

72/6274

Tuesday, April 30, 2024

4:39 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 6994

दिनांक: 30/04/2024

गावाचे नाव: सं.भा.पाथर्ली

दस्तावेजाचा अनुक्रमांक: कलत3-6274-2024

दस्तावेजाचा प्रकार: बंधीसपत्र

मादर करणाऱ्याचे नाव: रेखा तविन सिंग

नोंदणी फी

₹. 200.00

दस्त हाताळणी फी

₹. 700.00

पृष्ठांची संख्या: 35

एकूण:

₹. 900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

4:59 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 3
सह.दुय्यम निबंधक तर्ग २ कल्याण क्र.३

बाजार मुल्य: ₹.4135500/-

मोबदला ₹.0/-

भरलेले मुद्रांक शुल्क : ₹. 83300/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0424258111318 दिनांक: 30/04/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001183409202425M दिनांक: 30/04/2024

बँकेचे नाव व पत्ता:

मुख्य दस्तऐवज परत मिळाले.
प्रकाराची सही
लिपीक
सह. दुय्यम निबंधक कल्याण-३.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	50301306718	30 April 2024,04:06:28 PM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका कल्याण				
39 मूल्य विभाग	836 विभाग 19व 1 पायली (टाऊनशिपान लाइनच्या पश्चिमेकडील भाग, दक्षिणेस टाऊनशिपान लाइन (हाय टेशन लाइन), सेक्टर - पूर्वे गावाची हद्द आणि (दोरेन) चौके व ठाकुली हयांचे मध्ये असलेल्या पायली भाग				
क्षेत्राचे नाव	Kalyan/Dombival Municipal Corporation		सर्व्हे नंबर /न मू क्रमांक		
वार्षिक मूल्य दर तक्क्यानुसार मूल्यदर रु.	खुली जमीन	निवासी रादनिका	कार्यालय	दुकाने	औद्योगिक
	28700	76900	88100	97300	88100
					सौजसापनाचे एकक चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम दोर (Built Up)	50 2865चौ मीटर	मिळकतीचा वापर-	निवासी रादनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण	1 आर सी सी	मिळकतीचे वय	0 TO 2वर्षे	बांधकामाचा दर	Rs 26620/-
उदवहन सुविधा	आहे	मजला	1st To 4th Floor	कार्पेट क्षेत्र	45 715चौ मीटर
Sale Type	Resale				
First Sale Date	04/08/2023				
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला नियम घट/वाढ	= 100 / 100 Apply to Rate= Rs 76900/-				
घसा अनुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= (सर्वाधिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-वाजुवार टक्केवारी) * खुल्या जमिनीचा दर) = ((76900-28700) * (100 / 100)) + 28700) = Rs 76900/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 76900 * 50 2865 = Rs 3867031.85/-				
E) बंदिरत वाहन लाहने क्षेत्र	13.91चौ मीटर				
बंदिरत वाहन तालाचे मूल्य	= 13.91 * (76900 * 25/100) = Rs 267996.5/-				
Applicable Rules	= 3, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तालाचे मूल्य + शेड्डीनाईन मजला क्षेत्र मूल्य + लगतच्या मजलीचे मूल्य (खुली बाल्कनी) + वरील मजलीचे मूल्य + बंदिरत वाहन तालाचे मूल्य + खुल्या जमिनीवरील वाहन तालाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिरत बाल्कनी + स्वयंचलित वाहनगाड = A + B + C + D + E + F + G + H + I + J = 3867031.85 + 0 + 0 + 0 + 267996.5 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 4135028/- = □ एकेचाळीस लाख परतीस हजार अठ्ठावीस /-				

Home Print

कलन - ३
दस्त क्र. E268 2024
9 28



<http://10.10.246.39/valuation20242025/Urban/HTMLReports/Built.aspx>

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0424258111318	Date 25/04/2024
Received from SRO, Mobile number 7977105340, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 25/04/2024
Bank CIN 10004152024042510739	REF No. 411656797801
This is computer generated receipt, hence no signature is required.	

कलन - ३	
दस्त क्र. E268	२०२४
२	३५





CHALLAN
MTR Form Number-6



GRN	MH001183409202425M	BARCODE			Date	25/04/2024-18:48:56	Form ID	34	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
		PAN No.(If Applicable)	ACTPS9759D						
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR			Full Name	NAVIN KAMLAPRASAD SINGH				
Location	THANE			Flat/Block No.	FLAT NO 102 Globe Paradise				
Year	2024-2025 One Time			Premises/Building					
Account Head Details		Amount In Rs.	Road/Street	DOMBIVLI					
0030046401	Stamp Duty	83300.00	Area/Locality	DOMBIVLI					
0030063301	Registration Fee	200.00	Town/City/District						
			PIN	4	2	1	2	0	1
			Remarks (If Any)	PAN2=BDYPS6689D-SecondPartyName=REKHA NAVIN SINGH--Marketval=4135250					
			Amount In	Eighty Three Thousand Five Hundred Rupees Only					
Total	83,500.00		Words						
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572024042994236	CPADTFEFQ4			
Cheque/DD No.			Bank Date	RBI Date	29/04/2024-11:11:25	Not Verified with RBI			
Name of Bank			Bank-Branch		STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्य निबंधक कार्यालय नोंदणी करवावया दस्तासाठी लागू आहे. नोंदणी न करवावयाच्या दस्तासाठी सदर चालन लागू नाही.

कलन-३
दस्त क्र. ६२५४ २०२४
३ ३५



(Handwritten Signature)

Print Date 30-04-2024 01:32:41

DEED OF GIFT

THIS DEED OF GIFT IS MADE AND ENTERED INTO AT
DOMBIVLI ON THIS 30th DAY OF April, 2024

BETWEEN

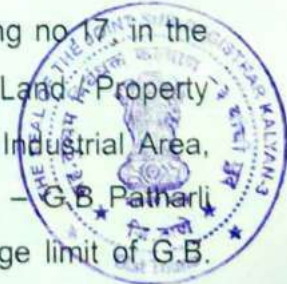
MR. NAVIN KAMLAPRASAD SINGH, (PAN –ACTPS9759D), Age 51 Years, R/at:- C-7, First Floor, Tirupati Balaji CHS Ltd., M.G Road, Vishnu Nagar, Dombivli (West), Tal. Kalyan, Dist. Thane-421202., hereinafter for the sake of brevity called and referred to as **"DONOR"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **FIRST PART.**

AND

MRS.REKHA NAVIN SINGH,(PAN – BDYPS6689D), Age 47 Years, R/at:- C- 7, First Floor, Tirupati Balaji CHS Ltd., M.G Road, Vishnu Nagar, Dombivli (West), Tal. Kalyan, Dist. Thane-421202., hereinafter for the sake of brevity called and referred to as **"DONEE"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **SECOND PART.**

कलन - ३	
दस्त क्र. ८२०४	२०२४
४	३५

WHEREAS Donor and Donee are joint owner of said Flat i.e. Flat No.102, Area admeasuring 91.43 Sq. Mtrs (Carpet), on First floor, in "A" Wing (East Side), along with Double Stilt Parking no 17 in the Building known as "Globe Paradise" constructed on Land / Property bearing Plot No.RX-54, M.I.D.C., Residential Zone Industrial Area, Dombivli (East), lying, being and situate at Village – G.B. Patherli Dombivli, Tal. Kalyan, Dist. Thane., within the village limit of G.B. Patherli and inside the limit of Kalyan Dombivli Municipal Corporation and Registration Sub-District Kalyan and District and Registration District Thane, (herein after referred as "Said Flat").



