement of the Agreement as a whole;
- b) It is expressly clarified herein that neither these presents nor the arrangement/ transaction contemplated herein creates or intends to creates any relationship between the parties hereto as partners within the meaning of the Indian Partnership Act. In the premises none of the parties hereto shall have right to represent, sign and bind the other in any manner whatsoever save and except expressly power granted in that respect by appropriate power of attorney.
- c) It is further clarified that no Association of Person or partnership firm is created by virtue of these presents within the meaning of Income Tax Act, 1961 and shall bear and pay their respective Income Tax liability in respect of their respective profits or losses arising pursuant to the development contemplated herein.

REGISTRAR OF STAMPS
LIBAG

JBShah
Faruque

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Handwritten signature

Handwritten signature

- d) If there is a breach or threatened breach of any provision of this Agreement, it is agreed and understood that the non-defaulting party shall have adequate remedy in money or other damages and entitled to injunctive relief.
- e) This agreement comprises of all the understandings between the parties hereto and any changes if required and agreed between and consented by both the parties hereto, the same shall not be enforceable and shall not be binding unless and until the same are written and signed by both the parties by way of acceptance thereof.
- f) The Developers hereby covenant with the Owners that in the event of any dispute arising amongst or in between themselves, then in that case they alone shall sort out their differences and the Owners shall not be disadvantaged or inconvenienced on that score. The Developers further agree that (1) MR HIMANSHU SHIVLAL PATEL (2) MR. RASIK NARSINH CHAUHAN & (3) MR. BHARAT NARSINGH PATEL shall continue as partners of the developer's firm at least till the completion of the project complying with all the terms and conditions of this Development Agreement.

प व ल - 3
93/22/2023
3E/88

- g) Upon execution of the Agreement with the prospective purchasers, the Developers alone shall be liable and responsible to perform and carry out all the obligations under the said Agreements or any other deeds or documents in favour of the prospective purchasers of the flats and other premises and the Owners shall not be liable or responsible in any manner whatsoever, in connection with the sale of the said premises.
- h) For the purpose of the Acts governing and regulating the scheme of Ownership Flats or Apartment in the state, the Developers will be treated as the Promoter or Developers in respect of the said Plots and they will be responsible for compliance with the provisions of such acts and rules thereon and for the consequences for non-compliance thereof.
- i) The Parties hereto have entered into this Agreement on principal to principal basis and each party shall be individually responsible to pay and bear income tax, GST and all other applicable taxes, if any, arising out of or as a result of this Agreement. The parties hereto shall keep each other fully and effectively indemnified against non-payment of the same. The Owners shall pay Goods and Service Tax as that may be applicable towards their share of the premises on or before possession.
- j) If the developers fail to perform the terms and conditions of this Agreement, the owners shall have right to specific performance of this Agreement against the developers, so also if the owners fail to perform their part of contract as per terms and conditions of this Agreement then the developers, shall have right to specific performance of this Agreement against owners.

Dr. B. S. ...
Farsiyah

Radgim
Kalyan

37

Dr. P. S. H.
Thakur



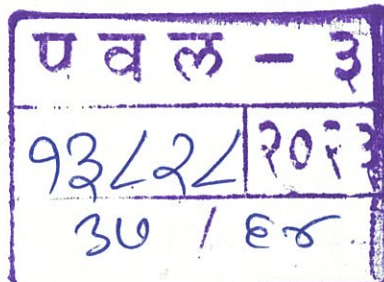
31) NOTICES AND CORRESPONDENCE

All notices/writings given by the either party under this Agreement shall be in writing and shall be deemed to be sufficiently served if sent by recorded hand delivery of the Registered Post Acknowledgment Due to the Parties at the following address:

OWNER'S NAME AND ADDRESS

M/S AIKYAM BUILDTECH LLP

Office Saigan, Shop No.- 19,
Neelkanth Darshan, Plot No- 125,
Near Nadkarni Hospital,
Panvel- 410 210



DEVELOPERS NAME AND ADDRESS

M/S. BHOOMI KALASH GROUP

Office No.- 710, Landmark chs,
Plot No.- 26A, Sector No.- 07,
Kharghar, Navi Mumbai.



32) ENTIRE AGREEMENT:

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

33) RIGHT TO AMEND :

This agreement may only be amended through written consent of the parties by executing such further Supplementary Agreement/deeds/ documents/writings mutually decided by the parties hereto.

34) SEVERABILITY:

If any provision of this Agreement shall be determined to be void or unenforceable under any law, such provisions of this Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the applicable laws, 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.



Handwritten signatures in blue ink: Disha, Farooque, Gadhgil, and another signature.

Handwritten signatures in blue ink: Bhat and another signature.

35) FURTHER ASSURANCES:

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

36) DISPUTES AND DIFFERENCES

In the event of any difference or dispute arising between the parties to this Agreement on the construction of this Agreement or any clause contained in it or any matter in any way connected with it or the rights duties and obligations of either party under it or failing of the agreement between the parties, such differences or dispute shall be finally determined by one or more arbitrators appointed in accordance with the Arbitration and Conciliation Act, 1996. The venue of the Arbitration shall be at Navi Mumbai for both the parties.

पवेल - 3
93/2/2023
30/1/23

37) JURISDICTION

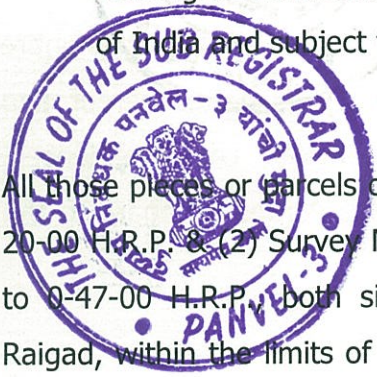
This Agreement shall be interpreted alone and governed in all respects by the laws of India and subject to the jurisdiction of the Panel Court, Dist.-Raigad.

