

NIRAJ CITY PHASE - II A&B WING CO. OP. HSG. SCO. LTD.

TNA/KLN/HSG/(TC)/33207/2020-21/YEAR-2020
NEAR GODREJ PARK & K.D. RESIDENCY HOTEL,
KALYAN (W) - 421 301.

PERIOD 01/04/2024 To 30/04/2024

B Wing/Flat No.503

BILL NO : 39

BILL DATE : 01/04/2024

DUE DATE : 15/04/2024

NAME : SHREE SAMARTH DEVELOPERS

1). WATCHMAN SERVICE	300.00
2). SWEEPER SERVICE	66.00
3). LIGHT BILL	409.00
4). SOLAR SERVICE	25.00
5). LIFT SERVICE	38.00
6). WATER CHARGES	202.00
7). SINKING FUND	41.00
8). CAMERA / CCTV SERVICE	19.00

TOTAL : 1,100.00

Arrears Amount 61,500.00

Balance Penalty Amt of Last Bill 2,095.00

Curr. Penalty 21% p.a. on Arrears 1,076.00

(Rupees Sixty Five Thousand Seven Hundred Seventy One Only)

GRAND TOTAL PAYABLE 65,771.00

NOTES :

- 1) All Cheques To be Drawn in favour of "NIRAJ CITY PHASE 2 B WING CO-OP. HSG. SOC. LTD."
- 2) IFSC CODE. : BARB0VJKALY & ACCOUNT NO. : 76460100006594.
- 3) Payment should be made strictly by CHEQUE & NEFT Only.
- 4) Please Pay By Cheque & Online on or Before 15th Every Month.
- 5) Interest will be charges @21% on outstanding amount.
- 6) If there is any mistake, suggestion in above bill kindly inform the Committee.
- 7) This is a Computer Generated Bill & Receipt hence does not Require Signature.





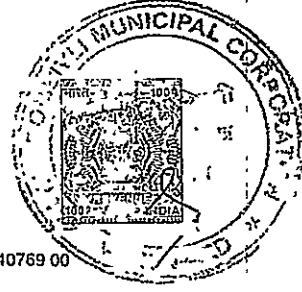


कल्याण डोंबिवली महानगरपालिका
पावती

पावती क्रमांक AS473752 पावती दिनांक 23/03/2024 11,41 लेखाशीर्षक Receipt for Property Tax Bill Payment सुविधा केंद्र CFC@BW/233 खिडकी सदर क्र. CCO-BW-04/31
कडून प्राप्त USHA HANUMANTRAO KUMBHAR
विवरण Property No B05017237700 / 503
सदनिका SHREE SAMARTH DEVELOPERS
धारकाचे नाव

प्रदानाचा प्रकार रक्कम वक्राचे नाव धनादेश क्रमांक धनादेश दिनांक खाते क्रमांक
Cash 51620 00

विल क्रमांक	विल दिनांक	विल काळावधी	विलाचा तपशील	देय रक्कम	प्राप्त रक्कम
365638	31/03/2017	22/06/2016 to	General Tax	13926 00	13926 00
189062	26/05/2017	31/03/2017	Road Tax	4557 00	4557 00
278117	27/05/2018	01/04/2017 to	Conservancy tax	1019 00	1019 00
21074	21/05/2019	31/03/2018	Water Supply Benefit Tax	6330 00	6330 00
194879	09/05/2020	01/04/2018 to	Conservancy Benefit Tax	5319 00	5319 00
95994	01/05/2021	31/03/2019	Kalyan MG Edn Tax	1524 00	1524 00
76692	12/04/2022	01/04/2019 to	Tree Tax	514 00	514 00
45600	02/05/2023	31/03/2020	Education Cess(Residential)	3041 00	3041 00
		01/04/2020 to	Penal Interest	54359 00	13590 00
		31/03/2021	SWM Charges	1800 00	1800 00
		01/04/2021 to			
		31/03/2022			
		01/04/2022 to	Abhay Yojana Interest Waive Amount Rs 40769 00		
		31/03/2023			
		01/04/2023 to			
		31/03/2024			
				एकूण 92389.00	51620 00



रुपये : Fifty One Thousand Six Hundred Twenty Rupees Only

टिप- पावतीमध्ये कोणत्याही प्रकारचे बदल असल्यास २४ तासांच्या आत नागरी सुविधा केंद्रामध्ये सर्क साधावा अन्यथा कुठल्याही तक्रारीची दखल घेतली जाणार नाही.

