

338/1499

पावती

Original/Duplicate

Wednesday, January 24, 2024

नोंदणी क्र. :39म

1:54 PM

Regn.:39M

पावती क्र.: 1629 दिनांक: 24/01/2024

गावाचे नाव: सोनारपाडा

दस्तावेजाचा अनुक्रमांक: कलन4-1499-2024

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अंजली चंद्रकांत ढोले - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

एकूण:

रु. 30880.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:13 PM ह्या वेळेस मिळेल.

Joint Sub-Registry Salvan 4
सह नुस्यम निलयन कलयाण - ४

बाजार मूल्य: रु.2000000/-

मोबदला रु.5460000/-

भरलेले मुद्रांक शुल्क : रु. 382200/-

1) देयकाचा प्रकार: DHC रक्कम: रु.880/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124240204093 दिनांक: 24/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014436953202324E दिनांक: 24/01/2024

बँकेचे नाव व पत्ता:

Anjali

दस्तावेजाचे प्रत मिळेल.

पसकाराची सही

दिनांक

सह नुस्यम निलयन कलयाण

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202401243877			24 January 2024, 01:04:51 PM		
कलन4						
मूल्यांकनाचे वर्ष	2023					
जिल्हा	ठाणे					
मूल्य विभाग	तातुका कल्याण					
उप मूल्य विभाग	39/110-मीजे सोनारपाडा गावातील रहिवास विभागातील जमिनी					
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation		सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर#83		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	भोजमापनाचे एकक	
9600	41200	47300	52000	47300	चौ मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)	48.3092 चौ. मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-	
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor			
Sale Type - First Sale						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.41200/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)						
= ((41200-9600) * (100 / 100)) + 9600)						
= Rs.41200/-						
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
	= 41200 * 48.3092					
	= Rs.1990339.04/-					
Applicable Rules = 3, 9, 18, 19						
एकत्रित अंतिम मूल्य						
= मुख्य मिळकतीचे मूल्य - तक्रारचे मूल्य + मेडॅनार्डन मजला क्षेत्र मूल्य + लग्नाच्या गळीचे मूल्य/खुली बालकनी + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बालकनी + स्वयंचलित वाहनतळ						
= A + B + C + D + E + F + G + H + I + J						
= 1990339.04 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0						
= Rs.1990339/-						
= २ एकोणवीस लाख नव्वद हजार तीन शे एकोणचाळीस /-						

कलन-४
दस्त क्र. १४९९/२०२४
१/०४

Home Print



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0124240204093	Date 24/01/2024
Received from KALYAN, Mobile number 9920678933, an amount of Rs.880/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Kalyan 1 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 24/01/2024
Bank CIN 10004152024012403846	REF No. 402497434223
This is computer generated receipt, hence no signature is required.	

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१/४४





CHALLAN
MTR Form Number-6



MH014436953202324E	BARCODE	Date	24/01/2024-11:34:15	Form ID	25 2
Department	Inspector General Of Registration	Payer Details		विवरण - ४	
Mode of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	दस्ता क्र. १४२२/२०२४		
Account Name	KLN1_KALYAN NO 1 SUB REGISTRAR	PAN No.(If Applicable)	IFPPD 708L ३/४४		
Location	THANE	Full Name	ANJALI CHANDRAKANT DHOLE		
	2023-2024 One Time	Fiat/Block No.	NEERABAI HEIGHTS, FLAT NO. 105, FIRST		
		Premises/Building	FLOOR		
Account Head Details		Amount In Rs.			
046401	Stamp Duty	382200.00	Road/Street	SONARPADA	
063301	Registration Fee	30000.00	Area/Locality	DOMBIVLI EAST	
			Town/City/District		
			PIN	4 2 1 2 0 1	
			Remarks (If Any)	SecondPartyName=KIRAN GANPAT PANCHAL-CA=5460000	
			Amount In	Four Lakh Twelve Thousand Two Hundred Rupees Only	
		4,12,200.00	Words		
Payer Details		FOR USE IN RECEIVING BANK			
IDBI BANK		Bank CIN	Ref. No.	69103332024012412616 2850092176	
Cheque-DD Details		Bank Date	RBI Date	24/01/2024-11:35:11 Not Verified with RBI	
Cheque/DD No.		Bank-Branch		IDBI BANK	
Name of Bank		Scroll No. , Date		Not Verified with Scroll	

Document ID : Mobile No. : 9920678933
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 ध्यान केंद्रित दृश्य निबंधक कार्यालयत नोदणी करवयाच्या दस्तासाठी लागू आहे. नोदणी न करवयाच्या दस्तासाठी सदर चलन लागू



Print Date 24-01-2024 11:35:22

AGREEMENT FOR SALE

क ल न - 1 8
दस्त क्र. 7800/2024
8/88

THIS AGREEMENT made at Dombivli
on this 28th day of January 2024.

BETWEEN

M/S. MAULI DEVELOPERS through **MR. KIRAN GANPAT PANCHAL**, doing a business as Builders & Developers and having its place of business at: Sonarpada, Dombivli (E) Taluka: Kalyan, Dist: Thane, hereinafter referred to as "**THE BUILDERS / PROMOTERS**" (which expression shall, unless repugnant to the context and meaning thereof, mean and include respective heirs, executors, administration, of such survivor's and his/her/their assigns) of the One Part;

AND

1. MISS. ANJALI CHANDRAKANT DHOLE, aged- **24 years**, PAN NO. **IFPPD1708L**, Residing at: **GAIKWAD PADA 1, SHIV MANDIR ROAD, AMBERNATH EAST 421501.**

Hereinafter called and referred to as "**THE PURCHASER/S**" [which expression shall, unless repugnant to the context and meaning thereof, mean and include heirs, executors, administrators, and assigns.] **OF THE OTHER PART.**

AND WHEREAS by an Agreement for Grant of Development Rights the Owners have granted the Development rights in respect of the said land to the PROMOTERS i.e. **M/S. MAULI DEVELOPERS** & the PROMOTERS above named have agreed to acquire the Development rights with a view to development they said land as intended by the said Agreement.

AND WHEREAS under the Power and Authorities vested in the PROMOTERS by the OWNERS, the PROMOTERS herein is entitled to develop the said Property by constructing thereon Buildings of Dwelling Units, Garage / Premises and Other Units and selling the said Flats/Shops/Garage/Premises on the ownership basis and appropriate the sale proceeds thereof.

AND WHEREAS the PROMOTERS are entitled to construct building [hereinafter referred to as "**THE SAID BUILDING**"] as per the aforesaid Building Permission and Plan sanctioned herewith that will be built on the land described in the First and Second Schedule later.

AND WHEREAS the particulars of the buildings are detailed as under.

Kiran Panchal
SELLER



Anjali
PURCHASER

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NEERABAI HEIGHTS

AND WHEREAS the PROMOTERS has entered into an agreement with _____, Architect, registered with the Council of Architect and the PROMOTERS have appointed structural Engineer for preparation of structural designs and drawings of the building and the PROMOTERS accepts the Professional Supervision of the Architect and the Structural Engineer till the completion of the said building/s.

AND WHEREAS by virtue of the above said Agreements and Power of Attorney; the PROMOTERS have sole, absolute, and exclusive right to sell flats in the said Building to the Prospective Purchaser/s on ownership basis according to the Provisions of the Maharashtra Ownership of Flats Act.

AND WHEREAS the PROMOTERS have offered for sale they said flats in the said Building that is now under construction to prospective buyers who are to be Flat Purchasers.

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

AND WHEREAS the Purchaser on coming to know that the various flats are under construction are offered for sale, expressed his/her desire to purchase and to acquire on ownership basis one flat/ shop/ garage/ parking space/ stilt No. 105 on the **FIRST** floor, in "**NEERABAI HEIGHTS**" Situated at : **Sonarpada, Dombivli (East)** of which is to have built-up area / Carpet area of **520 Sq.ft.**

AND WHEREAS the Purchaser demanded from the PROMOTERS and the PROMOTERS have given the inspection of all the documents of title relating to the said land to the Purchaser and the plans, designs, specifications prepared by the Owner's Architect and such other documents as are specified under the MAHARASHTRA OWNERSHIP FLATS [Regulation of Promotion of Construction, Sale, Management and Transfer] ACT 1963, [Hereinafter referred to as ["**THE SAID ACT**"]] and the rules made there under.

AND WHEREAS the floor plan approved by the local authority and specification along with the amenities to be provided have been annexed hereto and marked as Annexure "A" "B" respectively.

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AND WHEREAS the original Owners has got approval from the concerned local authority the plans, specification, elevation and details of the said buildings [herein after referred to as ["**THE SAID PLANS**"]

AND WHEREAS the PROMOTERS has made full & true disclosures of the nature of the title to the said land on which the proposed building is to be constructed and also given the Purchaser the inspection of the plans & the specifications of the said proposed building.