The Schedule above referred to

All those pieces or parcels of land bearing (1) Survey No. 99, Hissa No.- 2, admeasuring 0-20-00 H.R.P. & (2) Survey No.- 99, Hissa No.- 3, admeasuring 0-27-00 H.R.P., aggregating to 0-47-00 H.R.P., both situate, lying and being at Village-Giravale, Tal.-Panvel, Dist.-Raigad, within the limits of Panvel Municipal Corporation. Total area of the said Land is 0-47-00 H.A.P. and as par statement issued by the M/s. Atul Patel Architects dated 02/06/2023 as par physical site survey area admeasuring about 4233.445 Sq. Mtrs. is actually used for development. Total break-up of Built-up area statement for proposed residential building on said Land is attached hereunder as "Annexure C"

- On or towards the North by :- Survey No.99, Hissa No.1
On or towards the South by :- Survey No.110, Hissa No.1
On or towards the East by :- Survey No.101 & 109
On or towards the West by :- Survey No.47 & Village Road

Atul Patel
Faruk
Gadgil
Shreeveer
39



In witness whereof we hereunto set and subscribed our hands at Navi Mumbai
on this 27 day of July, 2023.

SIGNED, SEALED AND DELIVERED BY)
THE WITHIN NAMED OWNERS)
M/S AIKYAM BUILDTECH LLP)
THROUGH ITS DESIGNATED PARTNERS)
(1) MR. SUNIL KRISHNAJI PARANJPE)

प व ल - ३
१३/२/२०२३
३०/०४

Paranjape



(2) MR. MADANMOHAN BALDEO INGAWALE)

Ingawale



(3) MR. PRADEEP RATAN PATIL)

Patil



(4) MR. LATESH BHARAT SHAH)



Shah



(5) MRS. MEDHA SUNIL GADGIL)

Gadgil

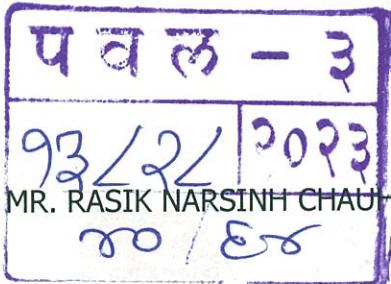


IN THE PRESENCE OF

- 1) Sunil Bejanna Gadgil)
- 2) Priyank H. Patel)

: 26 :

SIGNED, SEALED AND DELIVERED)
BY THE WITHIN NAMED DEVELOPERS)
M/S. BHOOMI KALASH GROUP)
THROUGH ITS DESIGNATED PARTNERS)
(1) MR. HIMANSHU SHIVLAL PATEL)



(2) MR. RASIK NARSINH CHAUHAN)



(3) MR. BHARAT NARSINGH PATEL)



IN THE PRESENCE OF

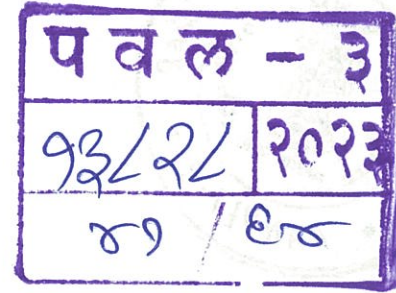
- 1) Sunil Gejjanan Gadgil)
- 2) Prajank H. Patel)

RECEIPT

Received of and from the within named Developers **M/S. BHOOMI KALASH GROUP**, a sum of **Rs.90,00,000/- (Rupees Ninety Lakh Only)** towards payment of non Refundable Deposit amount for grant of development rights for land bearing (1) Survey No. 99, Hissa No.- 2, admeasuring 0-20-00 H.R.P., & (2) Survey No.- 99, Hissa No.- 3, admeasuring 0-27-00 H.R.P., aggregating to 0-47-00 H.R.P., all situate, lying and being at Village-Giravale, Tal.-Panvel, Dist.-Raigad,, within the limits of Panvel Municipal Corporation paid by them to us as per the details mentioned below:

Date	Cheque No.	Drawn on/In favour of (Bank & Branch)	Amount
17/05/2022	000001	KOTAK MAHINDRA BANK, KHARGHAR BRANCH	25,00,000/-
21/07/2023	000043 TDS.	KOTAK MAHINDRA BANK, KHARGHAR BRANCH	20,00,000/- 05060001-
23/05/2022	000004	KOTAK MAHINDRA BANK, KHARGHAR BRANCH	40,00,000/-
(Rupees Ninety Lakh Only)			90,00,000/-

We say received
M/S AIKYAM BUILDTECH LLP



PARTNER

WITNESS:

- 1) Sunit Gajanan Godepatil
- 2) Pravin H. Patel



Annexure - A
List of amenities

1) Flooring :

Vitrified tiles flooring in entire flat.
Anti skid flooring in bathroom & toilet

2) Door:

Designer main door with elegant fittings.
Laminate flush door for bedroom.

3) Kitchen:

Granite platform with stainless steel sink and ceramic wall tiles above platform.

4) Walls/paint :

Acrylic distemper paint in entire flat.
Acrylic paint for the exterior walls of the buildings.

5) Windows:

Powder coated aluminum sliding windows.
Marble framing on all Windows.

6) Electrification :

Provision for cable tv connection point in living room.
All electrical fittings of concealed copper wiring with switches.

7) Toilets

Marble sill in door frame.
Tiles dado up to 7' height.
Concealed plumbing.
Quality CP & Sanitary fitting of reputed make.

8) Water :

Underground and overhead water tank with adequate storage capacity.

9) Terrace :-

Special water proofing treatment with China Chips Flooring.