CFC@BW/233 / CCO-EW-04/31 / Santosh Pandur Kale / 23/03/2024 11 41

स्वाक्षरी

करांचे विल वर्ष - 2023-2024

क्लस्टर क्र.

B

05

15

दिनांक 01/04/2023

ते दिनांक 31/03/2024

(महाराष्ट्र महानगरपालिका अधिनियम अनुसूचीतील प्रकरण ८ नियम ३९ अन्वये)

विल क्र. : 45600

प्रभाग क्र. : B

मालमत्ता क्र. : B05017237700

खोली क्र. : 503

मिळकत धारकाचे नाव : SHREE SAMARTH DEVELOPERS

दिनांक : 02-May-2023

विभाग क्र. : 05

एकूण क्षेत्रफळ (Sq. M) : 37.67

वापराचा प्रकार : Residential

मालमत्तेचा प्रकार : Building

पत्ता : BALIRAM BUILDING, NIRAJ CITY, PHAGE II, B WING, BARAVE KALYAN (WEST)

वार्षिक निवासी : 6510

करगोदरे विग्न निवासी : 0

मूल्यकर एकूण : 6510

अ.क्र.	कराचे तपशील	करदर %	मागील वर्षी	01.04.2023 ते 30.09.2023	01.10.2023 ते 31.03.2024	एकूण रक्कम
			रु	प्रथम सहामाही	द्वितीय सहामाही	रु
1	General Tax	27.5	12135.00	895.50	895.50	13926.00
2	Road Tax	9.0	3971.00	293.00	293.00	4557.00
3	Conservancy tax	2.0	888.00	65.50	65.50	1019.00
4	Water Supply Benefit Tax	12.5	5516.00	407.00	407.00	6330.00
5	Conservancy Benefit Tax	10.5	4635.00	342.00	342.00	5319.00
6	Kalyan M.C. Edn Tax	3.0	1328.00	98.00	98.00	1524.00
7	Tree Tax	1.0	448.00	33.00	33.00	514.00
8	Education Cess (Residential)	6.0	2650.00	195.50	195.50	3041.00
9	Penal Interest	0.02	37426.00	0.00	0.00	37426.00
10	SWM Charges	0.0	1200.00	300.00	300.00	1800.00
	एकूण रुपये		70197.00	2629.50	2629.50	75456.00
	एकूण जमा रुपये					0
	एकूण देय रक्कम					75456.00
	अंतिम देय दिनांक			दि. 01.08.2023	दि. 31.12.2023	
	दरमहा 2 टक्के व्याज आकारले जाणारे असल्याने प्रत्यक्ष भरणा करत वेळी रक्कमेत वाढ होण्याची शक्यता आहे अक्षरी रुपये :					

sd/-

उप- आयुक्त (कर)

कल्याण-डोंबिवली महानगरपालिका, कल्याण.