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

NOW THIS PRESENTS WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

1. THE PROMOTERS shall construct the building on the said property in accordance with the plans, design-specification approved by the concerned Local Authority and which have been seen & approved by the purchaser with only such variations and the modifications as the PROMOTERS may consider necessary or as may be required by the Sonarpada Village to be made in them or any of them for which the Purchaser here by gives consent.
2. THE Purchaser hereby agrees to purchase from the PROMOTERS and the PROMOTERS hereby agrees to sale to the Purchaser/s the **Flat/ Shop/ Garage/ unit No. 105** in "**NEERABAI HEIGHTS**" on **FIRST** Floor, admeasuring about **520** Sq.ft built-up area / Carpet area [Which is inclusive of the area of Balconies] and as shown on the floor plan thereof hereto Annexed and marked as Annexure "C". Herein after referred to as "**THE SAID PREMISES**" for the price/ Consideration of Rs. **54,60,000/-** [Rs. **FIFTY FOUR LAKH SIXTY THOUSAND** only].
3. THE PROMOTERS hereby agrees to observe, perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter & shall before handing over the possession of the Premises to the Purchaser obtained from the concerned Local Authority Occupation Certificate in respect of the said premises or the said building.
4. THE PROMOTERS hereby declares that the floor space they have utilized the floor space index as mentioned in the approved plan and that no part of the said floor space index has been utilized by the PROMOTERS elsewhere for any purpose whatsoever and in case any part of the said floor space index is utilized elsewhere then the PROMOTERS shall furnish to the Purchasers all the particulars in respect of such utilization of the said floor space index by the PROMOTERS in case while developing the said Land the

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PROMOTERS have utilized any floor space index of any other Land or property by floating floor space index, then the particulars of such space index shall be disclosed by the PROMOTERS to the Purchaser, the residual F.A.R. (F.S.I.) in the land or the layout not consumed will be available to the PROMOTERS or their nominees or assignees only.

5. THE PROMOTERS hereby declares that the Original OWNER shall make out clear & marketable title before handing over the possession of the premises to the Purchaser or in any event before the execution of the conveyance of the said property in favor of a Corporate Body to be formed by the Purchasers of the Flat/Shop/Other Unit in the building to be constructed on the said property & ensure that the said Property is free from all encumbrances & that the OWNER has absolute, clear & marketable title to the said Property so as to enable him to convey to the said society such absolute clear & marketable title on the execution of a conveyance of the said property by the OWNER in favor of the said society.
6. THE Purchaser agrees to pay to the PROMOTERS interest @18% per annum on the entire amount which becomes due & payable by the Purchaser to the PROMOTERS under the Terms & conditions of this agreement from the date the said amount is payable by the purchaser to the PROMOTERS.
7. ON the Purchaser committing default in payment on due date of any amount due & payable by the Purchaser to the PROMOTERS under this agreement, [including his/her their proportionate share of taxes levied by the concerned local authority& other outgoings] & on the Purchaser committing breach of any of the terms & conditions herein contained the PROMOTERS shall be entitled to at their option to terminate this agreement& to forfeit the money's paid by the Purchaser under this agreement. The PROMOTERS shall have the first lien & charge on the said Flat/ Premises agreed to be acquired by the purchaser in respect of any amount due & payable by the Purchaser under this terms & conditions of this agreement.
8. THE fixtures, fittings and amenities to be provided by the PROMOTERS in the premises and the said building are those that are set out in the ANNEXUTE "B" annexed hereto.
9. THE PROMOTERS shall give possession of the said premises to the Purchaser or his/her nominee or nominees on or before _____ subject to payment of entire cost of Flat. If the PROMOTERS fails or neglects to give the Possession of the Premises to the Purchaser or his/her nominee or nominees by the aforesaid date or dates prescribed in clause (B) of the section 8 of the said act then the PROMOTERS shall forthwith refund to the Purchaser the amount

Kiran Pantal
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already received by him in respect of the Premises with simple interest @ 9% per annum from the date of the receipt of the payment to the Purchaser. They shall, subject to prior encumbrances, if any, be a charge of the said land as well as the construction or the building in which the premises are situated or were to be situated. It is agreed that for the want of cement, steel and other building materials for any other reason or reasons which are beyond the control of the PROMOTERS and that in the event of handing over the possession of the said flat is delayed, the Purchaser shall not be entitled to hold the PROMOTERS responsible and / or liable in that behalf and the PROMOTERS shall be entitled to reasonable extension of time for giving delivery of the flat to the purchaser.

PROVIDED THAT the PROMOTERS shall be entitled to reasonable extension of time for giving delivery of the said Flat/ Shop/ Other Unit on the aforesaid date, if the completion of the building in which the said Flat/ Shop/ Other Unit is to be situated is delayed on account of:

- i) Non availability of steel, cement, other building material, water or electricity supply;
- ii) War, notice, order, rule, notification of the Government and / or other public or competent Authorities

10. THE Purchaser shall take possession of the said premises within seven days of the PROMOTERS giving written notice to the Purchaser intimating that the said Premises are ready for use and occupation.

11. THE Purchaser shall use the said premises or any part thereof or permit the same to be used only for the purpose of residence only and as per prevailing rules, regulations and by laws of the concerned Authorities.

12. The Purchaser along with the other Purchasers of the Flat/Shops in the building shall join in forming and registering the co-operative society to be known by such names as the PROMOTERS decide and for this purpose he/she also from time to time sign and execute necessary applications and/ or the other papers and documents necessary for the formation and registration of the co-operative society including the bye-laws of the proposed society and duly fill in, sign and return to the PROMOTERS within seven days of the same being forwarded by the PROMOTERS to the Purchaser. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum and /or articles of association, as may be required by the Registrar of Co-operative societies or any other competent authority.

Kiran Panchal
SELLER



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on receipt by the completion of the said building [with its all wings] and due and payable to him by all the PROMOTERS of the full payment of all the amounts Premises in the said building, the PROMOTERS shall co-operate with the Purchasers in forming and registering or incorporating a society, a registered body, when the society is registered and all the amounts due and payable to the PROMOTERS in respect of the flats and other units and other portions in the said building, garages and car parking spaces are paid in full as aforesaid, the PROMOTERS in respect of the flats and other units and other portions in the said building, the PROMOTERS shall cause to be transferred to the society all the rights title and interest of the PROMOTERS in the said property together with building by executing the necessary conveyance of the said property and the said premises in favor of such society, such conveyance shall be in keeping with the terms and conditions and provisions of this agreement.

14. COMMENCING a week, after notice in writing is given by the PROMOTERS to the Purchaser that the said premises are ready for use and occupation. The Purchaser shall be liable to bear and pay the proportionate share of outgoing in respect of the said land called as tax on open land for the period from the date of building commencement certificate till the date of occupation certificate, the purchaser shall be liable to bear and pay the proportionate share of outgoing in respect of the said land and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or government water charges, common lights, repairs and salaries of clerks, bills of collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenances of the said land and building. Until the society is formed and the said land and building is transferred to it, the Purchaser shall pay to the PROMOTERS such proportionate share of outgoing as may be determined by the Purchaser's share is determined by the PROMOTERS shall pay to the PROMOTERS provisional monthly contribution of Rs. _____ p.m. towards the outgoing from the date of notice as aforesaid. The amount is paid by the Purchaser to the PROMOTERS shall not carry any interest and shall remain with the PROMOTERS until the conveyance is executed in favor of Co-Op. Society as aforesaid. Subject to the provisions of section 6 of Maharashtra Co-Operative Society's Act, on such conveyance being executed the aforesaid deposits [less deduction there from for the actual expenses incurred in various account] shall be paid over by the PROMOTERS to the Co-Operative Society or the case may be. The Purchaser undertakes to pay such monthly contribution and such proportionate share of outgoing regularly on the 5th day of each and every month in advance and shall not withhold the same for reason whatsoever.

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15. THE PROMOTERS shall utilize the sum of Rs. _____ the Purchaser to the PROMOTERS for meeting all legal costs, charges and expenses including the professional charges of the Advocates of the PROMOTERS in connection with the formation of said society, preparing its rules, regulations and by-laws and the cost of preparing and engrossing this agreement. No account of the said amount of Rs. _____ shall be demanded by the Purchaser from the PROMOTERS.
16. THE Purchaser hereby agrees to pay on demand the Purchaser's share of stamp duty and Registration charges payable, if any, by the said society on the conveyance or any document or instrument of transfer in respect of the said property and the building or the said premises to be executed in favor of the society.
17. THE PROMOTERS hereby declares that the said property is not subject to any mortgage, charge, lien or any other encumbrances whatsoever.
18. THE Purchaser shall from the date of possession maintain the premises at purchaser's own cost in good tenantable condition and shall not do or suffer to be done anything in or to the building in which the said building or the premises, staircase or common passage which may be against the rules, regulations of the concerned local or any other authority and the Purchaser shall not change, alter or make additions in or to the said premises or the building or any part thereof.
19. THE Purchaser shall not store in the said premises any goods which are hazardous, combustible and/or dangerous in nature or are so heavy as to damage the construction or structure of the building or are rejected to by the concerned local or other authority or authorities shall not carry out or cause to be carried heavy packaged to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building including the entrance of the premises and the Purchaser shall be liable for the consequences of breach of this clause.
20. THE Purchaser shall at their costs carry out all internal repairs to the said premises and maintain the same in good condition, state and order in which the same was delivered by the PROMOTERS and shall not do or suffer to be done anything in or to the building in which the said building or to the said premises, which may be against local authority and/or public authorities and the Purchaser shall be responsible to the concerned local authorities and or the other public authorities for anything so done in connection with the said building and/or the said premises and shall be liable consequences thereof.