(i)

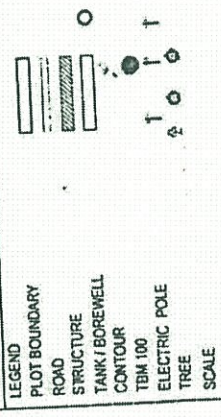
ABShah
[Signature]
[Signature]
[Signature]

[Signature]

[Signature]
[Signature]
[Signature]

1/1

NOTES -
1. ALL DIMENSIONS IN METERS.
2. ALL CO-ORDINATES ARE W.R.T. BASE STATION ASSUMED (1000,1000.)
3. ALL LEVELS AND CONTOURS ARE BASED ON ASSUMED TBM (100)
4. AREA OF PLOT IS AS PER BOUNDARY SHOWN BY THE OWNER UNDER HIS POSSESSION



HORIZONTAL 1 : 200
SCALE
20 0 20 40 60 80 100 M.

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING SURVEY NO. 99/2 & 99/3 AT VILLAGE GIRAVALE, TALUKA - PANVEL, DIST. RAIGAD ON 15/04/2023 AND THAT THE DIMENSIONS & SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKS OUT IS 4233.445 SQ.M

DESCRIPTION OF PROPERTY
TOTAL STATION TOPOGRAPHIC SURVEY OF SURVEY NO. 99/2, 99/3 AT VILLAGE - GIRAVALE, TAL - PANVEL - RAIGAD

STAMP / SIGN OF ARCHITECT SIGNATURE OF OWNER



MR. ATUL PATEL
REGD. NO.-CA/2003/32480
(Signature of Architect)

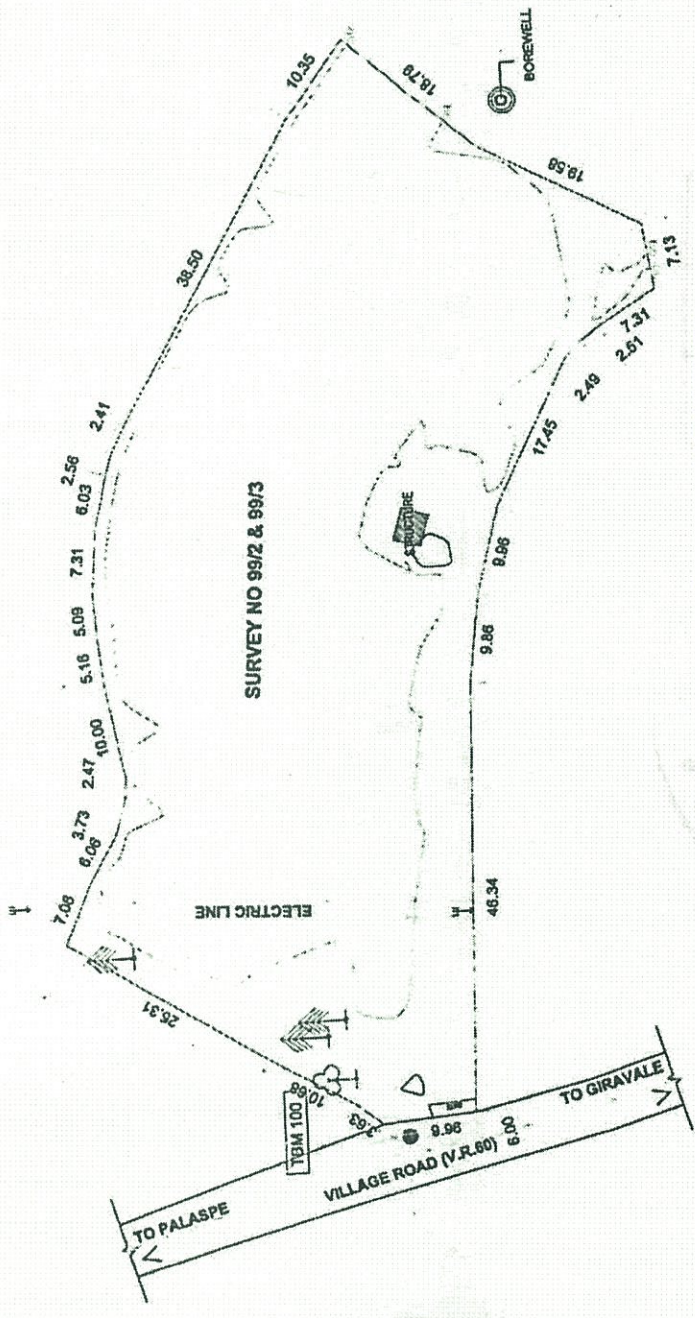
MR. LATESH BHARAT SHAH
(NAME & SIGN. OF OWNER)

SURVEYED BY



AMOI & ASSOCIATES

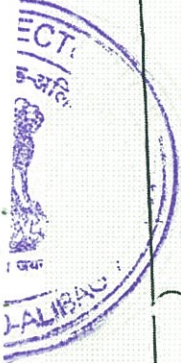
AMOI & ASSOCIATES
NEW PANVEL
NAVI MUMBAI - 410206
9167047757 / 7776049712
S. ANP & S. S. S. SUPERVISOR



पवल - 3
93/2/2023
23/08



SURVEY NO - 99/2 & 99/3
TOTAL AREA = 4233.445 SQ.MT.