(सुचना मागील पानावर नमुद केलेल्या आहेत) चुकभूल द्यावी घ्यावी

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BILL NO (GGN) 000002362366998

ग्राहक क्रमांक : 020260400127 मोबाईल/ईमेल : 98xxxxxx50

USHA HANUMANTRAO KUMBHAR
NIRAJ CITY F NO B-502, NR GODREJ PARK BARAVE GAON 421301

GSTIN 27AAECM2933K1ZB

दिवस दिनांक : 16-03-2024
दिवस रक्कम रु : 1030 00

दिवस दिनांक : 05-04-2024
या तारखे नंतर : 1050.00

बिलिंग युनिट : 4168/KALYAN (W) S/DN-I/KALYAN (W)
दर संकेत ** : 90/LT I Res 1-Phase
पोल क्रमांक : 00000000
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 3/07/3626/6751/4168362
मिटर क्रमांक : 08203503336
रिडींग ग्रुप : K3

पुरवठा दिनांक : 12-06-2017
मंजूर भार : 1 00 KW
सुरक्षा ठेव जमा (रु) : 2160.00
चालू रिडिंग दिनांक : 11-03-2024
मागील रिडिंग दिनांक : 12-02-2024

भरल्यास
Scan this QR Code with BHIM App for
UPI Payment



QR कोडद्वारे भरणे केल्यास भरणे दिनांकानुसार लागू असलेली तत्पर देयक भरणे सुट किंवा विलंब भरणे पटील देयकात समाविष्ट करण्यात येईल.
मध्यवर्ती तक्रार निवारण केंद्र 24x7
1800-212-3435, 1800-233-3435, 1912, 19120


चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
7261	7148	1.00	113	0	113

Meter Status: Normal
Bill Period: 0.93/

फेब्रुवारी-2024	112
जानेवारी-2024	96
डिसेंबर-2023	111
नोव्हेंबर-2023	131
ऑक्टोबर-2023	109
सप्टेंबर-2023	114
ऑगस्ट-2023	101
जुल 2023	114
जून-2023	140
मे-2023	135
एप्रिल-2023	124

ग्राहकाच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे .

आम्ही येथेही उपलब्ध आहोत



महावितरण

छपील विला ऐवजी ई-विला साठी नोंदणी करा व प्रत्येक विलामागे 10 स्वयंघोषा गो-ग्रीन डिस्कमंडंट मिळवा. नोंदणी करण्यासाठी - <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छपील विलावर बरव्या बाजूला द्यावा कोणत्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणतः 11-04-2024 रोजी तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता युक्ति या असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या

ऑनलाइन फोटो सुविधा <https://vss.mahadiscom.in/vss> किंवा मोबाईल ॲप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाइन फोटो सुविधेचा अपलव करा आणि 0.25%(जास्तीत जास्त रु500)सवलत मिळवा सवलत प्रमाणासाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा *

वीज वापर

मार्च - 2023	92
मार्च - 2024	113

विशेष संदेश

* महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणे करताना संगणकीय त्रुटी किंवा अचूकतेच्या बाबतीत कोणत्याही प्रकारचा तक्रार घेतल्यास तो ग्राहकाच्या जबाबदारीत राईल. हस्तलिखित पावती स्विकारू नये.
गैरसोय टाळण्यास ऑनलाईन भरणे सुविधेचा पर्याय वापरावा.

मूल से प्रमाणित/VERIFIED WITH ORIGINAL
संकेत भारतीय स्टेट बँक/POB Adharwadi Br. (17460)
शाखा प्रबन्धक/BRANCH MANAGER SANDEEP LOHAKARE
प्रीवीवी आधारवाडी शाखा/PBB Adharwadi Br. (17460) BRANCH MANAGER
P.F. :- 6409407

लोक सक्षमीकरण प्लॅटफॉर्म
Axis My India ने Google सह भागीदारीची घोषणा केली
लोक सक्षमीकरण प्लॅटफॉर्म तयार करण्यासाठी
9326508274 वर 'OPINION' व्हाट्सअपपु करा किंवा ॲप डाऊनलोड करा

QR कोड स्कॅन करा ॲप डाऊनलोड करा
App मध्ये सर्व भूत आणि आकषक वरील लिंक

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स्थळप्रत बिलिंग युनिट : 4168	ग्राहक क्रमांक : 020260400127	पी. सी. .K3	दर . 90	या तारखे पर्यंत भरल्यास	26-03-2024	Rs 1030 00
अतिम तारीख	05-04-2024			या तारखे नंतर भरल्यास	05-04-2024	Rs 1050 00