AND WHEREAS Donor and Donee had jointly purchased the said Flat from Builder i.e. M/S.GLOBE REALTORS Through its Partner Mr. Madhav Jagmohan Singh., by and under Registered Agreement to Assignment dated 04.08.2023 and same has been registered before sub Registrar of Assurance Kalyan-3 Dated 04.08.2023 at serial no.11948/2023.

AND WHEREAS Donor and Donee having equal undivided share in said Flat i.e. 50 % - 50 % share in said flat.

AND WHEREAS the Donor is the Husband of the Donee.

AND WHEREAS the Donor desires to grant his undivided share (i.e. 50 % / half share) in said Flat to his wife i.e. the Donee as a gift in consideration of natural love and affection hereinafter mentioned.

AND WHEREAS Donee has agreed to accept the gift as is evidenced by him by executing these presents.

NOW THIS DEED WITNESSETH that the Donor, without any monetary consideration and out of natural love and affection which the Donor bears towards the Donee, who is the Wife of the Donor, hereby grant, convey, transfer and assure unto the Donee by way of Gift his undivided share (i.e. 50 % / half share) in Flat i.e. Flat No. 102, Area adm measuring 91.43 sq.Mtrs, on First floor, In "A" Wing, in the Building / society known as "Globe Paradise" constructed on Land / Property bearing Plot No.RX-54, Residential Zone MIDC Dombivli, lying, being and situate at Village - G.B Patharli Dombivli, Tal. Kalyan, Dist. Thane., within the limits of the Kalyan Dombivli Municipal Corporation and Registration Sub-District Kalyan and District and Registration District Thane., within the limits of the Kalyan Dombivli Municipal Corporation and Registration Sub-District Kalyan and District and Registration District Thane., and more particularly described in the Schedule hereunder written (hereinafter for the sake of brevity called and referred to as "said Flat") and all

कलम - 3	
दस्ता क्र.	6248/2023
५	38



(Handwritten signatures)

the privileges easements and advantage appurtenant thereto and all the estate right, interest, use, inheritance, possession, benefit, claim and demand whatsoever to have and hold the same unto the use of Donee absolutely but subject to the payment of all taxes, rates, assessments, dues and duties now and hereinafter chargeable thereon to the Govt. or Municipality or other Local Authority.

- a. That the Donor now has in himself, good right, full power and absolute authority to grant his share, title & interest in the said Flat as gift in the manner aforesaid.
- b. That the Donor has clear marketable title & free from encumbrances of any nature and there is no outstanding estate or effects by way of balance of consideration, lease, lien, charge, mortgage or otherwise howsoever in manner whatsoever.
- c. That the Donee may at all times hereafter enjoy the said Flat as an absolute owner and receive the rents, issues and profits and every part thereof to and for his own use and benefit without any suit lawful eviction, interruption, claim or demand whatsoever from or by the Donor or his heirs, executors, administrators and assigns or any person or persons lawfully claiming to be from under or in trust for the Donor.

कलन-३	
दस्त क्र.	६२०४ २०२४
	६ ३५

- d. AND further that Donor and all person having or lawfully claiming any estate or interest or whatsoever to the said Flat or any part thereof from under or other acts, deeds, things, conveyance and assurances in law whatsoever for the better and more perfectly assuring the said Flat and every part thereof unto and to the use of the Donee in the manner aforesaid and assigns or counsel in law shall be reasonably required.



- e. AND further the Donor shall give his No-objection, if any, required by the Donee or any authority as the case may be for transferring

the said Flat in the name of the Donee in the records and register of the society and kalyan Dombivli Municipal Corporation.

- f. That on execution & registration of these presents the Donee will become the absolute owner in respect of the said Flat.
- g. The DONOR further declares that the said Flat being gifted by him is given without any past, present or future consideration or expectation of benefit/s and without any condition. This present Deed is irrevocable.
- h. This Deed shall be subject to the provisions contained in the Maharashtra Ownership of Flats Act or any amendment for the time being in force and the rules made there under.

SCHEDULE OF THE PROPERTY

All that piece and parcel of his undivided Half share (i.e. 50 %) in Flat i.e. Flat No.102, Area admeasuring 91.43 Sq. Mtrs (Carpet), on First floor, in "A" Wing (East Side), along with Double Stilt Parking no.17, in the Building known as "Globe Paradise" constructed on Land / Property bearing Plot No.RX-54, M.I.D.C., Residential Zone Industrial Area Dombivli (East), lying, being and situate at Village – G.B Patharli Dombivli, Tal. Kalyan, Dist. Thane., within the village limit of G.B Patharli and inside the limit of Kalyan Dombivli Municipal Corporation and Registration Sub-District Kalyan and District and Registration District Thane., within the limits of the Kalyan Dombivli Municipal Corporation.

कलयाण - 3	
दस्ता क्र.	2023
6	35



IN WITNESS WHEREOF the Donor as well as Donee (by way of acceptance of the said gift) hereto have hereunto set and subscribed their respective hands on the day and the year hereinabove written

SIGNED & DELIVERED

By the within named Donor

MR. NAVIN KAMLAPRASAD SINGH






SIGNED & DELIVERED

By the within named Donee

MRS. REKHA NAVIN SINGH






In presence of witnesses

1. Brijesh B. Singh



2. Harishchandra Vedarade



कलन-३	
दस्त क्र. 82608	2028
<	३५



सूची क्र.2

दुय्य निबंधक : सह दु.नि. कल्याण 3

दल क्रमांक : 11948/2023

नोदणी :

Regn.63m

08/2023

गावाचे नाव : गं.भा.पाथर्ली

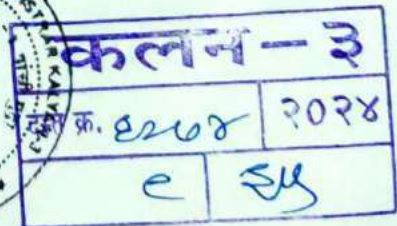
1) विलेखाचा प्रकार	अॅडीमेंट टू अगार्डनमेंट
2) मॉबदला	15550000
3) बाजारभाव(भाडेपट्ट्याच्या सबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद कराचे)	8270500
4) धू-मापन, फोटोग्रामा व शक्यांक(अमन्याम)	1) पानिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे मजबंदन पापली प्लॉट नं. आर एक्स-54 बरील ग्लोब पॅराडाईज बिल्डिंग, मदनिका न. 102, पहिला मजला, ए विंग, क्षेत्रफळ 91.43 चौ.फु. कार्पेट + डबल स्टील पार्किंग स्पेस नं. 17 मह((Plot Number : आर एक्स-54 :))
5) क्षेत्रफळ	1) 91.43 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स ग्लोब रिजल्टर्स तर्फे भागीदार माधव मिग यांचे कु. सु. म्हणून एम. पी. राव गंती बय:-69; पत्ता:- प्लॉट नं: सी-9, माळा नं:-, इमारतीचे नाव: ग्लोब इस्टेट, ब्लॉक नं: युनिट नं. 1, रोड नं: एम.आय.डी.सी. फेज 1, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-AAOFG0185E
8) दस्तऐवज करून घेणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- रेखा नवीन सिंह बय:-47; पत्ता:- प्लॉट नं:-, माळा नं: पहिला मजला, इमारतीचे नाव: तिरुपती बालाजी को. ऑप. ही. सो. लि., ब्लॉक नं: सी-7, रोड नं: एम. जी. रोड, विष्णूनगर, डोंबिवली प., महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-BDYPS6689D 2): नाव:- नवीन कमलाप्रसाद सिंह बय:-51; पत्ता:- प्लॉट नं:-, माळा नं: पहिला मजला, इमारतीचे नाव: तिरुपती बालाजी को. ऑप. ही. सो. लि., ब्लॉक नं: सी-7, रोड नं: एम. जी. रोड, विष्णूनगर, डोंबिवली प., महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-ACTPS9759D
9) दस्तऐवज करून दिल्याचा दिनांक	04/08/2023
10) दस्त नोंदणी केल्याचा दिनांक	04/08/2023
11) अनुक्रमांक, खंड व पृष्ठ	11948/2023
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	777500
13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
14) श्रेय	