Handwritten signatures and notes:
L. B. Shah
Gadgil
For signature
44

ADJ/R/ 462-2023

Page/ 36 / 41



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- गिरवले (५५३५७७)

तालुका :- पनवेल

जिल्हा :- रायगड



38431036035

ULPN : 38431036035

गट क्रमांक व उपविभाग

११/२

शेताचे स्थानीक नाव :

भुधारणा पद्धती	भोगवटादार वर्ग -१	क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	२३८	अ) लागवड योग्य क्षेत्र		मे. ऐक्यम विल्डटेक एल.एल.पी तर्फे आगीदार	०.१८.६०	३.४३	०.०१४०	(१३१६)	कुळाचे नाव व खंड
जिरायत	०.१८.६०	बागायत		सुनिल कृष्णाजी परांजपे				(१३१६)	इतर अधिकार
बागायत	-	एकूण		मदनमोहन बलदेव इंगवले				(१३१६)	इतर
ला.यो. क्षेत्र	०.१८.६०	ला.यो. क्षेत्र		प्रदीप रतन पाटील				(१३१६)	महाराष्ट्र शासन राजपत्र
पोटखराव क्षेत्र		पोटखराव क्षेत्र		मेधा सुनिल गाडगीळ				(१३१६)	क्र.एमएचबीआयएल/२००१/३५५३० प्रसिध्दी
वर्ग (अ)	०.०१.४०	वर्ग (क)		लतेजा धरत गाड					दिनांक ०१/०१/२०१६ कुळवहिवाट व शेताजमिन
वर्ग (क)	-	एकूण क्षेत्र							अधिनियम १९४८ चा ६७ च्या कलम ६३(१क) ची
एकूण क्षेत्र	०.२०.००	आकारणी							सुधारणा नुसार हस्तांतरणाच्या दिनांकापासून ५
आकारणी	३.४३	जुडी किंवा आकारणी							वर्षाआत बिनशेती करणे आवश्यक आहे. (१३१६)
जुडी किंवा आकारणी	विशेष								प्रलंबित फेरफार : नाही.
									शेवटचा फेरफार क्रमांक : १३१६ व दिनांक : ३०/०७/२०२१
									सीमा आणि भुमापन चिन्हे
									जुने फेरफार क्र : (११३) (१३०९)

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१३/१२/२०२३
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हा गाव नमुना क्रमांक ७ दिनांक १०/०६/२०२२ ०७:२४:१३ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अनिलेखावर वर कोणत्याही तशी शिष्यव्यापी आवश्यकता नाही.
७/१२ डाउनलोड दि. : १०/०६/२०२३ : १४:१४:४६ PM. वैधता पडताळणीसाठी <https://djilaisabara.mahabhumi.gov.in/dsb/> या संकेत स्थळावर जाऊन 2402108001246435 हा क्रमांक वापरता.

पृष्ठ क्र. १/

CS CamScanner

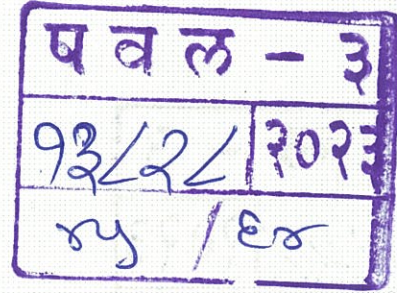
Scanned with CamScanner

ADJIR/ 462-2023

Page/ 37 / 41

गाव नमुना बारा (पिकांची नोंदवही)											
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]											
गाव :- गिरवले (५५३४७७)			तालुका :- पनवेल					जिल्हा :- रायगड			
गट क्रमांक व उपविभाग			१९/२								
वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा	
			पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	
२०२१	संपूर्ण वर्ष	२३८							गवत पड	०.१८६०	

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

जिल्हा :- रायगड

गाव :- गिरवले (५५३५७७)

तालुका :- पनवेल



30015461133

ULPN : 30015461133

गट क्रमांक व उपविभाग

९४/३

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.ची.मी	२३८	मे. एक्यम बिलडटेक एल.एल.पी तर्फे भागीदार	०.२५.१०	४.७५	०.०११०	(१३१६)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		सुनिल कृष्णाजी परांजपे				(१३१६)	इतर अधिकार
जिरायत	०.२५.१०	मदनमोहन बलदेव इंगवले				(१३१६)	इतर
बागायत	-	प्रदीप रतन पाटील				(१३१६)	महाराष्ट्र शासन राजपत्र
एकूण		मेधा सुनिल गाडगीळ				(१३१६)	क्र.एमएचबीआयएल/२००९/३५५३० प्रसिध्दी
ला.पो.क्षेत्र	०.२५.१०						दिनांक ०१/०१/२०१६ कुळवहिवाट व शेताजमिन
ब) पोटखराब क्षेत्र							अधिनियम १९४८ च्या ६७ च्या कलम ६३(१क) ची
(लागवड अयोग्य)							सुधारणा नुसार हस्तांतरणाच्या दिनांकापासून ५
वर्ग (अ)	०.०१.१०						वर्षांआव बिनबोती करणे आवश्यक आहे. (१३१६)
वर्ग (ब)	४६						प्रलंबित फेरफार : नाही.
एकूण							शेवटचा फेरफार क्रमांक : १३१६ व दिनांक :
पो.ख.क्षेत्र	०.०१.१०						३०/०७/२०२१
एकूण क्षेत्र	०.२७.००						
(अ+ब)							
आकारणी	४.७५						
जुडी किंवा	५३५						
आकारणी							
जुने फेरफार क्र : (४८४) (५९२) (८५८) (८६०) (९१२) (९३०८)							सीमा आणि भुमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक १०/०६/२०२२:०४:२४:५१ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित अंतल्यामुळे ७/१२ अनिले जावर भर

कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : १०/०६/२०२३ : १४:१५:०४ PM. वैधता पडताळणीसाठी <https://ajitaisalbara.mahabharat.gov.in/dsh/> या संकेत स्थळावर जाऊन 2402100001246436 हा क्रमांक

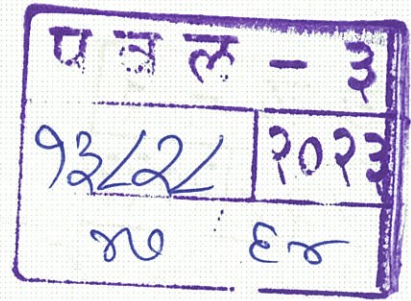
धापरावा.