बँकेची स्थळप्रत
बिलिंग युनिट : 4168 ग्राहक क्रमांक : 020260400127
41683020260400127050420240000010300020002603240000
डिटिती क्र. 4168362
पी. सी. K3 दर 90

अतिम तारीख	05-04-2024	Rs 1030 00
या तारखे पर्यंत भरल्यास	26-03-2024	Rs. 1030 00
या तारखे नंतर भरल्यास	05-04-2024	Rs 1050 00



U.H. Kumbhar



03/12/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

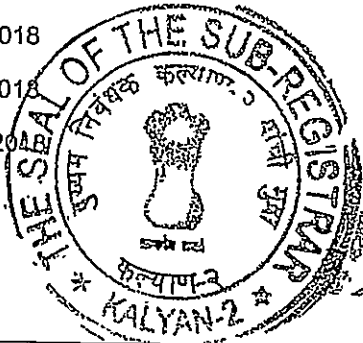
दस्त क्रमांक : 14250/2018

नोंदणी :

Regn:63m

गावाचे नाव : बारावे

(1)विलेखाचा प्रकार	करारनामा
(2)मोवदला	4000000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3414000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: , इतर माहिती: मीजे बारावे येथील सर्व्हे नं 55 हिस्सा नं 6 या मिळकती वरील निरज सिटी फेस 2 विल्डिंग/कॉम्प्लेक्स मधील सदनिका नं 502 पाचवा मजला वी विंग क्षेत्र 531.00 चौरस फुट कारपेट+ 50.00 चौरस फुट(ओपन टेरेस)((Survey Number : सर्व्हे नं 55 हिस्सा नं 6))
(5) क्षेत्रफळ	1) 581.00 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनिल कुमार वी सिंह वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-4 704 मंगेशी सहारा माधव कुंज चिकणघर छत्री बंगल्याजवळ कल्याण वेस्ट, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AGCPB5399R 2): नाव:-ऊर्मिला देवी अनिल सिंह वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-4 704 मंगेशी सहारा माधव कुंज चिकणघर छत्री बंगल्याजवळ कल्याण वेस्ट, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-GKVPS4311B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-उषा हनुमंतराव कुंभार वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 398 ए वारणा निवास शिवाजी नगर साईबाबा मंदिरा समोर घोडबंदर रोड चितळसार मानपाडा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BAQPK2306E 2): नाव:-हनुमंतराव आकाराम कुंभार वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 398 ए वारणा निवास शिवाजी नगर साईबाबा मंदिरा समोर घोडबंदर रोड चितळसार मानपाडा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-ACOPK9785E
(9) दस्तऐवज करून दिल्याचा दिनांक	03/12/2018
(10)दस्त नोंदणी केल्याचा दिनांक	03/12/2018
(11)अनुक्रमांक,खंड व पृष्ठ	14250/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	240000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



सह दुय्यम निबंधक वर्ग-२
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

मूल से प्रमाणित/VERIFIED WITH ORIGINAL
तर्फे भारतीय स्टेट बँक/For State Bank of India

शाखा प्रबंधक/BRANCH MANAGER
पीवीपी आहारवाडी शाखा/PBB Adharvadi Br. (17460)
BRANCH MANAGER
P.F. 109407

Ambarish





Shree Samarth Developers

Mob.: 9137814390

Add: office No. 103, Niraj Park, Bldg No. 5, Wayale Nagar, Khadakpada, Kalyan (W) - 421301

Ref. No.

Date

Date: 30/04/2024

To

Mrs. Usha Hanumantrao Kumbhar &

Mr. Hanumantrao Akaram Kumbhar

Sub: Demand Letter.