सह दुय्य निबंधक क्र. 2 कल्याण क्र. 3

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





GLOBE REALTORS

Office : Unit 1 & 2, Ground Floor, Globe Estate, Plot No. C-9, New Kalyan Road,
MIDC Phase-1, Dombivli (East), Dist. Thane

Date: 26th April, 2024

To:

Mrs. Rekha Navin Singh and Mr. Navin Kamalprasad Singh
Pan Number: BDYPS6698D and ACTPS9759D
Residence: C-7, 1st Floor, Tirupati Balaji CHS Ltd.,
M G Road, Vishnu Nagar, Dombivli West 421202.

Subject: Issuance of No Objection Certificate (NOC) for the Execution of Gift Deed

Reference: Your letter of request dated 02.04.24, received by us on 21.04.24.

Dear Mrs. Rekha Navin Singh and Mr. Navin Kamalprasad Singh,

In response to your aforementioned request, we hereby issue this No Objection Certificate (NOC) for the execution of the Gift Deed pertaining to the Agreement to Assignment dated 4th August 2023, documented under Registration Number 11948/2023. This agreement specifically relates to Apartment No. 102, located on the 1st floor, A-wing (East Side) of the "GLOBE PARADISE" complex, situated on Plot No. RX-54, M.I.D.C, within the Residential Zone of the Industrial Area, Dombivli (E) 421203, Tal. Kalyan, Dist. Thane.

We acknowledge your intention to register the aforementioned property solely under Mrs. Rekha Navin Singh's name through a Gift Deed.

Please be advised of the following pertaining to the Agreement to Assignment between M/s. Globe Realtors and yourselves:

1. Date & Registration Number of the Agreement: 04th August, 2023 & 11948/2023.
2. Agreed Value of the Property: Rs. 1,55,50,000/-
3. Amount Paid to Date (10% of the Agreed Value): Rs. 15,55,000/-
4. Description of the Property: Flat No. A-102, East Side, First Floor, "Globe Paradise," Plot No. RX-54, MIDC, Dombivli East, 421203 measuring 91.43 Sq. Mtrs.

Kindly acknowledge that the issuance of this NOC is based on the mutual understanding that the remaining balance will be cleared as per the terms agreed upon. It is also predicated on the provision of the SBI Sanction Letter, which necessitates the registration to be in the name of Mrs. Rekha Navin Singh.



[Handwritten Signature]

Site : RX - 54, Dombivli Gymkhana Road, M.I.D.C, Dombivli East.

0251-2979000

info@globegroup.in

www.globegroup.in



GLOBE REALTORS

Office : Unit 1 & 2, Ground Floor, Globe Estate, Plot No. C-9, New Kalyan Road,
MIDC Phase-1, Dombivli (East), Dist. Thane

Furthermore, any allegations of impropriety concerning the payment of Stamp Duty and Registration Fees by us are categorically denied, and such assertions are to be considered without merit unless substantiated by credible evidence.

This NOC should not be construed as a transfer of ownership or possession of the aforementioned property. The ownership and possession rights will only be fully transferred upon the completion of all financial obligations.

We trust that this NOC will facilitate the necessary proceedings for the Gift Deed registration.

Thank you for your attention to this matter.

Sincerely,

Signature

Partner, Globe Realtors

कलन-३	
दस्त क्र. ६६०४	२०२४
११	६५



Site : RX - 54, Dombivli Gymkhana Road, M.I.D.C, Dombivli East.

0251-2979000

info@globegroup.in

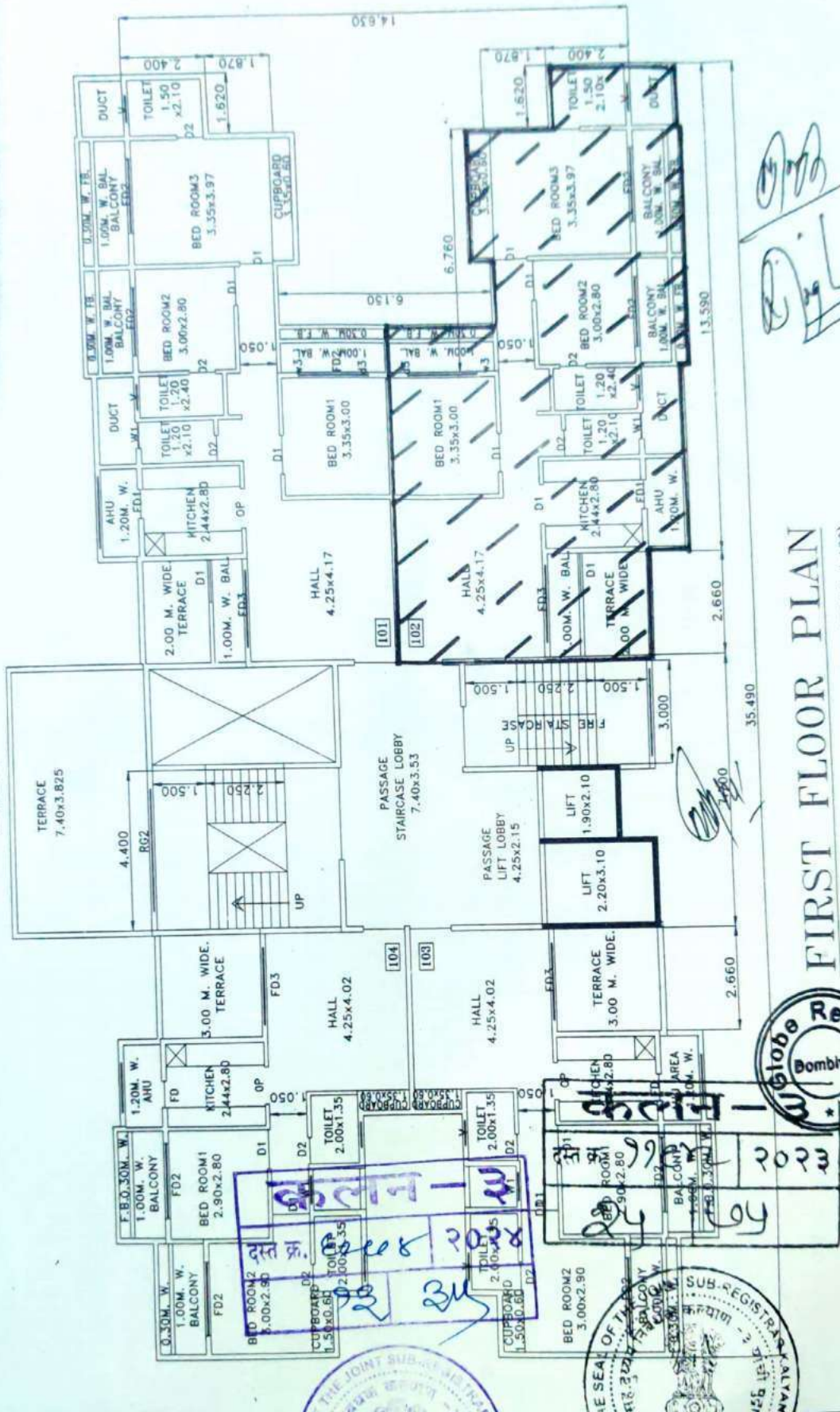
www.globegroup.in

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कालिका - ३
दस्ता क्र. E2008 2028
92 34



'A' WING



Handwritten signatures and initials in the top right corner.