पृष्ठ क्र. १

१२/०६

गाव नमुना बारा (पिकांची नोंदवही)										
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]										
गाव :- गिरवले (५५३४७७)			तालुका :- पनवेल				जिल्हा :- रायगड			
गट क्रमांक व उपविभाग		१९/३								
वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील				लागवडीसाठी उपलब्ध नसलेली जमीन		जेरा	
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप		क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२१	संपूर्ण वर्ष	२३८						गवत पड	०.२५१०	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



गाव नमुना आठ-अ	7/14/2022		
वर्ष: 2021-22	धारण जमिनीची नोंदवही (कृषिक)		
	(आसामीवार खतावणी - जमाबंदी पत्रक)		
गाव: गिरवले	तालुका: पनवेल	जिल्हा: रायगड	
गाव भूमापन नमुना क्रमांक व सहा उपविभाग मधील क्रमांक नोंद	क्षेत्र	वसुलीसाठी	एकूण
लागवडी योग्य क्षेत्र	पोटखराव क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी
(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	दुमाला जमिनीवरील नुकसान.
(A)	(B)	(C)	(D)
(1)	(2)	(3)	(4)
(5)	(6)	(7)	(8)
खाते प्रदीप रघुनाथ पाटील, मदनमोहन बलदेव इंगवले, मे. ऐक्यम विल्डटेक एल.एल.पी तर्फे	क्रमांक भागीदार, मेधा सुनिल गाडगीळ, लतेश भरत शाह, सुनिल कृष्णाजी परांजपे.		
236			
खाजगी कंपनी	908/9	0.32.60	0.02.20
	89/2	0.34.00	0.20.00
	89/3	0.25.48	0.09.80
	एकूण	0.97.49	0.29.00
		0.04.40	0.62.00
			98.08
			0
			84.92
			6.46
			49.08
			0
			28.09
			3.83
			30.27
			0
			33.24
			8.04
			82.04
			0
			903.96
			98.08
			932.66

प व ल - 3
93/22/2022



"या प्रमाणित प्रतीसाठी मी म्हणून 19/- रुपये मिकाले."
दिनांक: 14/07/2022
सांकेतिक क्रमांक :- 27240002028370000072022251

(नाव: सचिन गोपाळ प्रताप)
जिल्हा: रायगड
ता. पनवेल, जि. रायगड





Date - 02.06.2023

TO WHOMSOEVER IT MAY CONCERN

Name of Owner : M/S AIKYAM BUILDTECH LLP.

Location of Plot : Survey no 99/2 & 99/3, at Village - Giravale, Taluka - Panvel,
District - Raigad

The Built-up area statement for proposed residential building is as Shown Below:

Sr. No.	Particular	Area
1)	Area of plot (Minimum area of a, b, c to be considered)	4233.445
	(a) As per ownership document (7/12, CTS extract)	4700.000
	(b) as per DY SLR Map Measurement Sheet	4728.344
	(c) as per Physical Site Survey	4233.445
2)	Amenity Space (if applicable)	
	(a) Required (Clause no 3.5.2 & 5.1.8 - 10% on 1(c))	423.345
	(b) Proposed Amenity Space	423.345
3)	Net Plot Area (1(c) - 2 (b))	3810.100
4)	Recreational Open space	
	(a) Required (Clause no 3.4.1 - 10% on 1(c))	423.345
	(b) Proposed -Recreational Open Space	423.374
5)	Basic F.S.I. as per front road width (Sr. No. 3 x basic FSI 1.10)	4191.110
6)	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - (1(c) X 0.3)	1270.034
	(b) Proposed FSI on payment of premium - (0.2817)	1192.561
7)	Total entitlement of FSI in the proposal	
	(a) (5 + 6 (b))	5383.671
	(b) Proposed Ancillary Area FSI upto 60% with payment of charges. (5(a) X 60%)	3230.203
	(c) Total entitlement (a+b)	8613.874
8)	Proposed Built-up Area (as per Pline)	8613.137

Note -

- The Above Mentioned Area is as per the submitted proposal for development permission. However, any changes in regards to submitted proposal will cause variation in above given calculation.

Thanking You,
Yours Sincerely,For, **ATUL PATEL ARCHITECTS**


ATUL PATEL
(ARCHITECT)(CA/2003/32480)

Studio #1209, the landmark,
plot no. 26A, sector - 7, kharghar,
navi mumbai - 410210.T : 022 - 27746641 - 42
M : 8097000120 | 7208035505
E : info@atulpatelarchitects.com

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABUFA8841J



नाम / Name
AIKYAM BUILDTECH LLP

26042021

निगमन/गठन की तारीख
Date of Incorporation/Formation
19/04/2021

For signature

पवल - ३	
१३/११/२०२३	२०२३
५० / ६४	



भारत सरकार
Government of India



प्रदीप रतन पाटील
Pradeep Ratan Patil
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male



8915 7819 7517

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: S/O रतन पाटील तेजस
अपाटेमेट, फ्लॅट न 02, नुन ठाणा
नाका रोड, नवीन प्रात ऑफिस जवळ,
पनवेल, पनवेल, रायगड, महाराष्ट्र,
410206

Address: S/O Ratan Patil Tejas
Apartment, Flat No. 02, Old Thana Naka
Road, Near New Plant Office Level,
Panvel, Raigarh, Panvel, Maharashtra,
410206