I Paresh K. Jadhav Partner of Shree Samarth Developers certifies that To Mrs. Usha Hanumantrao Kumbhar & Mr. Hanumantrao Akaram Kumbhar Has purchased Flat No. 503, Fifth Floor, at Niraj City ph II, Wing 'B'. The total cost of flat is Rs.15,00,000/- (Rupees Fifteen Lakhs Only) so as per the progress of work the 100% work is completed, the Balance amount is paid by you is Rs.12,00,000/- (Rupees Twelve Lakhs Only) is hereby requested to pay in the name of Shree Samarth Developers, Bank of Baroda, Khadakpada Branch, Current Account No. 34910200000001, Bank I.F.S.C. Code :- BARBOKHADAK

So we hereby request you to make the payment of the same as early as possible i.e. within 30 days from the receipt of this letter. Otherwise, interest for delayed payment will be charged @ 24% p.a.

Yours faithfully,

For Shree Samarth Developers

Partner



Mob.: 9137814390

Shree Samarth Developers

Add: office No. 103, Niraj Park, Bldg No. 5, Wayale Nagar, Khadakpada, Kalyan (W) - 421301

To: Ref. No:
The Assistant General Manager
State Bank of India
RACPC; KALYAN

Date: _____

Dear Sir,

I/We, Shree Samarth Developers, and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to Mrs. Usha Hanumantrao Kumbhar & Mr Hanumantrao Akaram Kumbhar herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 20/04/2024 (herein after referred to as the "Sale document")

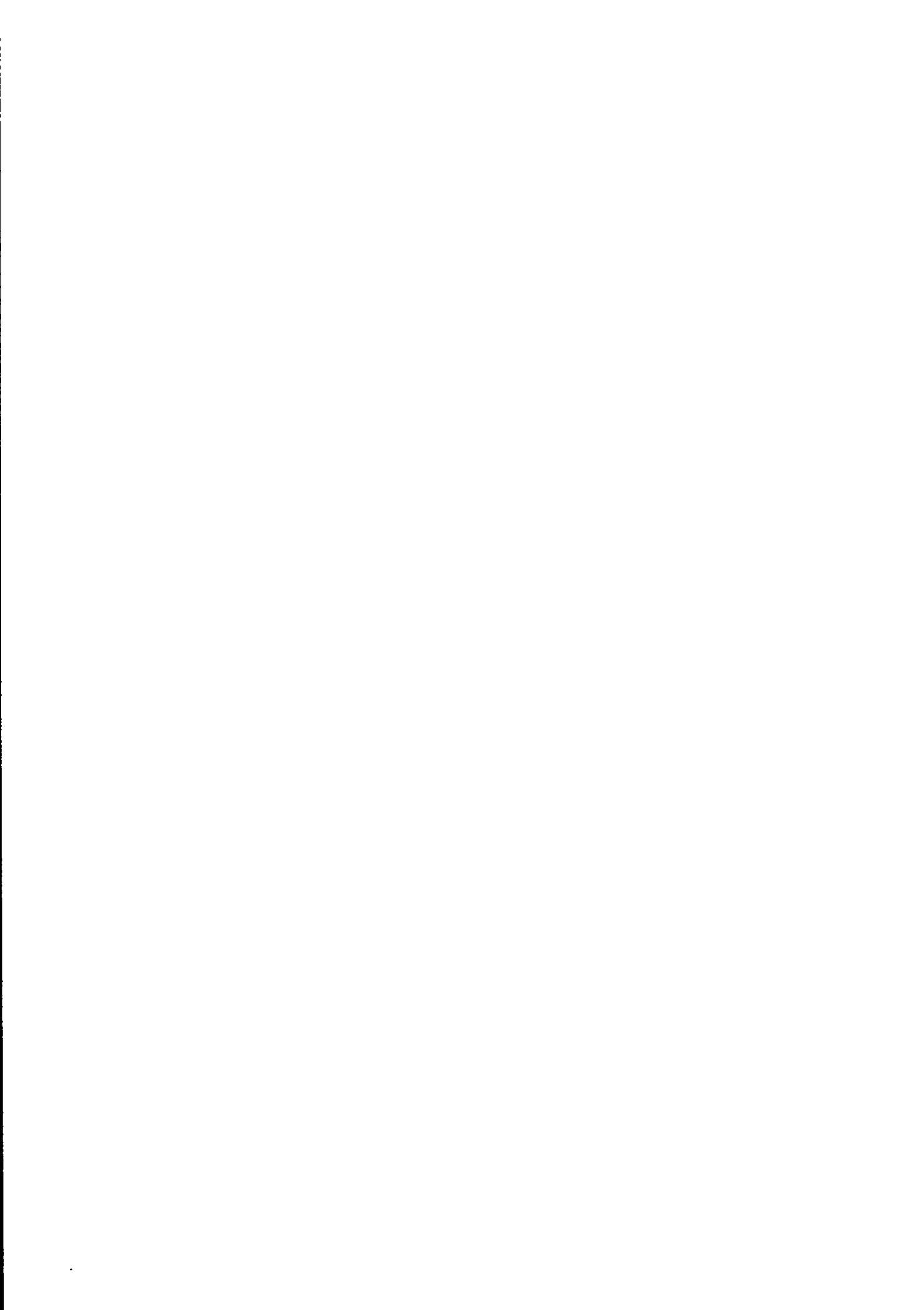
Description of the property:	
Flat No./ House No.	503
Building No./Name	Niraj City Ph II, Wing- B
Plot No.	Sr No. 55, H. No. 6
Street No./Name	
Locality Name	Behind Godrej Park
Area Name	Barave Gaon
City Name	Kalyan
Pin Code	421301