FIRST FLOOR PLAN
(SCALE=1:100)



S. V. Tarte

B. Com. U.B.

Advocate & Notary
Panel Advocate for
State Bank of India

Arihant Puja CMS Ltd., Ground Floor,
Nr. Tarte Plaza, Gandhi Nagar,
Dombivli (E) 421 204, Dist. Thane
Phone : 2820491 Mob : 9821313283

NON ENCUMBRANCE TITLE CERTIFICATE
Cum
SEARCH REPORT

PROPERTY:- All that piece and parcel of Plot No. RX-54 admeasuring 5281.50 Sq. Mtrs. in the Dombivli Industrial Area of Village Gajbandhan Patharli, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane, Sub-Registration Dist. Kalyan.

With a view to investigate the title of M/S. GLOBE REALTORS to the above described property. I have taken searches in the offices of the Sub-Registrar Kalyan for past 30 years i.e. from 1988 to 2017. Further I have also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under:-

Initially Maharashtra Industrial Development Corporation (M. I. D. C) allotted a Plot of land bearing No. RX-54 admeasuring 5281.50 sq.mtrs. as per agreement dated. 10.12.2015 to Shri. Kishanbihari S. Kagzi, Smt. Anita Manoharlal Arora, Shri. Ramesh Pinjomal Budhwani (HUF), Shri. Deepak Dharmu Budhwani (HUF), Shri. Sunny Dharmu Budhwani (HUF), Shri. Rameshlal P. Mankhani, Shri. Satish R. Mankhani, Shri. Ashwin M. Chavan,

Shri. Rajesh A. Thakare, Shri. Madhav Jagmohan Singh & Shri. Ashok Rameshlal Mankhani partners of M/S. GLOBE REALTORS on lease basis for

कलम - ३	
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कलम - ३	
११२०२	२०२३
२६	७५६



338/0

इतर पावती

Original/Duplicate

Thursday, 20 April 2017 11:32 AM

नोंदणी क्र. 39M

Regn.: 39M

पावती क्र.: 4414 दिनांक: 20/04/2017

गावाचे नाव: म० भा. पायली
दस्तावेजाचा अनुक्रमांक: कलन 4-0-2017

दस्तावेजाचा प्रकार :

सादर करणाऱ्याचे नाव: एस व्ही तट्टे

वर्णन अर्ज क्र 735/2017 सन 1988 ते 2017 (30 वर्षे) प्लॉट नं आर एक्स 54
शोध व निरीक्षण

₹. 750.00

एकूण:

₹. 750.00

Joint Sub Registrar Kalyan 4
सह-दुयय निबंधक कार्यालय

1); देयकाचा प्रकार: eChallan रकम: ₹.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000591142201718E दिनांक: 20/04/2017

वैकेचे नाव व पत्ता:

कलन-३	
दस्त क्र. 99erL	2023
26	04



कलन-३	
दस्त क्र. 8208	2028
94	24



S. V. Tarte

B. Com LL.B.

Advocate & Notary
Panel Advocate for
State Bank of India

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

95 years from dated 24.09.2015 & accordingly Lease Agreement is executed on 10.12.2015 and registered on 10.12.2015 with Sub-Registrar of Kalyan 5, under document no. KLN-5/8067/2015.

Afterwards M/S. GLOBE REALTORS has paid premium of Rs. 14,62,92,270 /- (being premium payable at the auction Rate of Rs. 27,699/- sq. mtrs.) to M. I. D. C on such payment the M. I. D. C agreed finally to assign Leasehold rights for residual period of Lease & accordingly a Lease Deeds are executed.

Afterwards, M/S. GLOBE REALTORS has obtained approval to the building plans from M. I. D. C vide its Letter No. D 85788, dated. 22/11/2016.

The Developers have got the plans, specifications, elevations, sections sanctioned from the Maharashtra Industrial Development Corporation (M. I. D. C), for construction of Residential Building having Two Wings namely "A" & "B" named as "GLOBE PARADISE". "A" wing with stilt and podium on 1st floor and 16th upper floors and "B" wing with stilt and podium on 1st Floor plus upper 4th floors. The developers shall at a later stage construct additional floors from 5th to 16th forming part of "B" wing in accordance with the building plans as may be approved by the Maharashtra Industrial Development Corporation (M. I. D. C) from time to time.

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दस्त क्र. ६२७४	२०२४
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कलम - ३	
दस्त क्र. ११६८	२०२३
२८	७५



S. V. Tarte


B. Com. LL.B.

Advocate & Notary
Panel Advocate for
State Bank of India

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

And since then M/S. GLOBE REALTORS thru partner Shri. Kishanbihari S. Kagzi, Smt. Anita Manoharlal Arora, Shri. Ramesh Pinjomal Budhwani (HUF), Shri. Deepak Dharmu Budhwani (HUF), Shri. Sunny Dharmu Budhwani (HUF), Shri. Rameshlal P. Mankhani, Shri. Satish R. Mankhani, Shri. Ashwin M. Chandan, Shri. Rajesh A. Thakare, Shri. Madhav Jagmohan Singh & Shri Ashok Rameshlal Mankhani are the assignee of the said land and said land allotted by M. I. D. C on lease basis for 95 years.

Date : 20.04.2017


S.V. TARTE

(Advocate & Notary)

कलन-३	
दस्त क्र. ११६०२	२०२३
२६	७५



कलन-३	
दस्त क्र. ६२७४	२०२४
१७	३५



3

S. V. Tarte

B. Com. LL.B.

Advocate & Notary
Panel Advocate for
State Bank of India

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

SEARCH REPORT

PROPERTY:- All that piece and parcel of Plot No. RX-54 admeasuring 5281.50 Sq. Mtrs. in the Dombivli Industrial Area of Village Gajbandhan Patharli, Taluka Kalyan, Dist. Thane and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane, Sub-Registration Dist. Kalyan.

With a view to investigate the title of M/S. GLOBE REALTORS to the above described property. I have taken searches in the offices of the Sub-Registrar Kalyan for past 30 years i.e. from 1988 to 2017. Further I have also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under:-

YEAR	TRANSACTION
1988	NIL
1989	NIL
1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	NIL
1999	NIL

कलान-३	
दस्त क्र. ६२७४	२०२४
१८	३५

कलान-३	
दस्त क्र. १९०८	२०२३
३०	१०५



S. V. Tarte

B. Com. LL.B.

Advocate & Notary
Panel Advocate for
State Bank of India

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

2000	NIL
2001	NIL
2002	NIL
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	NIL
2015	Transaction given below
2016	NIL
2017	NIL

1. M.I.D.C Dombivli Division transferred the said plots by Letter No.

Letter No. D 85788, dated. 22/11/2016 to M/S. GLOBE REALTORS

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३१	१०५



कलान - ३	
दस्ता क्र. १२००८	२०२४
१२	३५

5



S. V. Tarte

B. Com. LL.B.

Advocate & Notary
Panel Advocate for
State Bank of India

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

2. Lease Agreement between M. I. D. C and M/S. GLOBE REALTORS of Plot No. RX-54 admeasuring 5281.50sq.mtrs Lease Deed was executed on 10.12.2015 by M. I. D. C and duly registered with Sub-Registrar Kalyan -5 on 10.12.2015 under Document No. KLN-5-8067/2015, & Duplicate Lease Deed Registered with Sub-Registrar Kalyan -5 on 10.12.2015 under Document No. KLN-5-8068/2015.