92/12 / 2023
8915 7819 7517

1947
1800 300 1947

help@uidai.gov.in | www.uidai.gov.in

Handwritten signature: Pradeep Patil

भारत सरकार
GOVERNMENT OF INDIA



सुनील कृष्णाजी परांजपे
Sunil Krishnaji Paranjape
जन्म वर्ष / Year of Birth : 1961
पुरुष / Male

3845 5688 0170

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : S/O कृष्णाजी परांजपे, 5, श्रीरादन, इंदिरा कॉम्प्लेक्स जो.अ.ई.टी. लोकायती, गुणे
हॉस्पिटलच्या मागे, लाईन आळी, पनवेल, रायगड, महाराष्ट्र, 410206

Address : S/O Krishnaji Paranjape, 5, Shreeadnan, Indira Complex, Near Behina
Gune Hospital, Line Ali, Panvel, Raigarh, Maharashtra, 410206

1800 100 1947

help@uidai.gov.in | www.uidai.gov.in

Handwritten signature: Sunil Paranjape

भारत सरकार
Government of India



मदनमोहन बलदेव इंगवले
Madanmohan Baldeo Ingawale
जन्म तारीख / DOB : 03/09/1968
पुरुष / MALE

7944 3590 0632
VID : 9170 9980 1770 1823

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: ए-203, मुनीत रेसिडेन्सी, ठाणा नाका रस्ता, पनवेल,
रायगड, महाराष्ट्र - 410206

Address:
A-203, Munoth Residency, Thana Naka
Road, Panvel, Raigarh,
Maharashtra - 410206

7944 3590 0632
VID : 9170 9980 1770 1823

1947 | help@uidai.gov.in | www.uidai.gov.in

Handwritten signature: Madan Ingawale

भारत सरकार
Government of India



मेधा सुनील गाडगीळ
Medha Sunil Gadgil
जन्म तारीख / DOB : 08/01/1968
स्त्री / Female

4536 1794 7522

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: W/O सुनील गाडगीळ फ्लॅट न
1346बी/1 स्वप्नपुरी, राम गावठी
गाडगीळ रोड आदर्श हॉटेल जवळ बाई
कंप्युटर, पनवेल, पनवेल, रायगड,
महाराष्ट्र - 410206

Address: W/O Sunil Gadgil, Flat No:
1346B/1 Swagnpuri, Ram Ganesh
Gadgil Road, Near Adarsh Hotel, Bay
Computer, Panvel, Panvel, Panvel
Raigarh, Maharashtra 410206

4536 1794 7522

1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in

Handwritten signature: Medha Gadgil

भारत सरकार
Government of India



लतेश भरत शाह
Lateesh Bharat Shah
जन्म तिथि / DOB : 15/06/1986
पुरुष / MALE

9875 5056 8645
VID : 9176 6492 9405 0405

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पत्ता: इश्री, भरत कामजी शाह, 1201/02/03 सोनेट, केसर
हार्मोनी सोल्युशंस लिमिटेड, प्लॉट नं 11 अंड 12, सेक
06 खार्घर, रायगड,
महाराष्ट्र - 410210

Address:
C/O: Bharat Kamji Shah, 1201/02/03 Sonnet,
Kesar Harmony, CHS Limited, Plot No 11 And
12, Sec 06, Kharghar, Raigarh,
Maharashtra - 410210

9875 5056 8645
VID : 9176 6492 9405 0405

1947 | help@uidai.gov.in | www.uidai.gov.in

Handwritten signature: Lateesh Shah

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AEBPP7600L

नाम / NAME
SUNIL KRISHNAJI PARANJAPE

पिता का नाम / FATHER'S NAME
KRISHNAJI RAMCHANDRA
PARANJAPE

जन्म तिथि / DATE OF BIRTH
03-05-1961

हस्ताक्षर / SIGNATURE

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax 1, Pune

Handwritten: 93/22/2023
य 2 / ए 8

पत्र - 3

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AACPI0923J

नाम / NAME
MADANMOHAN BALDEO INGAWALE

पिता का नाम / FATHER'S NAME
BALDEO KRISHNA INGAWALE

जन्म तिथि / DATE OF BIRTH
03-09-1968

हस्ताक्षर / SIGNATURE

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax 1, Pune

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AGGPP6135M

नाम / NAME
PRADEEP RATAN PATIL

पिता का नाम / FATHER'S NAME
RATAN NAMDEO PATIL

जन्म तिथि / DATE OF BIRTH
15-07-1972

हस्ताक्षर / SIGNATURE

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax 1, Pune



आयकर विभाग / INCOME TAX DEPARTMENT

भारत सरकार / GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड / Permanent Account Number Card
BLIPS2695R

नाम / Name
LATESH BHARAT SHAH

पिता का नाम / Father's Name
BHARAT KANJI SHAH

जन्म तिथि / Date of Birth
15/06/1986

हस्ताक्षर / Signature

Handwritten: LBShah

आयकर विभाग / INCOME TAX DEPARTMENT

भारत सरकार / GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड / Permanent Account Number Card
ABLP6990P

नाम / Name
MEDHAA SUNIL GADGIL

पिता का नाम / Father's Name
MANOHAR TANAJI PAWAR

जन्म तिथि / Date of Birth
08/01/1968

हस्ताक्षर / Signature

Handwritten: Medha MG

पवल - 3
93/22/2023
43/ए

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAZFB3659M

नाम/ Name
BHOOMI KALASH GROUP

निगमन / गठन की तारीख
Date of Incorporation / Formation
06/04/2022



प.प.प.