2. That the total consideration for this transaction is Rs. 15,00,000/- (Rs. Fifteen Lakh only) towards sale document.

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

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

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.





Shree Samarth Developers

Mob.: 9137814390

Add: office No. 103, Niraj Park, Bldg. No. 5, Wayale Nagar, Khadakpada, Kalyan (W) - 421301

Ref. No. _____

Date _____

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

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

8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring "Shree Samarth Developers, Bank Of Baroda

Khadakpada Branch, Account No. 3491020000001, Bank I.F.S.C. Code:

BARBOKHADAK."

9. In case of cancellation of the sale agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C "Mrs. Usha Hanumantrao Kumbhar & Mr Hanumantrao Akaram Kumbhar", and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide _____ (description of document of delegation of authority to the signatory.)

Yours faithfully,

P. K. Shree Samarth Developers

Partner

Authorized Signatory
Name - Paresh K. Jadhav
Designation - Partner
Place - Kalyan
Date - 30/04/2024

Shree Samarth Developers

Shop No. 6; R. P. Road, Near Manovi City, Kalyan (W) - 421301, Tel: 0251-2314741

No. 173

Date: 28/03/2024

RECEIVED with Thanks from H. G. Umant Rao Kumbhar

the sum of Rupees Three Lakhs Only

by cheque/cash 271281 in part/Full Payment on A/c of the Booking of Ownership

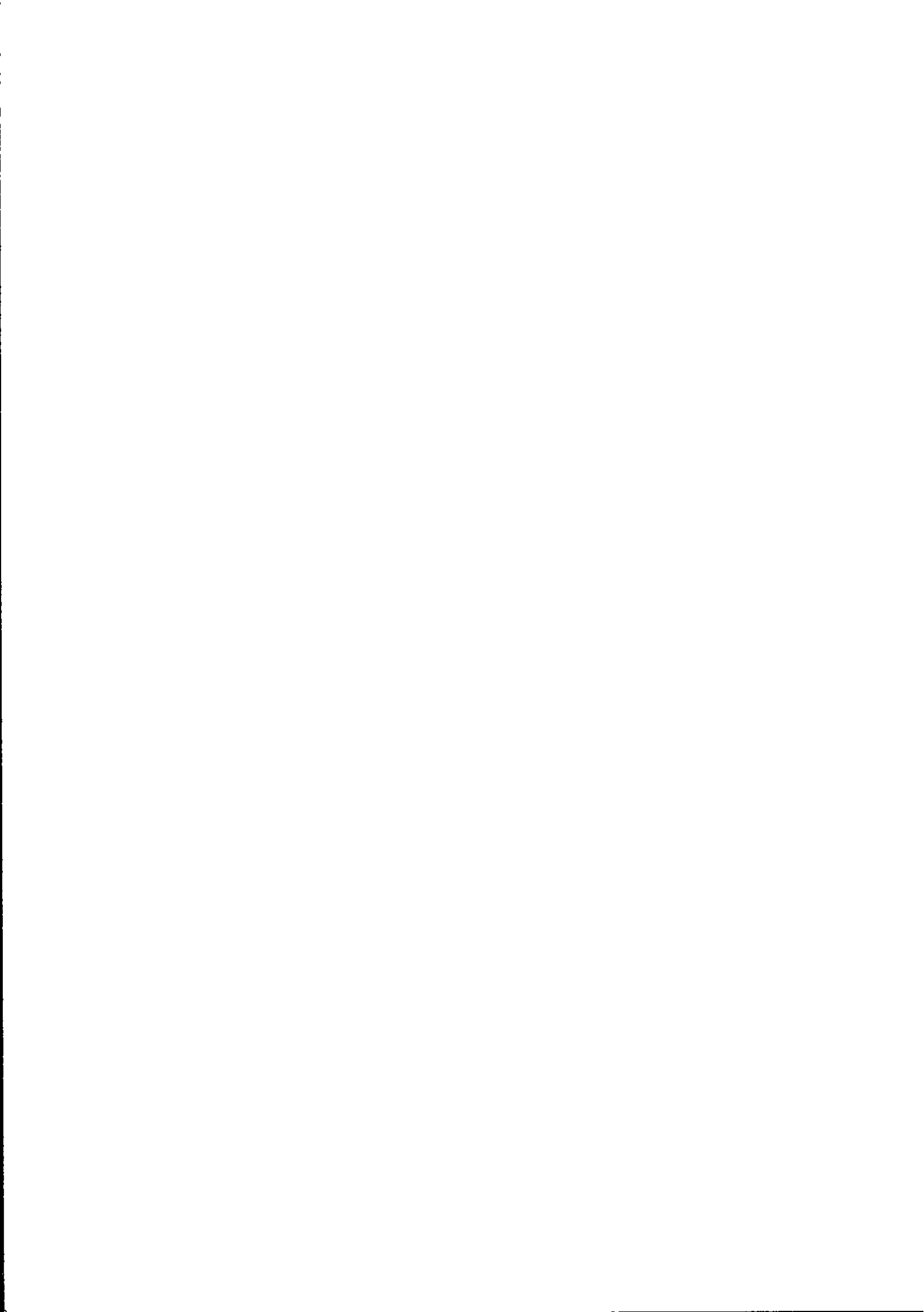
Flat No 503 in Niraj City Ph-I Bldg No./Wing B Wing