And since then M/S. GLOBE REALTORS thru partner Shri. Kishanbihari S. Kagzi, Smt. Anita Manoharlal Arora, Shri. Ramesh Pinjomal Budhwani (HUF), Shri. Deepak Dharmu Budhwani (HUF), Shri. Sunny Dharmu Budhwani (HUF), Shri. Rameshlal P. Mankhani, Shri. Satish R. Mankhani, Shri. Ashwin M. Chandan, Shri. Rajesh A. Thakare, Shri. Madhav Jagmohan Singh & Shri Ashok Rameshlal Mankhani are the assignee of the said land and said land allotted by Maharashtra Industrial Development Corporation (M. I. D. C) on lease basis for 95 years.

Date :20.04.2017

S. V. TARTE

(Advocate & Notary)

कलन-३	
दस्त क्र. २२६४	२०२३
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6





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700004670

Project: **Globe Paradise**, Plot Bearing / CTS / Survey / Final Plot No.: **RX-54** at **Kalyan-Dombivall (M Corp.), Kalyan, Thane, 421203;**

1. **Globe Realtors** having its registered office / principal place of business at **Tehsil: Kalyan, District: Thane, Pin: 421203.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **09/08/2017** and ending with **31/12/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

under.

कलन - ३	
दस्त क्र. ११०८२	२०२३
३३	१०५

कलन - ३	
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२९	३५

Signature valid
Digitally Signed by
Dr. Vasanti Pramanand Prabhu
(Secretary, MahaRERA)
Date: 8/9/2017 6:01:32 PM



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





10/12/2015

सूची क्र.2

दुल्हन निबंधक : सह दु.नि. कायदा 5
दस्ता क्रमांक : 8087/2015
रीटिंगी :
Regn:63m

गावाचे नाव : 1) गं.भा.पायली

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) चौकटला	146292500
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते मनुब करावे)	128352500
(4) भू-मापन, पोटहस्ता व धारणांक (असल्यास)	

1) वास्तिकेचे नाव: कल्याण-डोंबिवली इस्ट बर्गन ; इस्ट माहिती: यांचे गजबंधन पायली येथील प्लॉट नं. आर एक्स 54, क्षेत्रफळ 5281.50 चौ.मी, चुली जमीन, म.ओ.बी.म., निवासी विभाग, डोंबिवली पूर्व, जिन्हा डायमा. सह जिन्हा निबंधक यांचे अभिलिखित प्रकारत क्रमांक 416/2015 नुसार मुद्रांक शुल्क रु 7314800/- गासन जमा केले आहेत (Plot Number - RX-54 :)

- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात आलेले हेव्हा.
- (7) इतरदेवज करून देणा-या/सिद्दूत देणा-या यांच्याकडून घेतलेले मूल्य निव्वारी न्यायालयाचा हुकूमनाम निवा आदेश होसल्यास, प्रतिबोधित केले जाईल वसा.

कल्याण-डोंबिवली इस्ट बर्गन
प्लॉट नं. 52268 2028
22 34

- 1) नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.अशोक मनकानी -- बय:-38; पत्ता:-प्लॉट नं. आर एक्स ५४, माळा नं. :- इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं. म.ओ.बी.म., निवासी विभाग, रोड नं. गजबंधन पायली, महाराष्ट्र, THANE. पिन कोड:-421201 पिन नं.:-
- 2) नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.किशनबिहारी कागडी -- बय:-65; पत्ता:-प्लॉट नं. आर एक्स ५४, माळा नं. :- इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं. म.ओ.बी.म., निवासी विभाग, रोड नं. गजबंधन पायली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पिन नं.:-
- 3) नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्रीमती अजिता अरोडा -- बय:-55; पत्ता:-प्लॉट नं. आर एक्स ५४, माळा नं. :- इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं. म.ओ.बी.म., निवासी विभाग, रोड नं. गजबंधन पायली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पिन नं.:-
- 4) नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.रमेश दुधवाणी (एच यु एच) -- बय:-80; पत्ता:-प्लॉट नं. आर एक्स ५४, माळा नं. :- इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं. म.ओ.बी.म., निवासी विभाग, रोड नं. गजबंधन पायली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पिन नं.:-
- 5) नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.दीपक दुधवाणी (एच यु एच) -- बय:-33; पत्ता:-प्लॉट नं. आर एक्स ५४, माळा नं. :- इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं. म.ओ.बी.म., निवासी विभाग, रोड नं. गजबंधन पायली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पिन नं.:-
- 6) नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.सश्री दुधवाणी (एच यु एच) -- बय:-32; पत्ता:-प्लॉट नं. आर एक्स ५४, माळा नं. :- इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं. म.ओ.बी.म., निवासी विभाग, रोड नं. गजबंधन पायली, महाराष्ट्र, THANE. पिन कोड:-421201 पिन नं.:-
- 7) नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.देशबाल मनकानी तर्फे कु सु धारक श्री.अशोक मनकानी -- बय:-38; पत्ता:-प्लॉट नं. आर एक्स ५४, माळा नं. :- इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं. म.ओ.बी.म., निवासी विभाग, रोड नं. गजबंधन पायली, महाराष्ट्र, THANE. पिन कोड:-421201 पिन नं.:-
- 8) नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.सश्री मगकानी तर्फे कु सु नुवुण श्री अशोक मनकानी -- बय:-38; पत्ता:-प्लॉट नं. आर एक्स ५४, माळा नं. :- इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं. म.ओ.बी.म., निवासी विभाग, रोड नं. गजबंधन पायली, महाराष्ट्र, THANE. पिन कोड:-421201 पिन नं.:-
- 9) नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.अशोक मनकानी तर्फे कु सु धारक आर एक्स ५४, माळा नं. :- इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं. म.ओ.बी.म., निवासी विभाग, रोड नं. गजबंधन पायली, महाराष्ट्र, THANE. पिन कोड:-421201 पिन नं.:-
- 10) नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.अशोक मनकानी तर्फे कु सु नुवुण श्री अशोक मनकानी -- बय:-38; पत्ता:-प्लॉट नं. आर एक्स ५४, माळा नं. :- इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं. म.ओ.बी.म., निवासी विभाग, रोड नं. गजबंधन पायली, महाराष्ट्र, THANE. पिन कोड:-421201 पिन नं.:-
- 11) नाव:-मेसर्स ग्लोब रीएलटर्स तर्फे भागीदार श्री.अशोक मनकानी तर्फे कु सु धारक आर एक्स ५४, माळा नं. :- इमारतीचे नाव: मेसर्स ग्लोब रीएलटर्स, ब्लॉक नं. म.ओ.बी.म., निवासी विभाग, रोड नं. गजबंधन पायली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पिन नं.:-



कल्याण-डोंबिवली इस्ट बर्गन
प्लॉट नं. 52268 2028
22 34



इसुननामा बिबा आदेश
अनन्यमान, प्रतिबादिके नाम व पसा

- (9) दस्तऐवज करन दिव्याचा दिनांक 10/12/2015
(10) दस्ता नोंदणी केल्याचा दिनांक 10/12/2015
(11) अनुक्रमांक खंड व पृष्ठ 8067/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 7314700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
(14) गेरा