भारत सरकार
Government of India



भरत पटेल
Bharat Patel
जन्म तारीख / DOB 01/04/1976
पुरुष / Male



8994 0619 4507

माझे आधार, माझी ओळख

[Handwritten Signature]

प व ल - ३

१३/२२/२०२३

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता
वडिलाचे/आईचे नांव: नरसिंह पटेल
फ्लॉट नं. सी/302, शुभारम्भ कॉम्प्लेक्स,
प्लॉट नं. 19, सेक्टर-20, खारघर,
नवी मुंबई, खारघर, खारघर, रायगड,
पंजवेल, महाराष्ट्र, 410210

Address
S/O: Narsingh Patol, Flat No
C/302, Shubharambh Complex,
Plot No. 19, Sector-20, Kharghar,
Navi Mumbai, Kharghar,
Kharghar, Raigarh, Panvel,
Maharashtra, 410210

8994 0619 4507



भारत सरकार
Government of India



हिमांशु शिवलाल पटेल
Himanshu Shivlal Patel
जन्म तारीख / DOB 07/12/1979
पुरुष / Male




4069 3257 3765

माझे आधार, माझी ओळख

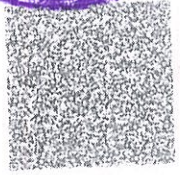
[Handwritten Signature]

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



संनम् 1702, कस्तुरी हँडपेटम्प्लोट-39, सेक्टर 20, कस्तुरी हँड
खारघर, खारघर, रायगड, महाराष्ट्र, 410210

Address: 1702 Kastur Heightsplot-39, sec 20
Kastur He-Kharghar Kharghar Raigarh,
Maharashtra 410210



4069 3257 3765

1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India




रसिक नरसिंह चौहान
Rasik Narsingh Chauhan
जन्म तिथि/DOB: 10/06/1973
पुरुष/ MALE



2920 1015 3080
VID : 9102 8464 9004 5308

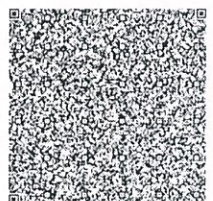
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
S/O: नरसिंह चौहान, ए 1201 ट्विन्स टॉवर प्लॉट नं 57,
सेक्टर 20, खारघर नवी मुंबई, खारघर, रायगड,
महाराष्ट्र - 410210

Address:
S/O: Narsingh Chauhan, A 1201 Twins
Tower Plot No 57, Sector 20, Kharghar
Navi Mumbai, Kharghar, Raigarh,
Maharashtra - 410210



2920 1015 3080
VID : 9102 8464 9004 5308

[Handwritten Signature]

पवल - ३
 १३/२/२०२३
 ५५/०४

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGFPP7655M

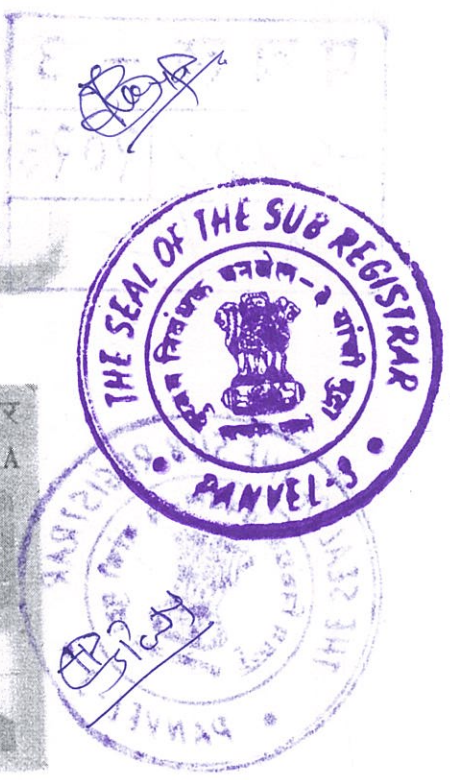
नाम /NAME
BHARAT NARSINGH PATEL

पिता का नाम /FATHER'S NAME
NARSINGH KANJI PATEL

जन्म तिथि /DATE OF BIRTH
01-04-1976

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, नासिक
 COMMISSIONER OF INCOME-TAX, NASIK



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

HIMANSHU SHIVLAL PATEL
 SHIVLAL NAGJIBHAI PATEL

07/12/1979
 Permanent Account Number
ANPPP7158L

Signature

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

RASIK NARSINH CHAUHAN
 NARSINH KANJIBHAI CHAUHAN

10/06/1973
 Permanent Account Number
ABBPC6959J

Signature

(Handwritten signature)

प व ल - ३
१३/२१/२०२३
५७/६४

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABLPG6989L

नाम / NAME
SUNIL GAJANANRAO GADGIL

पिता का नाम / FATHER'S NAME
GAJANANRAO MARUTRAO GADGIL

जन्म तिथि / DATE OF BIRTH
19-06-1962

हस्ताक्षर / SIGNATURE

आयकर आयुक्त-१, पुणे
Commissioner of Income-tax I, Pune



[Handwritten signature]

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRIYANK HARIBHAI PATEL
 HARIBHAI MADHABHAI PATEL

04/04/1991
 Permanent Account Number
 CALPP2761C


 Signature



प व ल - ३
 १३/२२/२०२३
 ye / ए४

भारत सरकार
 GOVERNMENT OF INDIA

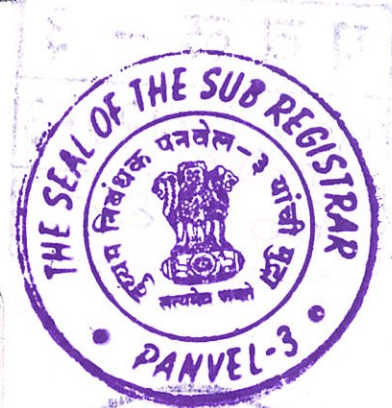
Priyank Haribhai Patel
 प्रियांक हरीभाई पटेल

जन्म तिथि / DOB:
 04-04-1991
 पुरुष / MALE

6374 9967 7826




मेरा आधार, मेरी पहचान





398/13828

गुरुवार, 27 जुलै 2023 10:56 म.पू.