Kiran Panchal
SELLER



Anjali
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THE Purchaser shall not at any time demolish or cause to be demolished the said premises or any part thereof nor shall at any time made or cause to be made any additions or alterations of whatsoever nature to the said premises or any part thereof or any alterations in the elevation and outside color scheme of the said premises and shall keep the partition walls, sewer, drains, pipe in the said premises and appurtenances thereto in good tenatable repairs and conditions and in particular so as to support shelter and protect the other parts of the building and shall not chisel or cause damage to any columns, R.C.C. parties or other structures or structural members in the said building without prior written permission of the PROMOTERS and./or Society.

THE PROMOTERS may make alterations in structure of the said premises as described in the said plans or any other alterations or additions in the structure of the said building after the said plans are disclosed or furnished to the Purchaser and the Purchaser shall not object for such alterations/ additions should not affect the Flat/ Shop/ Premises agreed to be purchased by the Purchaser.

22. THE Purchaser shall not do or permit or be done any act or thing which render void or voidable any insurance of the said property and building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.
23. THE Purchaser shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in compound or any portion of the said property or building.
24. IN case any security deposit is demanded by the concerned local authorities or Government for the purpose of giving water connection to the said building, such deposit shall be payable by the purchaser along with the other Purchaser of the said building. The Purchaser agrees to pay to the PROMOTERS within seven days of demand the Purchaser's share of such amount of deposit. The Purchaser also agrees to contribute proportionate expenses for transformer etc., if insisted by M.S.E.D., these expenses will be over and above the charges mentioned in Clause No. 15 hereinabove. The Purchaser hereby agrees to pay necessary charges and penalties livable by the Sonarpada Village in connection with the enclosing of balconies.
25. THE development and/or betterment charges or other taxes levied by the concerned local authority, Government and/or any other public authority in respect of the said property and /or building, shall be borne and paid by the Purchaser along with all the Purchasers of flats in the building in proportion to the floor area of their respective premises.

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Anjali
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26. THE Purchaser and/or the PROMOTERS shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the PROMOTERS and/or the Society may require for safe-guarding the interest of the PROMOTERS and/or the Purchaser and the other Purchaser of the said premises in the said building.
27. NOTHING contained in this agreement is intended to be nor shall the same be constructed as a grant, demise or assignment in law of the said premises or of the said land and building or any part thereof. The purchaser shall have no claim, save and expect in respect of the said premises hereby agreed to be sold to him/ her and all open spaces, parking spaces, stilts, lobbies, staircases, terraces, recreation space etc., will remain the property of the PROMOTERS until the said land and the said building is transferred to the co-operative society as herein before mentioned.
28. THE Purchaser shall not let, sub-let, transfer, assign or part with his/her interest or benefit factors under this agreement or part with the possession of the said premises until all the dues payable by the Purchaser to the PROMOTERS under this agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the term and condition of this agreement and unless & until prior permission in writing is obtained from the PROMOTERS.
29. THE purchaser shall observe and perform all the rules and the regulations which the society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats there in and for the observance and performance of the building rules, regulations and bye laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all stipulations and conditions lay down by the co-operative society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms and conditions of this agreement.
30. ANY delay tolerated or indulgence shown by the PROMOTERS in enforcing the terms of this agreement or any forbearance or given of time to the Purchaser by the PROMOTERS shall not be constructed as a waiver on the part of the PROMOTERS of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the right of the PROMOTERS.

Idiran Panchal
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including stamp duty, registration charges and expenses, penalties, sales-tax, if any, in connection with the preparations and execution of this Agreement as well as the Conveyance and the other documents and the formation, registration or the incorporation of the co-operative society, shall be borne, shared and paid by all the purchaser of the flats, shops or other units or the other spaces and/or paid by such co-operative society or as the case may be. The Purchaser shall present this agreement as well as the conveyance at the proper registration office for registration within the time limits prescribed by the Registration Act and the PROMOTERS shall attend such office and admit the executions as confirming party thereof. The Purchaser shall deposit with the PROMOTERS a sum of which will be worked at the prevailing rates being proportionate share of stamp duty that would be needed for execution of final Deed of Conveyance in favor of the Co-operative Housing Society or Condominium of Apartments. It is agreed that unless and until the Purchaser of various flats/ shops/ units in the said building pay the proportionate amount of stamp duty and registration charges, if any, the PROMOTERS shall not be obliged to execute or cause to be executed the final deed of conveyance in favor of the co-operative housing society / condominium of apartments.

32. ALL notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent by the Registration A.D. post or under certificate of posting to the Purchaser at his/her/their address as specified hereinabove.
33. THE Purchaser shall permit the PROMOTERS and his/her Surveyors and agents, with or without workmen and others at all reasonable time, to enter upon, into the said property and premises or any part thereof view and examine the state and condition thereof.
34. IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall be exclusively to the respective Purchaser of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat Purchaser. The said terrace shall not be enclosed by the Purchaser till be permission in writing is obtained from the concerned local authority and the PROMOTERS or the society.
35. a)THE PROMOTERS shall be entitled to transfer, assign, dispose of and/or sell in any manner he/she deem proper the said terrace, stilt, garage etc., to anybody. The Purchaser along with the other Purchasers will not raise any objection of whatsoever nature. The stilt and the open spaces shall always be the property of the PROMOTERS and the PROMOTERS shall have full right and absolute

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authority to enclose the said stilt area of the building and further shall have the right to sell the same to any prospective purchaser.

- a) THE PROMOTERS shall become the member of the society in respect of its rights and benefits concerned above. If the PROMOTERS transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee/ transferee shall become the member of the society and/or the Apartment Owner's Association in respect of the said rights and benefits. The purchaser will not have any objection to admit such assignee or transferee as the member/s of the society.
- b) The Purchaser agrees that they along with the other Purchaser of the flats will not charge anything from the PROMOTERS or its nominee or nominees or transferee any amount by way of monthly maintenance charges or any other charges walls, display of advertisement or hoardings etc., for the purpose mentioned hereinabove.
36. THE Purchaser shall not claim any deduction in the cost of his/her. Flat on account of deletion of any item of construction as per his/ her requirements, of the Purchaser is his/ her flat.
37. IF Additional amenities are required by the Purchaser, then in that event the Purchaser agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the PROMOTERS or the architect of the PROMOTERS and his decision shall be final and binding.
38. THE PROMOTERS shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by the concerned authorities, on the terrace or the said land and/or grant right of way from the said land for development of any property. If any portion of the said land is acquired or notified to be acquired by the Government or any entitled to receive all the benefits in respect of thereof and/or compensatory FSI or all other benefits which may be permitted in lieu thereof. The PROMOTERS shall be entitled to use any additional FSI or carry out and complete additional construction that may be permitted by the SONARPADA VILLAGE or any other local body or concerned authority on the terrace and /or the said land or any part thereof for any reason whatsoever including FSI in respect of any adjoining or neighboring property. Such additional structures and storey's will be the sole property of the PROMOTERS who will be entitled to dispose off it in any way they choose and the Purchaser's hereby irrevocably consent to the same and the Purchaser's shall not be entitled to raise any objection or to any abatement in the price of the said premises agreed to be acquired by him/her/ them thereby and /or make claims for

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compensation or damage on the ground of inconvenience or any other ground whatsoever. It is agreed by and between the parties that if the permitted floor space index or density is not consumed in the building/s being put up and /or at any time further construction on the said plots of land is allowed the PROMOTERS shall always have irrevocable right to put up additional construction and storey's and / or consume the balance floor space index and/or additional floor space index of any other property in any other manner whatsoever and the society and /or the Purchaser /s shall not be entitled to claim any share right, title or interest in any such additional FSI as aforesaid nor shall they be entitled to raise any objection whatsoever in respect of its use by the PROMOTERS in any manner they choose. The Purchaser/s shall not be entitled to any rebate and/ or concession in the price of his/her / their premises on account of the construction of any other structures and/or the changes , alterations and additions made in the Building or Structures and /or right of way, if any, granted by the PROMOTERS.

39. THE PROMOTERS or the person nominated by the PROMOTERS or the person on whom the rights and benefits are conferred shall have absolute right to make additions, alterations, raise storey's or put up additional structures as may be permitted by the Sonarpada Village and other competent authorities. Such additions, alterations, structures and storey's will be the sole property of the PROMOTERS or their nominees or assigns, as the case may be, who shall be entitled to dispose of the same in any way they choose and the Purchaser's hereby consent/s to the same. The terrace of the building till the same is allotted to any Purchaser/s and agreed to be sold as well as the parapet wall shall be the property of the PROMOTERS or their nominees shall also be entitled to display advertisement in or over the walls and the same shall be the property of the PROMOTERS.

THE PROMOTERS or their nominees or assignees shall also be entitled to display advertisement on or over the wall of terrace as well as on any portion of the said building including the compound thereof and on the walls of such compound and shall be exclusively entitled to the income that may be derived by such advertisement at any time hereafter. The agreement with the Purchaser/s and all other premises in the said building shall be subject to the aforesaid rights of the PROMOTERS or their nominees or assignees who shall be entitled to use the said terrace as well as the said property and other Purchaser/s shall not be entitled to any abatement in the price of the premises agreed to be acquired and the PROMOTERS or their nominees or assignees shall be deemed to be the Owners of such premises which have not been allotted and/or acquired and/or agreed to be sold at the time when the said building is transferred as aforesaid and the body of purchaser/s shall admit the PROMOTERS

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or their nominees or assignees as its members in respect of such unsold premises and the Purchaser's and the society shall admit such purchasers as member as per the direction of the PROMOTERS as and when the said premises and/or one or more of them are agreed to be sold by the PROMOTERS.