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकारलेला निवडलेला
अनुच्छेद :-

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



(Handwritten signature)

सह. दुय्यम निबंधक कल्याण-५

कलन-३
दस्त क्र. ११०८८ २०२३
३५ ७५

कलन-३
दस्त क्र. E208 २०२४
२३ ६५



Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel : +91-22-25820703

+91-22-25829539

Fax : +91-22-25821886

E-mail : rothane@midcindia.org

Regional Office, Thane
MIDC, Thane Region,
Office Complex Building, 1st Floor
Near Wagle Estate, Octroi Naka
THANE
400604

No. ROT/DMB/RES/Plot-RX-54/

Date :

POSSESSION RECEIPT

I, Head Surveyor Shri V. B. Gawade on behalf of the Maharashtra Industrial Development Corporation and on behalf of M/S. GLOBE REALTORS, ~~DOMBIVLI~~ have this day respectively handed over and taken over the possession of RES. Plot No. RX-54 admeasuring 5281.50 Square Meters in DOMBIVLI INDL. AREA Taluka District Thane after actual measurement and demarcation of the plot on the site.

"Though the Physical possession of the RES. Plot No. RX-54 is handed over today, on 24/09/2015, the legal title to the Plot shall be passed on to the allottee only after the legal documents as prescribed by MIDC are duly completed and titling conferred by the allottee and the competent officer in MIDC, and this possession receipt by itself, does not pass on the legal title of the plot to the person, to whom the plot is handed over."

In this connection above possession is handed over subject to execution of Agreement to Lease within 60 days from the date of Possession.

Place : DOMBIVLI

Handed over by :
GAWADE V.B.

Gawade
Head Surveyor

(Signature of the officer with designation)



Date : 24/09/2015.

Taken Over By :

For Globe Realtors

Ashoke Hanlekar
Partner
(Signature of the allottee or representative with his designation)

*103-207-
कलन-३
दस्त क्र. ९२०४
२४
२०२४
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कलन-३
दस्त क्र. ९९०४
३९
२०२३
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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Tel : 25820703
Fax : 25821886

Regional Office, Thane
MIDC, Thane Region,
Office Complex Building,
1st Floor, Near Vagle Estate, Octroi
Naka,
THANE- 400 604.

Email :
By RPAD/No. ROT/DMB/RX-54/ 1297

Date :- 27.03.2015
27 MAR 2015



Subject: - DOMBIVLI INDUSTRIAL AREA
Plot No. RX-54
Allotment of Land
Read :- Letter dated 01/02/2015

:ORDER:

Sanction is hereby accorded to the allotment of land admeasuring 5281.50 Sq. Mts. Comprising of Plot No. RX-54 in Dombivli Industrial Area on "As is where is basis" to Shri Ashok R. Mankani & others Partners of M/S GLOBE RELATORS, DOMBIVLI and having its office 1st floor, Shiv Sadan, Kalyan Shil-Road, above Pimpleshwar Point Hotel, Dombivli (East) Dist- Thane for Residential purpose subject to the payment of the premium of Rs.14,62,92,270/- (Rs. Fourteen Crore Sixty Two Lakh Ninety Two Thousand Two Hundred Seventy only) Calculated at the rate of Rs.27699/- per SqM.

1. The amount of earnest money received with the application will be appropriated towards the amount of premium. The allottee shall pay the sum of Rs.70,59,520/- (Rs. Seventy Lakh Fifty Nine Thousand Five Hundred Twenty only) received with the application will be appropriated towards the amount of premium. The allottee shall pay the sum of Rs. 13,92,32,750/- (Rupees Thirteen Crore Ninety Two Lakhs Thirty Two Thousand Seven Hundred Fifty only.) being the balance amount of the premium within a period of 30 days from the date of receipt of this order. by DD, drawn in favor of C.A.O.MIDC, Mumbai -93 Payable at Mumbai.
2. In case the allottee fails to pay the balance amount of premium within the period mentioned above, the allotment shall be liable to cancelled without further notice.
3. In the event of the allotment being cancelled as foreshaid the corporation will be entitled to forfeit the whole of the earnest money received with the application.
4. The terms & conditions of allotment of land will be those contained in the standard form of Agreement to Lease and the lease annexed thereto & in substance are as follows
 - a) The allottee shall enter into an Agreement to Lease in the form prescribed by Corporation & on performance of the conditions will be entitled to lease for the term of ninety five (95) years to be computed from the date of execution of the Agreement to Lease and renewable for one further term of 95 years on payment of premium and on such terms and conditions as may be determined by the Corporation at the time of renewal.
 - b) The annual ground rate rent of Rupee 1/- per annum is payable in respect of the plot of land allotted.
 - c) The allottee shall get the plan and specification of the proposed Residential building duly approved from the Executive Engineer of the said Industrial area and complete the said building in accordance with approved plans and shall obtain a Building Completion Certificate (B.C.C) from the Executive Engineer of the said industrial area within a prescribed period.
 - d) If you shall not develop the Plot and obtain the BCC within 3 Years only two extension of time limit will be granted on recovery of 25% & 40% premium (1st & 2nd year) and if the Plot not developed in within extended period, the Plot will be taken back to it and the Corporation will not refund the expenditure on construction and development of the said Plot. The allottee shall not directly or indirectly transfer or assign the benefits of interest in the allotment to lease or part with possession of the land or any part thereof without previous consent of the Corporation who may refuse or grant it subject to such condition as the Corporation may think fit including a condition for payment of additional premium.

कलन - ३	
सं. क्र. ११००२	२०
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कलन - ३	
सं. क्र. ११००२	२०
३६	७५



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- f) You shall develop the Plot within 3 years from taking over Possession of the Plot and use the FSI 20% as per D.C. Rules.
- g) The allottee shall be entitled to use land for the purpose of a Residential but not for any whatsoever.
- h) If the plot which may be finally allotted to you in this industrial area contains any fencing or tree plantation or any such development carried out by the Corporation prior to allotment you are required to pay to the Corporation the cost of such development which will be in addition to the premium mentioned above and the amount payable on this account will be communicated to you separately along with the allotment order.
- i) The other terms and conditions of allotment shall be those contained in the prescribed form of Agreement to Lease and the Lease.
- j) The stamp duty in respect of preparation & execution of the Agreement to Lease & its duplication as also the Lease & its duplication in respect of the allotted plot of land as also the legal costs for the preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.
- k) If there any encroachment on the plot the same should be removed by you, at your own risk and cost.
- l) Please note that if MSEDCL line is passing through your plot, you will have to shift the line at your own cost and risk, also concern with MSEDCL and Telephone Department.
- m) MIDC has no objection to grant power connection for 200 KWH applied load as per your project report.
- n) In case any changes after final measurement of plot area and if the area is found to be increased the charges towards excess area, shall be recovered at per prevailing rate at that time.
- o) The allottee may submit his application to the concern telephone authority immediately, after taking over the possession of the plot. This will enable the concern authorities to build up a waiting list & ensure proper planning to provide timely telephone connection to the Residential Flats.
- p) The allottee shall pay taxes applicable i.e. Municipal Taxes, development charges etc.
- q) Please also note that A to L will be signed with you within 30 days from the date of handing over of possession of plot.
- Addl. Conditions:**

- 1) The plot area of 5281.50 Sqm will be treated as a single Plot
- 2) :-----
- a. Industrial workers / Executives working in the industrial unit set up in MIDC Industrial Area at Dombivli will get first preference.
- b. Persons coming in the category of "Suitable Persons" as defined by the Government in Industries, energy & Labour departments letter No. IDC-2818/4576/IND-14, dt.21.06.1983 and working in the establishments setup in the Industrial area at Dombivli will get the second preference.
- c. Suitable persons / Industrial workers / Executives working in the Industrial units located in the MIDC Industrial areas within the Mumbai Metropolitan Region (Dist. Thane & Mumbai) will get third preference.
- 3) This plot is allotted to you on the basis that you are agreed to keep open rear margin of your constructed area to give access to the remaining plot area.