दस्त गोषवारा भाग-1

पवल3

६९१६४

दस्त क्रमांक: 13828/2023

दस्त क्रमांक: पवल3 /13828/2023

बाजार मूल्य: रु. 8,29,68,700/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.41,48,500/-

दु. नि. सह. दु. नि. पवल3 यांचे कार्यालयात

पावती:15490

पावती दिनांक: 27/07/2023

अ. क्र. 13828 वर दि.27-07-2023

सादरकरणाचे नाव: मे. भुमी कलश ग्रुप तर्फे भागीदार हिमांशू शिवलाल पटेल --

रोजी 10:55 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1280.00

पृष्ठांची संख्या: 64

दस्त हजर करणाऱ्याची सही:

एकूण: 31280.00

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: विकसनकरारनामा

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

शिक्रा क्र. 1 27 / 07 / 2023 10 : 55 : 56 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 27 / 07 / 2023 10 : 56 : 52 AM ची वेळ: (फी)

दस्ताऐवजासोबत जोडलेली कागदपत्रे
कुलमुखत्यारपत्रे, व्यक्ती इत्यादी बनावट
आढळून आल्यास त्याची संपूर्ण जबाबदारी
दस्त निष्पादकाची रांहील.

लिहून देणार

लिहून घेणार





27/07/2023 11 23:35 AM

दस्त गोपवारा भाग-2

पवल3

E3188

दस्त क्रमांक:13828/2023

दस्त क्रमांक :पवल3/13828/2023

दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे . ऐक्याम विल्डटेक एल एल पी तर्फे भागीदार सुनील कृष्णाजी परांजपे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: माईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125, जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:ABUFA8841J	लिहून देणार वय :-50 स्वाक्षरी:-		
2	नाव:मे . ऐक्याम विल्डटेक एल एल पी तर्फे भागीदार मदनमोहन बलदेव इंगवले -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: माईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125, जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:ABUFA8841J	लिहून देणार वय :-54 स्वाक्षरी:-		
3	नाव:मे . ऐक्याम विल्डटेक एल एल पी तर्फे भागीदार प्रदीप रतन पाटील -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: माईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125, जवळ नाडकर्णी हॉस्पिटल, पनवेल, .. पॅन नंबर:ABUFA8841J	लिहून देणार वय :-50 स्वाक्षरी:-		
4	नाव:मे . ऐक्याम विल्डटेक एल एल पी तर्फे भागीदार लतेश भरत शाह -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: माईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125, जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:ABUFA8841J	लिहून देणार वय :-36 स्वाक्षरी:-		
5	नाव:मे . ऐक्याम विल्डटेक एल एल पी तर्फे भागीदार मेधा सुनील गाडगीळ -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: माईगं शॉप नं. 19, नीलकंठ दर्शन, प्लॉट नं. 125, जवळ नाडकर्णी हॉस्पिटल, पनवेल, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:ABUFA8841J	लिहून देणार वय :-54 स्वाक्षरी:-		
6	नाव:मे. भुमी कलश ग्रुप तर्फे भागीदार हिमांशु शिवलाल पटेल -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 710 लॅंडमार्क, प्लॉट नं. 26ग, सेक्टर 07, खारघर, नवी मुंबई, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:AAZFB3859M	लिहून घेणार वय :-43 स्वाक्षरी:-		
7	नाव:मे. भुमी कलश ग्रुप तर्फे भागीदार रमिक नरमिंह चौहान -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 710 लॅंडमार्क, प्लॉट नं. 26ग, सेक्टर 07, खारघर, नवी मुंबई, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:AAZFB3859M	लिहून घेणार वय :-49 स्वाक्षरी:-		
8	नाव:मे. भुमी कलश ग्रुप तर्फे भागीदार भरत नरमिंह पटेल -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 710 लॅंडमार्क, प्लॉट नं. 26ग, सेक्टर 07, खारघर, नवी मुंबई, महाराष्ट्र, राईगार: (ं:). पॅन नंबर:AAZFB3859M	लिहून घेणार वय :-46 स्वाक्षरी:-		



वरील दस्तऐवज करून देणार तथाकथीत विकसनकरागनामा चा दस्तऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:27 / 07 / 2023 11 : 23 : 03 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:प्रियांक पटेल --
वय:31
पत्ता:खारघर ता पनवेल रायगड
पिन कोड:410210

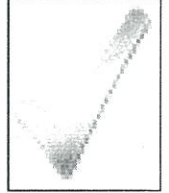
Prank

स्वाक्षरी

छायाचित्र



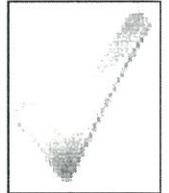
ठसा प्रमाणित



2 नाव:सुनिल गाडगीळ --
वय:62
पत्ता:पनवेल,पनवेल, रायगड
पिन कोड:410206

Sunil

स्वाक्षरी



शिकका क्र.4 ची वेळ:27 / 07 / 2023 11 : 24 : 22 AM

Sub Registrar Panvel 3

प व ल - ३
१३८२८/२०२३
६४/६४

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/IGR110/462/2023 CER-RAI-ADJ- IGR110-462-2023	1300900	4148500	SD		
2		DHC		2607202314266	1280	RF	2607202314266D	27/07/2023
3		eChallan		MH005778492202324E	30000	RF	0002990558202324	27/07/2023

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

13828 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करणेत येते की, सदर दस्तास एकूण ९
पाने आहेत, पुस्तक क्र. १
क्रमांक १३८२८ बर नोंदला.

EX

सह मुख्य निबंधक वर्ग-२, पनवेल-३
दिनांक २७ माहे ०७ सन २०२३