40. TILL a conveyance of the said land and building is executed the Purchaser shall permit the PROMOTERS and his surveyors, agents with or without workmen and other at all reasonable times to enter into and upon the said lands and building or any part thereof to view and examine the estate and condition thereof.

41. THE transaction covered by this contract at present is not understood to be a sale liable to tax under sales tax laws. If however, by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for tax as a sale or otherwise either as a whole or in part, in connection with this transaction are liable to be tax, the same shall be payable by the Purchaser along with the other Purchasers of the building on demand at any time.

42. THE Purchaser covenant with the PROMOTERS that if at the request of the Purchasers the PROMOTERS makes any change in the flats/ shops/ other unites agreed to be sold and as a result of this the PROMOTERS have to use any materials less than the other purchasers, even then the Purchaser shall not be entitled to any reduction in the agreed price of the said flat and he/ she shall be liable to pay the entire agreed price as per this agreement. Similarly, the PROMOTERS are not bound to carry out any extra additional work for the Purchasers without there being a written acceptance by the PROMOTERS that they have agreed to execute the additional extra work forthe Purchaser. In case if the PROMOTERS have agreed to do any additional extra work for the Purchaser, the Purchaser shall within 7 days from the date when the PROMOTERS gives the estimated cost. If the Purchaser fails to deposit with the PROMOTERS the estimated cost for the additional extra work agreed to be carried out by the PROMOTERS then the PROMOTERS shall not be liable to carry out the said additional work in the premises of the said Purchaser.

43. IT is also agreed and understood that the PROMOTERS will only pay the Municipal tax for the unsold flats/ units and will not pay any maintenance charges like water, light etc., and the Builders/ PROMOTERS can sell the said Flats/ units to any prospective buyers and then such prospective buyers will become the member of the society.

44. THAT the purchaser shall at no time demand partition of their interest in the said SCHEDULE hereunder written of the said building it being hereby agreed and declared by the Purchaser that their

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interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and the building is importable and it is further agreed that the PROMOTERS shall not be liable to execute a transfer deed in favor of the Purchaser unless the PROMOTERS decided to submit the entire building to the provisions of the MAHARASHTRA Apartment Ownership Act, 1976.

45. IN case for any reason whatsoever if the Purchaser would terminate this agreement he / she shall be entitled to a refund of sale price already paid by him / her under this agreement. But he / she shall not be entitled to any interest on the sale price paid by him / her to the PROMOTERS herein. Further it is hereby specifically agreed between the parties that he PROMOTERS shall be liable to refund the said price only after they would get the fresh booking for the said premises from another intending purchaser / s and that he has received the money from the said intending purchaser of the said premises.

46. NOTWITHSTANDING any other provisions of this agreement the PROMOTERS shall be entitled at his sole and absolute discretion :

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

47. IT is clearly understood and agreed by the between the parties hereto that the PROMOTERS shall have the unqualified and unfettered right to sell on ownership basis to anyone of their choice, the garden in the compound and the terrace above the top floor of the said building subject to the necessary means of access to the permitted for such purpose so as to reach the water tank. The Purchaser / occupant of such terrace / garden shall be entitled to make use of the same for the purpose whatsoever, as permissible by law. However, the Purchaser / occupant of such terrace / garden shall be entitled to make use of the same for the purpose whatsoever, as permissible by law. However, the terrace / garden without the written permission of the Builders and / or the society or such body formed, as the case may be, and other concerned authorities.

Kiran Panchal
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48. IT is specifically declared that if the PROMOTERS provides the facility of bore well then the PROMOTERS shall have full right and absolute authority to grant the water connection / supply to any adjoining building / societies and purchaser herein along with the other Purchasers shall not raise any objection for such grant of facility of bore well water and use of such bore well water by the PROMOTERS for construction of other buildings in the adjoining properties.
49. THIS present agreement is executed in accordance with the provisions of Maharashtra Flat Ownership Act, 1963 and the Rules framed there under.

FIRST SCHEDULE

DESCRIPTION OF THE PROPERTY

ALL the piece and parcel of land bearing Survey No. 88, Hissa No. 4,, of village Sonarpada, Taluka Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation Sonarpada, Thane within the Registration District Thane and Sub - Registration on District Kalyan.

SECOND SCHEDULE

(FLAT / SHOP DESCRIPTION)

Flat No. 105, FIRST floor, Admeasuring 520 Sq.Ft Built up area / Carpet area in Building Known as "NEERABAI HEIGHTS" Situated at : Sonarpada , Dombivli (East), Taluka Kalyan, Dist. Thane.



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IN WITNESS WHEREOF THE PARTIES HAVE SET AND SUSCRIBED THEIR RESPECTIVE HANDS AND SEALS TO THIS WRITING ON THE DAY AND THE YEAR FIRST HEREINABVOE MENTIONED.

SIGNED SEALED AND DELIVERED
By the within named "PROMOTERS"

M/S. MAULI DEVELOPERS
through

MR. KIRAN GANPAT PANCHAL

Kiran Panchal



In the presence of.....

1) *[Signature]*

2)

SIGNED SEALED AND DELIVERED
By the within named "PURCHASER"

1. MISS. ANJALI CHANDRAKANT DHOLE *Anjali*

In the presence of.....

1) *[Signature]*

2)



Kiran Panchal
SELLER

Anjali
PURCHASER

RECEIPT

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१२/११

RECEIVED an Amount of Rs. **50,000/-** (Rs. **FIFTY THOUSAND** only) from Transferees **MISS. ANJALI CHANDRAKANT DHOLE** In Cash / Cheque by following herein above being consideration in part Payment for the said flat to be paid to me in terms of the above Agreement.

I say received Rs. **50,000/-**

Kiran Panchal

(PROPRIETOR)

M/S. MAULI DEVELOPERS

[Signature]

[Signature]



Kiran Panchal

SELLER

Anjali
PURCHASER

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२९ / ११



महाराष्ट्र शासन
गाव नमुना सात (अधिकार अभिलेख पत्रक)
गाव :- सोनारपाडा (552991)
भूमापन क्रमांक व उपविभाग : 88/4

भू-धारणा पध्दती : भोगवटादार वग -1

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
अक्षय एकक १) वायव्य क्षेत्र ०.०५०० २) दक्षिण क्षेत्र ०.०५००	३७६	अक्षय नामदेव पाटील सुबेद्र नामदेव पाटील विष्णू नामदेव पाटील सामाईक क्षेत्र		०.०१२५	०.०४	(८०१) (८०२) (८०३)	कुळाचे नाव व खंड
३) पूर्व क्षेत्र ०.०५००	६६९	पाहुरेय बाळासाहेब पाटील रावूच हरिहर पाटील समीर जगदीश पाटील सामाईक क्षेत्र		०.०२२५	०.०४	(८०३) (८०३) (८०३)	इतर अधिकार तुळजा अकृषिक धार - रडिआत (गायठानवाहेरोल) अकृषिक प्रयोजनाकरिता (796)
४) पश्चिम क्षेत्र ०.०५००							प्रतिबंध क्रमांक : नाही.
५) उत्तर क्षेत्र ०.०५००							वेवट्याचे क्रमांक : ८०३ व दिनांक : १५/११/२०२१
६) दक्षिण क्षेत्र ०.०५००							
७) उत्तर पश्चिम क्षेत्र ०.०५००							
८) दक्षिण पश्चिम क्षेत्र ०.०५००							
९) उत्तर पूर्व क्षेत्र ०.०५००							
१०) दक्षिण पूर्व क्षेत्र ०.०५००							
११) उत्तर दक्षिण क्षेत्र ०.०५००							
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४९) उत्तर पूर्व क्षेत्र ०.०५००							
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५१) उत्तर दक्षिण क्षेत्र ०.०५००							
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९९) उत्तर दक्षिण क्षेत्र ०.०५००							
१००) दक्षिण उत्तर क्षेत्र ०.०५००							

गाव नमुना बारा (पिकांची नोंदवही)

गाव :- सोनारपाडा (552991)
भूमापन क्रमांक व उपविभाग : 88/4

वर्ष	हंगाम	खाता क्रमांक	पिकांसाठी क्षेत्रांचा तपशील						स्वरूप	क्षेत्र	जल सिंचनाचे साधन	शारा			
			मिश्र पिकांसाठी क्षेत्र			निष्पन्न पिकांसाठी क्षेत्र									
			घटक पिके व प्रत्येकासाठी क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित					अजल सिंचित		
(१)	(२)	(३)	*४	*५	*६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
						ह.आर. चो.मी	ह.आर. चो.मी		ह.आर. चो.मी	ह.आर. चो.मी	ह.आर. चो.मी		ह.आर. चो.मी		
२०१९-२०	खराप								गवत		०.०५००				

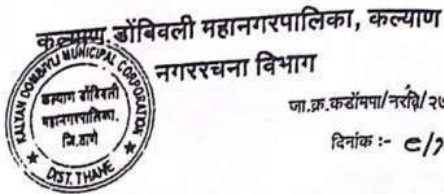
टॉप *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

"या प्रमाणित प्रतीसाठी फी म्हणून १५० रुपये मिळावत,"
दिनांक :- 02/12/2021
साकारित क्रमांक :- 272100124213300041122021197

(नाम :- राजेश भोवळे कुंभार
सहायी सादर - सातारा जिल्हा - कल्याण जिल्हा - ठाणे)
राजेश कुंभार
तलाठी साजा दावडी
ठा. कल्याण, जि. ठाणे



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दस्त क्र. ३०८८/२०२४
२२ / ००



जा.क्र.कढॉपमा/नरशि/२७ गावे/डॉवि. २०२०/२१/३८
दिनांक :- ०१/१०/२०२१

(बांधकाम प्रारंभ प्रमाणपत्र मंजुरी)
ह.वि.ह.क्षेत्र २५० चौ.मी.
जमीन मातक - श्री. पांडुरंग बाळाराम पाटील व इतर
फुलनखुल्पापत्र धारक - मे. नाऊली टेकतपर्स तर्फे
श्री. किरण गणपत पांचाळ
स्ट्रक्चरल इंजिनियर - मे. सामी असोसिएट्स, डॉबिवली (पूर्व).