Area Manager,
MIDC, Thane I

To
Shri Ashok R. Mankani & others Partners
of M/S GLOBE RELATORS, DOMBIVALI
1st floor, Shiv Seden, Kalyan Shil-Road, above Pimpleshwar Point Hotel,
Dombivli (East), Dist- Thane

Copy Submitted to :
1) The Chief Account Officer, MIDC, Mumbai-400 093.
2) The Chief Planner, MIDC, Mumbai 400 093.
3) The Technical Advisor, MIDC, Mumbai Division.
Copy f.w.c.s. to:
1.Dy. Engineer, SPA, MIDC, Sub-Dn. Dombivli, Thane.
Copy to: Shri. V. B. Gawade, Head Surveyor, Regional Office MIDC, Thane.

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283	34



Sanction of Building Permit & Commencement Certificate



To,
M/S. Globe Realtors
Plot No. RX- 54, Resd. Zone,
MIDC, Dombivli Indl. Area,
Dombivli (E), Dist - Thane.

Sir,

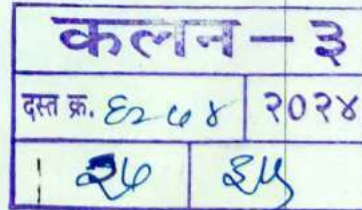
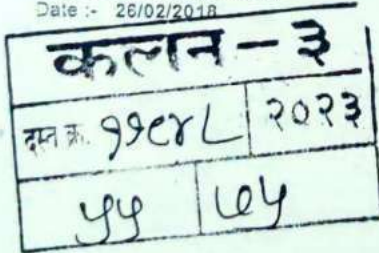
With reference to your Application No. SWC/3/521/20171212/529163; dated 12/12/2017 for grant to sanction of commencement certificate to carry out development work and Building Permit under Section 45 of MR & TP Act, 1966 to erect building on Plot No. RX-54 of Residential Zone situated at Road/Street in Dombivli Industrial Area, the commencement / Building Permit is granted subject to the following conditions:-

- 1) The land vacated in consequence of the enforcement of the set-back rule part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate / Building Permit shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) Minimum two trees in plots 200Sq.M. and such number of trees at the rate of one tree per 100Sq.M. for plots more than 200 Sq.M. in area shall be planted & protected.

Yours faithfully,
Sanjay S
Nanaware

(S. S. Nanaware)
Executive Engineer & SPA,
MIDC Division,
Dombivli

No. /EE/SPA/DO/MRX-54/ A-68991 /of 18
Office of the Executive Engineer,
M.I.D.C Division Dombivli.
Date :- 26/02/2018





MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)
Office :- EE, Dombivli Office of the office of SPA.
e-mail : eedombivli@midcindia.org
Phone No. 251-2471316

No/EE/SPA/DMB/RX-54/D07706/2021,
Office of the Executive Engineer,
MIDC., Division Dombivli.
Date :- 19/07/2021.

OCCUPANCY CERTIFICATE

To,
M/S. Globe Realtors.
Plot No- RX- 54; MIDC, Residential Zone,
Dombivli Industrial Area
Dombivli (E).

Sub:- Issue of Occupancy certificate for Residential Building on Plot No. RX- 54, Dombivli Industrial Area.

- Ref:-
1. On Line application vide SWC/3/19/20210719/772591.
 2. Building Completion Certificate By Architect / Licence Engineer Dt:- 18/07/2021.
 3. Final Fire N.O.C. issued vide letter No. MIDC/Final/D-05291; Dt:- 16/07/2021.
 4. Plans approval vide letter No.EE/SPA/Dom/D- 16281/of 2018; Dt:- 21/09/2018, EE/SPA/DMB/C-98702/2021; Dt:- 12/07/2021.
 5. Site Inspection Report submitted by designated Site Inspector Dt:- 19/07/2021.

Dear Sir,

This is certify that, the development work of Residential Building having total built up area- 7889.24 Sq.M. on Plot No. RX- 54, Residential Zone situated at MIDC, Dombivli Industrial Area, Dombivli (E), is completed as per details mentioned in Annexure A under the supervision of Licensed Engineer Shri. Rajesh Thakare (License No. KDMC/355).

As requested vide ref. no. 1 & as per site inspection report vide ref no. 5 , you are permitted to occupy this building having total built up area- 7889.24 Sq.M. (FSI- 1.494).

Thanking you,

Sanjay
Sadashiv
Nanaware

Digitally signed by Sanjay
Sadashiv Nanaware
DN: cn=Sanjay Sadashiv
Reason: I am the author of this
document
Location:
Date: 2021.07.19 18:28:00

दस्तावेज क्र. ३	
Executive Engineer & SPA, M.I.D.C. Division, Dombivli.	
दस्तावेज क्र. ११९२	२०२३
५६/१०५	

दस्तावेज क्र. ३	
Encd:- Annexure A	
दस्तावेज क्र. ५२०४	२०२४
२८/३५	



आयकर विभाग
INCOME TAX DEPARTMENT
NAVIN K SINGH
KAMLAPRASAD PRADEEPATH SINGH
15/01/1972
Permanent Account Number
ACTPS9759D
Signature

भारत सरकार
GOVT. OF INDIA




आयकर विभाग
INCOME TAX DEPARTMENT
REKHA NAVIN SINGH
BHAGVAN SINGH
14/11/1975
Permanent Account Number
BDYPS6689D
Signature

भारत सरकार
GOVT. OF INDIA




आयकर विभाग
INCOME TAX DEPARTMENT
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BEUPS8206R

नाम / Name
BRIJESH BHAGWAN SINGH
पिता का नाम / Father's Name
BHAGWAN SHREE RAM SINGH
जन्म की तारीख /
Date of Birth
20/07/1963
हस्ताक्षर / Signature

भारत सरकार
GOVT. OF INDIA



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आयकर विभाग
INCOME TAX DEPARTMENT
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
APNPV5817N

नाम / Name
HARISHCHANDRA TUKARAM VADVALE
पिता का नाम / Father's Name
TUKARAM BABU VADVALE
जन्म की तारीख /
Date of Birth
26/06/1962
हस्ताक्षर / Signature

भारत सरकार
GOVT. OF INDIA



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CHALLAN
MTR Form Number-6



GRN	MH00118340002425M	BARCODE			Date	25/04/2024-18:48:56	Form ID	34			
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty				TAX ID / TAN (If Any)						
Office Name	KLN2 KALYAN 2 JOINT SUB REGISTRAR				PAN No. (If Applicable)	ACTPS0750D					
Location	THANE				Full Name	NAVIN KAMLAPRASAD SINGH					
Year	2024-2025 (Up to)				Flat/Block No.	FLAT NO 102 Globe Paradise					
Account Head Details		Amount In Rs.			Premises/Building						
	0030046401 Stamp Duty	83300.00			Road/Street	DOMBIVLI					
0030063301 Registration Fee		200.00			Area/Locality	DOMBIVLI					
					Town/City/District						
					PIN	4	2	1	2	0	1
					Remarks (If Any)	PAN2=BDYPS6689D-SecondPartyName=REKHA NAVIN SINGH--Marketval=4135250					
Total		83,500.00			Amount In Words	Eighty Three Thousand Five Hundred Rupees Only					
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	00040572024042994236	CPADTFEFQ4			
Cheques/DD No.					Bank Date	RBI Date	29/04/2024-00:00:00	Not Verified with RBI			
Name of Bank					Bank-Branch		STATE BANK OF INDIA				
Name of Branch					Scroll No. , Date		322 , 30/04/2024				

Department ID: _____ Mobile No.: 9324706378
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर सूचना केवल दृश्यन लिखक कार्यालयत नोंदणी करवयाच्या दस्ताराती लागू आहे. अननोंदणीत दस्ताराती याच दस्ताराती वर पडण लागू नाही.