विषय :- मीजे-सोनारपाडा येथील स.नं.८८८ डि.नं.४ डॉबिवली (पूर्व) या भूखंडावर बांधकाम प्रारंभ प्रमाणपत्र मिळवण्यात.
संदर्भ :- आपला दि.०४/०८/२०२१ रोजीचा मे.सामी असोसिएट्स, डॉबिवली (पूर्व) वास्तुशिल्पकार यांचे मार्फत सादर केलेला अर्ज क्र.३०८८.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ व सेचम म.प्रा.व न.र.अधिनियम १९६६ चे कलम ४५ नुसार स.नं.८८८ डि.नं.४ मीजे - सोनारपाडा, डॉबिवली (पूर्व) मध्ये ५०० चौ.मी. क्षेत्रा पेकी २५० चौ.मी. घटई क्षेत्राचा विकास करण्याकरी, मुंबई प्रांतिक महानगरपालिका १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक ०४/०८/२०२१ च्या अर्जात अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे 'रहिवास + वाणिज्य' इमारतीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास सर्वस्वी आपण जबाबदार राहाल या अटीवर हे संमतीपत्र देण्यात येत आहे.

तळ नजला पेकी घडिला + सातवा मजला (रहिवासी)

नगररचना विभाग (डॉवि.)
३.५ कल्याण नगरपालिका
कल्याण डॉबिवली महानगरपालिका

- हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल. नंतर पुढील वर्षासाठी मंजूरीपत्राचे मुलनीकरण नुसत संपण्याआधी करणे आवश्यक आहे. मुलनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- नकारात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- बांधकाम घालू करण्यापूर्वी सात दिवस आधी महानगरपालिका कार्यालयास लेखी कळविण्यात यावे.
- डी परवानगी आपल्या मालकीच्या कब्जातील जमीनीध्वतिरिक्त अन्य जमीनीवर बांधकाम/विकास करण्यास हक्क देत नाही.
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- वाढीस व जोडण्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाढीस व जोडण्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व ते या कार्यालयाकडून तपासून घेऊन "जोता पूर्तत्वाय दाखला" देण्यात यावा. ज. स्थानंतरण पुढील बांधकाम करण्यात यावे.
- सादर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सादरचे बांधकाम प्रारंभ प्रमाणपत्र, रद्द झाले असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विहार यांचेवर राहिल.
- नकारात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्व परवानगीशिवाय बदल करू नये तसेच प्लॉटच्या इर्दगत इमारती मालकी मोकळ्या सोबावयाच्या जागेत बदल करू नये व त्यामध्ये धोणत्याही प्रकारचे बांधकाम करू नये.
- गावरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा नाशित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- सादर जाणून घ्यावे की नैसर्गिक निष्कार होत असल्यास तो (सक्षम प्राधिकारी) च्या परवानगीशिवाय बळगू अथवा बंद करू नये.
- सादर जाणून घ्यावे की संशोधित विभागाच्या परवानगी शिवाय दुजगू नये.
- भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्यप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाण्याच्या येगाच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.



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दस्त क्र. १४९९/२०२४
२३/०४

- १४) सदर प्रकरणी घुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.
- १५) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरुपयोगी साहित्य महापालिका सांगेल त्याठिकाणी स्वखर्चाने घातून टाकणे बंधनकारक राहिल.
- १६) प्रस्तुत भूखंडात पिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल.
- १७) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना अरोल तर तो या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.
- १८) भूखंडाचे लगतची गटारे महापालिकेच्या जलनिस्सारण विभागाचे सूत्रविल्याप्रमाणे करून देणे आपणावर बंधनकारक राहिल.
- १९) नकाशात रस्ता रुंदीकरणाखाली दर्शविलेली जमीन तसेच अंतर्गत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल. तसेच भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.
- २०) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी ता.नि.भू.अ.यांचे मार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रारंभ प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- २१) सदरची बांधकाम परवानगी आपण सादर केलेल्या कुलमुखत्यारपत्र व महसूल विभागाकडील भूखंडाचे कागदपत्राच्या आधारे दिलेले आहे.
- २२) भूखंडातील आरक्षित भाग भरणी करून व बांधकामाचे बांधकाम करून रितसर करारनामा व खरेदीखतासह क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावे व सदर ठिकाणी महापालिकेचा नामफलक लावण्यात यावा.
- २३) जलनिःसारण विभाग व मत्तनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा, उद्यान विभाग, क.डॉ.म.पा. यांचे कडील ना-दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २४) जागेच्या नालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी जमीननालक व विकासक/कुलमुखत्यारपत्र यांची राहिल.
- २५) नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त (रहिवांस + वाणिज्य) वापरकरीता उपयोग करावा.
- २६) जमन दिलेल्या प्रतिकामानुसार पोहोच रस्त्याबाबत कोणताही वाद उद्भवल्यास त्याची सार्वस्वी जबाबदार आवेदकाची राहिल.
- २७) जोल्या व चुक्या कच्च्यासाठी स्वतंत्र कंधराकुंड्यांची व्यवस्था करावी.
- २८) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरु करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी वास्तुशिल्पकार व स्थानत्वविशारद यांच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.
- २९) जोता पूर्णत्वाचा दाखला घेणेपूर्वी ३०.०० मी फूट रस्त्याचे अनुषंगाने राष्ट्रीय महामार्ग विभागाकडील ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३०) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी मा.जिल्हाधिकारी ठाणे यांचेकडून सनद, प्राप्त करून घेणे आवेदकावर बंधनकारक राहिल.

इतर :- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलाबाबत आपण महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार दाखलपत्र गुन्ध्यास पात्र राहिल.

नगररचना विभाग (डॉ.वि.)

उ.प.कल्याण डोंबिवली महानगरपालिका
कल्याण डोंबिवली महानगरपालिका, कल्याण

- १) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डॉ.म.पा.कल्याण.
- २) कर्तनियंत्रक व संकलक, क.डॉ.म.पा.कल्याण.
- ३) विद्युत विभाग, क.डॉ.म.पा.कल्याण.
- ४) पाणी पुरवठा विभाग, क.डॉ.म.पा.कल्याण.
- ५) प्रमाणक्षेत्र अधिकारी 'ई' प्रमाणक्षेत्र.



पुणे जिल्हा न्यायदफतर
जिल्हा न्यायालय
पुणे

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२०१/२०



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जिल्हाधिकारी कार्यालय ठाणे
दिनांक : २१/०२/२०११

आज्ञा :-

- श्री. अरुण नामदेव पाटील व इतर जागा मालक, राहणार - सोनारपाडा, डोंबिवली (पूर्व) ता.कल्याण, जि.ठाणे यांचे दिनांक १२/०८/२०१८ रोजीचे अर्ज.
- दैनिक महाराष्ट्र जनमुद्रा या जिल्हाधिकारी कार्यालयामध्ये दि. २०/०८/२०१८ रोजी प्रसिध्द केलेला जाहीरनामा.
- तहसिलदार कल्याण यांचेकडील पत्र क्र. / जमिनबाब / टे २ / कवि ५२३ / एसआर १४३/२०१८ दिनांक २२/०९/२०१८.
- मूख्यदल यांचाकडील जनपचारिक यांचेकडील संदर्भ क्र. सामान्य/का-/टे/मूख्य/ए.आर.-१४३ दि. १०/१०/२०१८.
- अर्जदार यांनी सादर केलेले शपथपत्र व बंधपत्र दि. २३/१०/२०१८.
- अर्जदार यांनी सादर केलेले सतीपूर्वी व बंधपत्र दि. १२/१२/२०१८.

जवळ :-

ज्या अर्थी, उपोदघातीत अनुक्रमांक १ अन्वये ठाणे जिल्हातील कल्याण तालुक्यातील मौजे-सोनारपाडा, डोंबिवली (पूर्व) ता.कल्याण, जि.ठाणे, स.नं.८८, हि.नं.४ मधील आपल्या मालकीच्या जमिनीतील ५००.०० चौ.मी. पैकी क्षेत्र ५००.०० चौ.मी. एवढ्या जागेचा रहिवाच व बिनसेती वापर करण्याची परवानगी मिळण्याबाबत अर्ज प्राप्त झालेला आहे.

आणि ज्या अर्थी या कार्यालयाने दि. २०/०८/२०१८ रोजी दैनिक 'महाराष्ट्र जनमुद्रा' या वृत्तपत्रात जाहीरत दिलेली हंतवे, त्यावर मुस्तीत कोपतीही हरकत / तक्रार उपलब्ध कागदपत्रे पाहता या कार्यालयाकडे प्राप्त झालेली दिवस येत नाही.

आणि ज्या अर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये निहित करण्यात आलेल्या व्यवस्थापकांवर वापर करून जन्त जिल्हाधिकारी याद्वारे श्री. अरुण नामदेव पाटील व इतर, जागा मालक, राहणार - सोनारपाडा, डोंबिवली (पूर्व) ता.कल्याण, जि.ठाणे, मौजे - सोनारपाडा येथील क्षेत्र ५००.०० चौ.मी. पैकी ५००.०० चौ.मी. एवढ्या जागेचा रहिवाच व बिनसेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमिशन) देत अनुन नकासा प्रामे खातील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

त्यासंबंधी अशा :

- ही परवानगी अधिनियम त्याखाली केलेले नियम यांना अधिन ठेवून देण्यात आली आहे.
- अनुज्ञाप्राप्ती व्यक्तीने (ग्रॅन्टीने) अशा जमिनीचा व त्यावरील इमारतीचा आणि किंवा अन्य बांधकामाचा उपयोग वला जमिनीचा ज्या प्रयोजनार्थ केवळ केला पाहिजे आणि त्याने अशी जमिन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्जाची आगाऊ लेखी परवानगी मिळवित्याशिवाय वापर करता कामा नये इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यात येईल.
- अर्जदाराने सादर प्रकरणी सादर केलेली कागदपत्रे खोटी आढळल्यास/दिशाभूल करणारी आढळल्यास सदर परवानगीची शिफारस रद्द समजण्यात येईल व त्यास अर्जदार हे सर्वस्वी जबाबदार राहतील.
- विषयकित जागेचे स्थान, आकार, रहिवाच, भोगवटादार, भाडेकरू, वापर, मालकी हक्क इ. संदर्भात काही व उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी अर्जदार यांच्यावर राहिल.



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५. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रितीने अशा जमिनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भुमापन विभागकडून अशी मुखंडाची मोजणी व त्याचे सिमांकन करून ती जमिन या आदेशाच्या तारखेपासून एक वर्षाच्या आत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे आणि अशा रितीने ही जमिन विकसित केली जाईपर्यंत त्याने जमिनीची कोणत्याही रितीने विल्हेवाट लावता कामा नये.
६. अनुज्ञाग्राही व्यक्तीस असा मुखंड विकायचा असेल किंवा त्याची इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही तो मुखंड या आदेशात आणि सनदीमध्ये नमुद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट आणि त्याने निष्पादीत केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
७. प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असू नये.
८. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (ग्रॅन्टीने) कल्याण डॉबिवली महानगरपालिका यांची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी व मुदतवाढ मिळविणे हे अशा व्यक्तींवर बंधनकारक असेल.
९. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सिमांतक मोकळे अंतर (ओपर मार्जिनल डिस्टेंसेस) सोडले पाहिजे.
१०. आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा विंगरशेतकी प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यात आलेल्या असेल तर ही गोष्ट अलहिदा अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे केल्यास ही परवानगी रद्द करण्यात आली असल्याचे समजण्यात येईल.
११. अनुज्ञाग्राही व्यक्तीने अशा जमिनीच्या विंगरशेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांकास सुरुवात केली असेल आणि किंवा ज्या दिनांकास त्याचे जमिनीच्या वापरात बदल केला असेल तो दिनांक त्याने एक महिन्याच्या आत तलाठयामार्फत कल्याण तहिसलदारास कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जनि महसूल (जमिनीच्या वापरातील बदल व विंगरशेतकी आकारणी) नियम १९६९ मधील नियम अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.
१२. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमिनीच्या संबंधात दर चौ.मी.मागे रहिवास १०६०.०० पैसे रहिवास या दराने विंगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे विंगरशेती आकार देणे बंधनकारक राहील. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्याप्रसंगी निराळ्या दराने विंगरशेतकी आकारणीच्या हमीची मुदत अजुन समाप्त व्हायची आहे की गोष्ट विचारांत घेण्यात येणार नाही.



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१४. सदर जागेची अतितातडी मोजणी फी रक्कम म्हणून रु. ८३१४/- (अक्षरी रक्कम रुपये आठ हजार तिनशे चौदा मात्र) अनुज्ञाप्राही यांनी घलन प्र. १४७/२०१८ अन्वये शासन जमा केली आहे प्रत्यक्ष होणारी रक्कम इ भरण्या केलेली यातील फरकची रक्कम शासनास जमा करणे अनुज्ञाप्राही यांचेवर बंधनकारक राहिल.
१५. भुमापन विभागाकडून जमिनीची मोजणी करण्यात आल्यानंतर अशा जमिनीचे जितके क्षेत्रफळ आढळून येईल, तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमुद केलेले क्षेत्र तसेच विंगरशेतकी आकारणी यात बदल करण्यात येईल.
१६. सदर जमिनीच्या विंगरशेतकी वापरस प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाप्राहीने अशा जमिनीवर आवश्यक ती इमारत बांधली पाहिजे अन्यथा सदरहू आदेश रद्द समजण्यात येईल व अनुज्ञाप्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज दाखल करावा लागेल.
१७. पूर्वीचे मालकी नकाशावर हक्क अगोदरच बांधलेल्या विंगरशेती अनुज्ञाप्राहीने कोणतीही भर घालता कामा नये किंवा त्याच्या कोणत्याही फेरबदल करता कामा नये मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिकारी यांनी परवानगी घेतली असेल आणि अशी भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ते निलंबित राहतील.
१८. अनुज्ञाप्राही व्यक्तीने आपुबाजुच्या परिसरात अस्वच्छता व घाण निर्माण होणार नाही अशा रितीने आपल्या स्वतःच्या खर्चाने आपली पाणी पुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.
१९. जमिनीच्या विंगर शेतकी वापरस प्रारंभ केल्याच्या दिनांकापासून एक महिन्याच्या कामावधीत अनुज्ञाप्राही व्यक्तीने महाराष्ट्र जमिन महसूल (जमिनीच्या वापरांत बदल व विंगरशेतकी आकारणी) नियम १९६९ यातील अनुसुची यामध्ये दिलेल्या नमुन्यात एक सनद करून देवून तीच या आदेशातील सर्व शर्ती समाविष्ट करणे त्यांस बंधनकारक असेल.
२०. या आदेशात आणि सनदीमध्ये नमुद केलेल्या शर्तीचेही कोणत्याही शर्तीने अनुज्ञाप्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाप्राही ज्या कोणत्याही शिस्तीत पात्र ठरेल त्या शिस्तीस बाधा न येवू देता ताच्याच्या जिल्हाधिकार्यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा मुखंड अर्जदारांच्या ताब्यात राहू देण्याचा अधिकार असेल.
२१. वरील खंड (२०) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदीविरुद्ध जाळून कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा अशा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर निर्दिष्टीत मुदतीच्या आत अशा रितीने उभारलेली इमारत काढून टाकण्याविषयी किंवा त्यात फेरबदल करण्याविषयी जिल्हाधिकार्याला अशी इमारत किंवा त्याप्रित्यर्थ आलेला खर्च अनुज्ञाप्राही व्यक्तीकडून जमिन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.
२२. दिलेली ही परवानगी मुंबई कुळवाहिवाट व शेतजमीन अधिनियम १९४८ महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इत्यादि सारख्या त्यावेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणांच्या अन्य संबंधित बाबींच्या बाबतीत लागू होतील त्या उपबंधाच्या अधिन असेल.
२३. सदरहू जमिन भविष्यात भूसंपादन आढळून आल्यास किंवा संपादन केली गेल्यास सदर आदेश निर्गमित केलेल्या दिनांकामासून रद्द होतील.



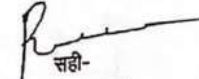
कलन - ४
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क. महसूल / कक्ष - १/टे ७ एनएपी/सोनारपाडा/एस-आर-१४३/२०१९

२४. अनुज्ञाप्राप्ती बिगरशेतकी आकारणीच्या पाचपट रक्कम म्हणून रु. १४,४३०/- (अक्षरी रुपये चौदा हजार चारशे तीस मात्र) रूपांतरित कर (कन्व्हर्शन टॅक्स) म्हणून अनुज्ञाप्राप्ती यांनी तलाठी सजा सोनारपाडा यांचेकडील पावती क्र. १३५०/१९ दिनांक १५/०१/२०१९ अन्वये सरकार जमा केली आहे.

२५. अनुज्ञाप्राप्ती यांनी कल्याण डोंबिवली महानगरपालिका यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकाम मध्ये बदल पडला असे कळविल्यास व शेतजमीन अधिनियम १९४८ अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्व गुन्हा दाखल करण्यास पात्र राहतील व असे जादा बांधकाम दुर करण्यास पात्र राहिल.