Challan Defacement Details

कलन-३
 दस्त क्र. ६२७४ २०२४
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Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-72-6274	0000788721202425	30/04/2024-16:39:35		200.00
2	(IS)-72-6274	0000788721202425	30/04/2024-16:39:35		83300.00
Total Defacement Amount					83,500.00



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३४	३५



30/04/2024 4:43:21 PM

दस्तावेज क्रमांक: 6274/2024
दस्तावेज प्रकार: बंधीसपत्र

क्र.सं.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	द्वाराचित्र	दस्ता प्रमाणित
1	नाव: भाजीवंत मिंग पत्ता: भाजीवंत, भाजीवंत, दमागतीचे नाव: रा.गी-7, पडिना मजला, विष्णुची बानाजी को.हो.मो.नि., पम्.जी.रोड, विष्णु नगर, डोबिबनी प., वा.कल्याण, वि.ठाणे, अर्को क्र. नं.: रोड नं.: महाराष्ट्र, ठाणे, पिन नंबर: BDYPS6689D	विहून देणारा वय: 47 स्वाक्षरी		
2	नाव: भाजीवंत कल्याणकर मिंग पत्ता: भाजीवंत, भाजीवंत, दमागतीचे नाव: रा.गी-7, पडिना मजला, विष्णुची बानाजी को.हो.मो.नि., पम्.जी.रोड, विष्णु नगर, डोबिबनी प., वा.कल्याण, वि.ठाणे, अर्को क्र. नं.: रोड नं.: महाराष्ट्र, ठाणे, पिन नंबर: ACIPS9759D	विहून देणारा वय: 52 स्वाक्षरी		

वरील दस्तऐवज करून देणारा (पत्रकार) बंधीसपत्र चा दस्त ऐवज करून दिव्याचे कबूल करतात.
शिक्का क्र. 3 मी नेळ: 30 / 04 / 2024 04 : 41 : 12 PM

शेळय:-
खार्चीन दस्तऐवज करून दिव्याचे कबूल करीत व दस्तऐवज करून देणा-याला व्यक्तीस: शेळयतान, च त्यांची शेळय पटवितान

क्र.सं.	पत्रकाराचे नाव व पत्ता	द्वाराचित्र	दस्ता प्रमाणित
1	नाव: त्रिनेश मिंग वय: 40 पत्ता: डोबिबनी प पिन कोड: 421202	स्वाक्षरी 	
2	नाव: हरिश्चंद्र बडवले - वय: 40 पत्ता: डोबिबनी प पिन कोड: 421202	स्वाक्षरी 	

शिक्का क्र. 4 मी नेळ: 30 / 04 / 2024 04 : 42 : 21 PM

शिक्का क्र. 5 मी नेळ: 30 / 04 / 2024 04 : 43 : 05 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NAVIN KAMILAPRASAD SINGH	eChallan	00040572024042994236	MH001183409202425M	83300.00	SD	0000788721202425	30/04/2024
2		DHC		0424258111318	700	RF	0424258111318D	30/04/2024
3	NAVIN KAMILAPRASAD SINGH	eChallan		MH001183409202425M	200	RF	0000788721202425	30/04/2024

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

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क्र. 6274 मध्ये 35 पाने आहेत
पुस्तक क्रमांक 9 वर नोंदला
दिनांक 20/08/2028



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सह.दुय्यम निबंधक वर्ग-2, कल्याण-3

दादाचे नाव : गं.भा.पाथर्ती

(1) विनिवाचा प्रकार	वडीलपत्र
(2) मोत (रु.)	0
(3) मालकी क्रमांक (पत्र क्रमांक) व नोंदणी क्रमांक (आवकरी देत असल्यास नोंदणी क्रमांक)	4135500
(4) पुरावापत्र, पोटशिक्का व अडक्यांक (असल्यास)	1) पाथिर्वेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: सीडे मंत्रबंधन पाथर्ती, ता. कल्याण, जि. ठाणे येथील निवासी शेव. एम. जय. वी. सी., डोंबिवली मधील प्लॉट नं. ४२, एम. ५४ वा मिळकतीवर्गीत खोब पॅराटाईज वा इमारतीतील मदतिका क्र. 102, ए विंग, पहिला मजला, क्षेत्र 91.43 चौ.मी. (वांघीव)/वायपेट/वा मिळकतीवर्गीत निवून देणार यांचा वडीलपत्राने दिलेला अविभाज्य हिस्सा (म्हणजेच 50 टक्के हिस्सा यांचे क्षेत्र 45.715 चौ.मी.) (Block Number : ए/102 ;)
(5) क्षेत्रफळ	1) 91.43 चौ.मीटर
(6) आवकरी किंवा नुदी देण्यात येताना वेव्हार	
(7) दस्तऐवज करून देणाऱ्या/विहीन देणाऱ्या पत्रकाराने नाव किंवा दिवाणी न्यायालयाचा हस्तगतता किंवा आदेश करून घेतला, प्रतिवादिचे नाव व पत्ता.	1) नाव: नविन कमलाप्रसाद सिंग बय:-52; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: रा.सी-7, पहिला मजला, निरुधी बान्नाजी को.हो.सो.लि., एम.जी.रोड, विष्णु नगर, डोंबिवली प., ता. कल्याण, जि. ठाणे , ब्लॉक नं. , रोड नं. , महाराष्ट्र, राष्ट्रे. पिन कोड:-421202 पॅन नं:-ACTPS9759D
(8) दस्तऐवज करून देणाऱ्या पत्रकाराने व किंवा दिवाणी न्यायालयाचा हुकूमामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव: रेखा नविन सिंग बय:-47; पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: रा.सी-7, पहिला मजला, निरुधी बान्नाजी को.हो.सो.लि., एम.जी.रोड, विष्णु नगर, डोंबिवली प., ता. कल्याण, जि. ठाणे , ब्लॉक नं. , रोड नं. , महाराष्ट्र, राष्ट्रे. पिन कोड:-421202 पॅन नं:-BDYPS6689D
(9) दस्तऐवज करून देणाऱ्या दिनांक	30/04/2024
(10) रस्त नोंदणी क्रमांक किंवा नोंदणी	30/04/2024
(11) अनुक्रमांक, बँट व पत्र	6274/2024
(12) वाजारावापराचे मुद्रांक शुल्क	83300
(13) वाजारावापराचे नोंदणी शुल्क	200
(14) वेना	



(Handwritten Signature)
साह. दुय्यम निबंधक वर्ग २ कल्याण क्र.३

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