सही-
(महेंद्र कल्याणकर)
जिल्हाधिकारी ठाणे
जिल्हाधिकारी ठाणे करीता

प्रति,
जमिन मालक - श्री. अरुण नामदेव पाटील व इतर
राहरणार-सोनारपाडा, डोंबिवली (पूर्व)
ता.कल्याण, जि.ठाणे



कलन - ४
दस्तावेज क्र. १४६६ / २०२४
२८ / ०४



Mrs. Poonam Phalke-Jadhav B.A.L.L.B
Resi. B/105, Gangeshwar Valley, First Floor, Near Swami Samarth Math, Nandivali, Dombivali (East)
Mob: 8108200056

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT I have investigated and inquired into the title to the property (more particularly described in the Schedule of property hereunder) in order to find out as to whether there is any encumbrance in the nature of gift, lease, mortgage, sale agreement, lien or such other encumbrance of like nature, standing thereon and to certify accordingly. I have gone through the documents of title in respect of the above said property. I have also verified the search report of the said property.

I. SCHEDULE OF PROPERTY

ALL THAT PIECE OR PARCEL of the flat of Arun Namdev Patil & others bearing Survey No. 88/4, at Village - SONARPADA, Dombivali (East), Taluka Kalyan, Dist Thane, within the limits of Kalyan Dombivali Municipal Corporation Sub Registrar Kalyan within the jurisdiction of Registration District Thane. (hereinafter called and referred to as the said property).

II. LIST OF DOCUMENTS

1. Photocopy of 7/12 extract bearing survey no. 88/4 issued in the name of Sanjay Bala Mhatre & others.
2. Photocopy of pherphar no: 803.
3. Photocopy of Search Report for 30 years (i.e., from year 1992 to year 2021) dated 06/12/2021 given by Mayur N. Surte.

III. TRACING OF TITLE

After going through all the documents referred hereinabove and instructions and information given by the land owners, it reveals from the said documents and information that:



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Mrs. Poonam Phalke-Jadhav B.A.L.L.B.
Resi. B/105, Gangeshwar Valley, First Floor, Near Swami Samarth Math, Nandivali, Dombivli (East)

Mob: 8108200056

- 4) I have seen the search report given by Mayur Surte for the period of 30 years (i.e., from year 1992 to year 2021 current date), in which, I have found the documents mentioned herein, however I have not found any documents/deeds adversely affecting the title of the said property.

IV. FINAL CERTIFICATE

On the basis of the above mentioned documents and the information submitted to me,

I THEREFORE FINALLY CERTIFY THAT Arun Namdev Patil, Ravindra Namdev Patil, Jivan Namdev Patil are the owner of the property bearing Survey No. 88, Hissa no. 4, 500 sq.mtrs. out of which 250 sq.mtrs., and M/s. Mauli Developers have the development rights of the property bearing Survey No. 88, Hissa no. 4, 500 sq.mtrs. out of which 250 sq.mtrs. at Village - SONARPADA, Taluka Kalyan, Dist Thane, title of the said property is clean, clear and marketable.

Given this under my seal and signature at Dombivli on this 07th day of December, 2021.

NOTE: this certificate is issued on the basis of entries found in search report, copies of the documents presented by the parties. This certificate shows the opinion of the Advocate regarding encumbrances, lien Etc. on the particular flat.

Place : Dombivli



Phalke
Adv. Poonam Phalke - Jadhav
B.A.L.L.B.

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कलन-४
दस्ता क्र. १००० / २०२४
३०/११

MAYUR N. SURTE
SEARCHER

Room No.2, NiraNiwās, Near Sakhrām Ngar Complex, Kopar Cross Road,
Dombivli (W) - 421 202 Mobile No. 9819369449

Date: 06/12/2021

SEARCH REPORT

Re :- Property bearing Survey No. 88, Hissa no. 4, New Survey No. 23, Hissa No. 4, area 500 sq.mtrs, situated at Village - SONARPADA, Owner Arun Namdev Patil & others, situated, Taluka Klayan, Dist Thane.

I have taken the search in respect of the above mentioned property and I have gone through the available Index - II Registers kept in the office of Sub Registrar Kalyan 1 to 5 for the period of 30 years i.e. 1992-2021.

I could not taken the search for the year 1997 (Photo) the Index-II register is in Police Custody in the office of sub Registrar Kalyan -3 and for the year 2013 & 2017-2021 the Index II register is still not ready in the office of sub Registrar Kalyan -1, and for the year 2013 - 2021 the Index II register is still not ready in the office of sub Registrar Kalyan -4, and for the year 2015-2021 the Index II register is still not ready in the office of sub Registrar Kalyan -3, for the year 2018- 2021 the Index II register is still not ready in the office of sub Registrar Kalyan -2, for the year 2021 the Index II register is still not ready in the office of sub Registrar Kalyan -5.

SEARCH REPORT IS AS UNDER :-

At Sub-Registrar Office Kalyan-1 from the 2005 to 2021

YEAR	TRANSACTION
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Record Not Ready
2013	Nil
2014	Nil
2015	Record Not Ready
2016	Record Not Ready
2017	Record Not Ready
2018	Record Not Ready
2019	Record Not Ready
2020	Record Not Ready
2021	Record Not Ready



....2

MAYUR N. SURTE
SEARCHER

Room No.2, NiraNiwas, Near Sakhrum Nugar Complex, Kopar Cross Road,
Dombivli (W) - 421 202 Mobile No. 9819369449

क ल न - ४
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३१ / ०८

TRANSACTION FOR THE YEAR 2011

1) Release Deed; A.V. Rs.0/-, M.V. Rs. 0/-
Survey No. 88/4, & others, at Village - SONARPADA,
Party to the First Part :- Pandharinath Tukaram Patil & OTHERS
Party to the Second Part :- Aun Namdev Patil, Ravindra Namdev Patil, Jivan Namdev Patil
Date of Execution : 07/06/2011
Date of Registration : 07/06/2011
Registration No. KLN-3- 4911/2011
Stamp Duty : 200/- Reg. Fee. 750/-

At Sub-Registrar Office Kalvan- 4 from the 2002 to 2021

YEAR	TRANSACTION
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Record Not Ready
2014	Record Not Ready
2015	Record Not Ready
2016	Record Not Ready
2017	Record Not Ready
2018	Record Not Ready
2019	Record Not Ready
2020	Record Not Ready
2021	Record Not Ready

TRANSACTION FOR THE YEAR 2021

1) Sale Deed ; A.V. Rs.6,00,000/-, M.V. Rs. 24,00,000/-
Survey No. 88, Hissa no. 4,500 sq.mtrs. out of which 250 sq.mtrs., at Village - SONARPADA,
Party to the First Part :- Aun Namdev Patil, Ravindra Namdev Patil, Jivan Namdev Patil
Party to the Second Part :- Rahul Harichandra Patil, Pandurang Balaram Patil, Samir Janardhan
Patil
Date of Execution : 29/07/2021
Date of Registration : 29/07/2021
Registration No. KLN-4-9288/2021
Stamp Duty : 14400/- Reg. Fee. 24000/-



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दस्त क्र. १०९९/२०२४
३२/००

//4//

2) Development Agreement : A.V. Rs.36,76,000/-, M.V. Rs. 36,12,000/-
Survey No. 88, Hissa no. 4, 500 sq.mtrs. out of which 250 sq.mtrs., at Village - SONARPADA,
Party to the First Part :- Rahul Harichandra Patil, Pandurang Balaram Patil, Samir Janardhan
Patil
Party to the Second Part :- Mauli Developers rights
Date of Execution : 29/07/2021
Date of Registration : 29/07/2021
Registration No. KLN- 1-9291/2021
Stamp Duty : 184000/-, Reg. Fee. 30000/-

At Sub-Registrar Office Kalyan- 5 from the 2011 to 2021

YEAR	TRANSACTION
2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	Nil
2016	Nil
2017	Nil
2018	Nil
2019	Nil
2020	Nil
2021	Record Not Ready

Note:- I have also taken E- Search for the years 1992 to 2021 in the office of Sub- Register Kalyan 1,2,3,4&5

NOTE:- According to available Rewritable Manual Index-II register in the office of Sub-Registrar Kalyan 3

NOTE :- According to available Computerised Index-II register in the office of Sub Registrar Kalyan 1 To 5,


Attached Govt. Fees paid vide Receipt No. 14983

Application No. 1369/2021 Date 30/11/2021

HENCE THIS SEARCH REPORT ;

Place :Dombivli.

Date : 06/12/2021


MAYUR N. SURTE
Searcher



कलन-४
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३३/००

STAMP OF APPROVAL OF PLAN



SIGNATURE OF P.O./HOLDER

M/S:- MAULI DEVELOPERS.

SIGNATURE OF ARCHITECT

Sami
SAMI ASSOCIATES
Shop No.3, Sai Villa, Ram Nagar,
Dombivli (E) 421201.

LEVA



कलन - ४
दस्तावेज क्र. १४९९/२०२४
३४/४४

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क ल न - ४
दस्त क १४२२/२०२४
३५/४४

Kiran Panchal



Anjali



Yogita



Deepak



कलन - ४
दस्त क्र. १००००/२०२४
३६/०२

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हमीपत्र

मी/आम्ही व्हाली स्वाक्षरी करणार असे लिहून देतो' की, सदर प्रोजेक्ट मधील भित्री केलेल्या करारनाम्यामध्ये निवासी सदनिका क्र. १०५ / दुकान गाळा क्र. - / औद्योगिक गाळा क्र. यांचेसाठी आच्छादित किंवा खुले वाहनतळ देण्यात आलेले आहे / नाही.

दिनांक: २४/११/२४

Kiran Panchal
दस्त लिहून देणार स्वाक्षरी

प्रपत्र - अ

स्वयं - साक्षांकनासाठी स्वयं घोषणापत्र

मी / आम्ही किरण गणेश पंचाल
श्री. मोहनराव गंग, मोहनराव, डे. किराण्टी (५)
सर्व / राहणार

याद्वारे घोषित करतो / करते की, स्वयं साक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत त्या खोटा असल्याचे आढळून आल्यास प्रती भारतीय दंड संहिता आणि / किंवा संबंधित कायदानुसार माझ्यावर / आमच्यावर खटला भरला जाईल व त्यानुसार मी / आम्ही शिक्षेस पात्र राहू / राहीन याची मला / आम्हांस पूर्ण जाणीव आहे. सदर दस्तांतील सर्व कायदेशीर बाबीसाठी मी / आम्ही लिहून देणार सर्वस्वी जबाबदार आहे / आहेत. याची तोषीस सह दुय्यम निबंधक किंवा अन्य कोणासही लागू देणार नाही.

ठिकाण: डे. किराण्टी
दिनांक: २४/११/२४

Kiran Panchal
लिहून देणार सर्व

प्रपत्र - ब

स्वयं - साक्षांकनासाठी स्वयं घोषणापत्र

मी / आम्ही अंजली चंद्रकांत दोळे
श्री. गणेशकांत काड, शिवमंदीर रोड, अंभंगनाथ
सर्व / राहणार

याद्वारे घोषित करतो / करते की, स्वयं साक्षांकित केलेल्या प्रती या मूळ कागदपत्रांच्या सत्य प्रती आहेत त्या खोटा असल्याचे आढळून आल्यास प्रती भारतीय दंड संहिता आणि / किंवा संबंधित कायदानुसार माझ्यावर / आमच्यावर खटला भरला जाईल व त्यानुसार मी / आम्ही शिक्षेस पात्र राहू / राहीन याची मला / आम्हांस पूर्ण जाणीव आहे. सदर दस्तांतील सर्व कायदेशीर बाबीसाठी मी / आम्ही लिहून देणार सर्वस्वी जबाबदार आहे / आहेत. याची तोषीस सह दुय्यम निबंधक किंवा अन्य कोणासही लागू देणार नाही.

ठिकाण: डे. किराण्टी
दिनांक: २४/११/२४

Anjali
लिहून देणार सर्व



कलन - ४
दस्तावेज नं. १४६६/२०२४
३४४४

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कलन - ४
दस्ता क्र. २४६६/२०२४
२४/०२

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कलन - ४
दस्ता क्र १४२६६/२०२४
०९/०४

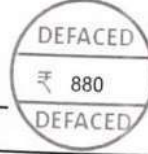


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0124240204093 Receipt Date 24/01/2024

Received from KALYAN, Mobile number 9920678933, an amount of Rs.880/-, towards Document Handling Charges for the Document to be registered on Document No. 1499 dated 24/01/2024 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.



Payment Details

Bank Name SBIN	Payment Date 24/01/2024
Bank CIN 10004152024012403846	REF No. 402497434223
Deface No 0124240204093D	Deface Date 24/01/2024

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



कलन - ४
दस्त क्र. १४२२/२०२४
०३/०४

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199/1499
दिनांक: 24 जानेवारी 2024 1:54 म.नं.

दस्त गोपवारा भाग-1

कलन4
दस्त क्रमांक: 1499/2024

दस्त क्रमांक: कलन4 /1499/2024
दस्त मूल्य: रु. 20,00,000/-
सिले मुद्रांक शुल्क: रु. 3,82,200/-

मोबदला: रु. 54,60,000/-

जि. सह. डू. नि. कलन4 यांचे कार्यालयात
क्र. 1499 वर दि. 24-01-2024
दि. 1:53 म.नं. वा. हजर केला.

पावती: 1629

पावती दिनांक: 24/01/2024

सादरकरणाराचे नाव: अंजली चंद्रकांत डोले -

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 880.00
पृष्ठांची संख्या: 44

एकूण: 30880.00

अंजली
हजर करणाऱ्याची सही:


Sub Registrar Kalyan 4


Joint Sub Registrar Kalyan 4

प्रकाशक: करारनामा

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

क्र. 124 / 01 / 2024 01 : 53 : 06 PM ची वेळ: (सादरीकरण)

क्र. 224 / 01 / 2024 01 : 53 : 54 PM ची वेळ: (फी)



- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा 1906 नियम 1968 अंतर्गत
तरतुदीनुसार नोंदणीस बाधिल केला आहे. दस्तावधील संपुर्ण
मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कायदपत्रे
दस्ताची सत्यता कायदेशीर बाबीं साठी जालील निष्पादक व्यक्ती
संपुर्णपणे जबाबदार आहेत. तसेच सदर दस्तातरण तरतुदी
राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/पारंपरिक
यांचे उल्लंघन होत नाही.

अंजली
लिहून देणार सही

Kiran Rane
लिहून देणार सही



दम्न गोपबारा भाग-2

पान4 2028
दम्न क्रमांक: 1499/2024

पान4/1499/2024
कगनामा

पक्षकाराचे नाव व पत्ता
नाच अनाम माऊकी इच्छवाम तर्फे किष्ण गणपत पांचाळ
पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. -
महाराष्ट्र, ठाणे.
पिन नंबर: BDMPP8417Q

पक्षकाराचा प्रकार
लिहून देणार
वय -
स्वाक्षरी -

Kiran Banche



ठसा प्रमाणित



नाच अनाम चंद्रकांत डोले -
पत्ता प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. -
महाराष्ट्र, ठाणे.
पिन नंबर: JFPPD1708L

लिहून देणार
वय -24
स्वाक्षरी -

Anjali



दम्न गोपबारा कगनामा चा दम्न गोपबारा कगनामा व दम्न गोपबारा कगनामा व दम्न गोपबारा कगनामा
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दम्न गोपबारा कगनामा व दम्न गोपबारा कगनामा व दम्न गोपबारा कगनामा व दम्न गोपबारा कगनामा

पक्षकाराचे नाव व पत्ता
नाच दिगंबर -
वय 33
पत्ता प्लॉट नं.
पिन नंबर 421201

Digambar



ठसा प्रमाणित



नाच अनाम अमित चेंडकर -
वय 41
पत्ता प्लॉट नं.
पिन नंबर 421202

Amit



24 / 01 / 2024 02 : 49 : 43 PM

24 / 01 / 2024 02 : 50 : 11 PM नोंदणी पुस्तक 1 मध्ये

Kalyan 4

प्रमाणित करण्यात येतेकी सदर
दस्त क्रमांक मध्ये पाने
आहेत. पुस्तक क्रमांक 9 वर
नोंदला दि. 24/01/2024

सह दय्यस निबंधक कल्याण

Chaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
ANDRAKANT LE	eChallan	69103332024012412616	MH014436953202324E	382200.00	SD	0007621776202324	24/01/2024
	DHC		0124240204093	880	RF	0124240204093D	24/01/2024
ANDRAKANT LE	eChallan		MH014436953202324E	30000	RF	0007621776202324	24/01/2024

[RF:Registration Fee] [DHC: Document Handling Charges]

1499 /2024

Document for correctness through the email (4 pages on a side) after scanning.
Immediately after registration.

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





24-01-2024

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.कल्याण 4
दस्ता क्रमांक : 1499/2024
नोंदणी :
Regn 63m

गावाचे नाव : सोनारपाडा

(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	5460000	
(3) बाजारभावा(भाडेपट्ट्याच्या आकारितपट्ट्याकार आकारणी देतो की पट्टेदार ते मनु करार)	2000000	
(4) सु.मान्य, पोटहिस्सा व घरक्रमांक(असल्यास)		1) पालिकेचे नाव,कल्याण-डोंबिवली इतर वर्णन ; इतर माहिती: विभाग क्र 39/110 मुल्यदर 41200/- मोजे सोनारपाडा येथील सर्वे क्रमांक 88 हिस्सा क्रमांक 4 यावरील निराबाई हार्डटस या इमारतीतील सदनिका क्रमांक 105 पहिला मजला क्षेत्रफळ 520 चौ फुट बिल्ड अप एरिया((Survey Number : 88/4 ;))
(5) क्षेत्रफळ		1) 520 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) इस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.		1): नाव:-मेसर्स माऊली डेव्हलपर्स वर्फे किरण गणपत पांचाळ वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421201 फोन नं:-BDMPP8417Q
(8) इस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:-अंजली चंद्रकांत बोले - - वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421501 फोन नं:-IFPPD1708L
(9) इस्तऐवज करून दिल्याचा दिनांक	24/01/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	24/01/2024	
(11) अनुक्रमांक, खंय व पृष्ठ	1499/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	382200	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शिवा		

मुल्याकनामाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारनामा निबडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह.दुय्यम निबंधक कल्याण - ४