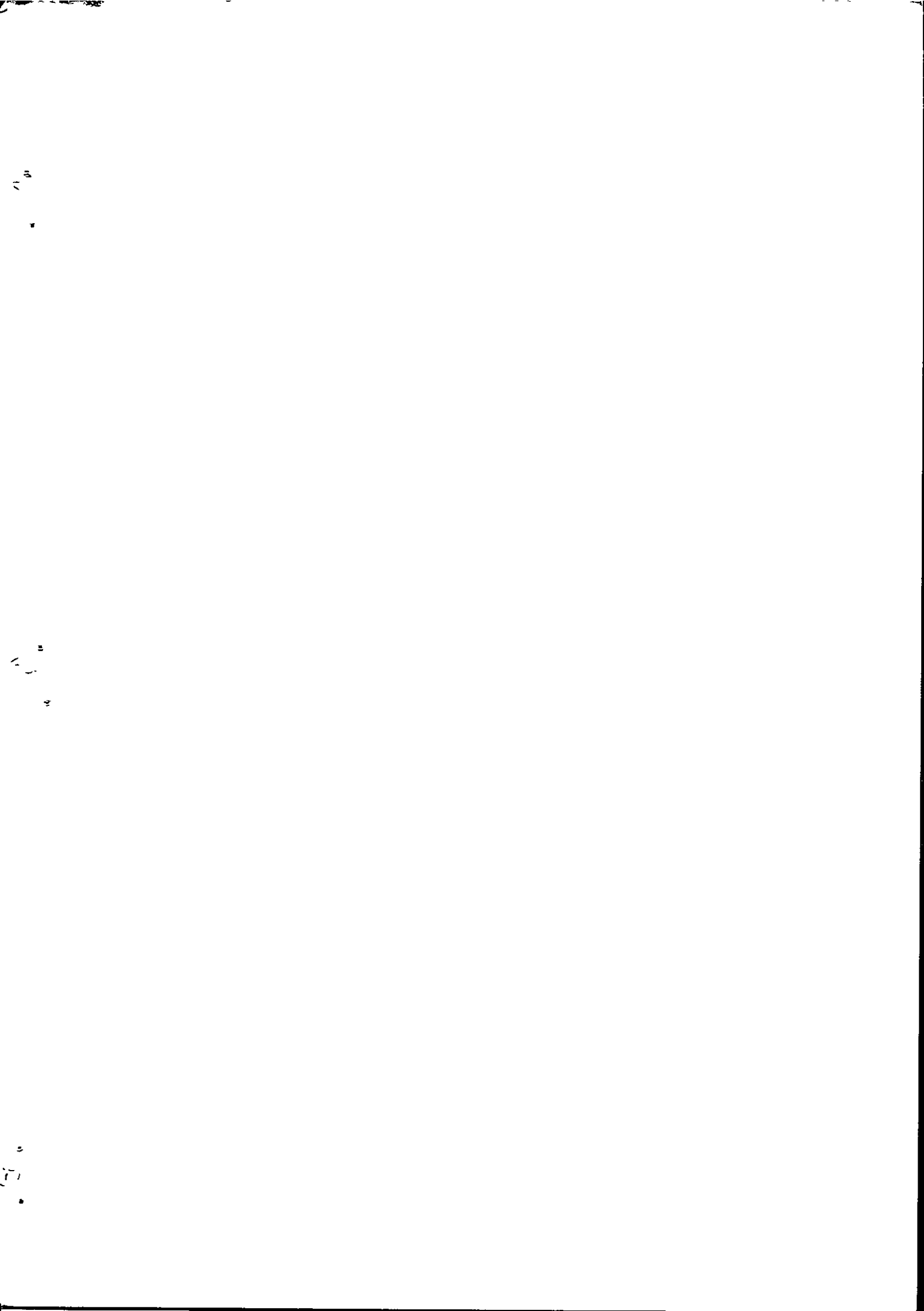
bearing survey No 55/6 Kalyan, Dist. Thane 421301



For Shree Samarth Developers

Signature





2

3

4

70/4970

पावती

Original/Duplicate

Saturday, April 20, 2024

नोंदणी क्र 39म

6.04 PM

Regn. 39M

पावती क्र.: 5869 दिनांक. 20/04/2024

गावाचे नाव: वारावे

दस्तऐवजाचा अनुक्रमांक: कलन1-4970-2024

दस्तऐवजाचा प्रकार करारनामा

मादर करणाऱ्याचे नाव: उषा हनुमंतराव कुंभार --

नोंदणी फी

₹. 19370.00

दस्त हाताळणी फी

₹. 900.00

पृष्ठांची संख्या: 45

एकूण:

₹. 20270.00

आपणाम मूळ दस्त, श्रवनेल प्रिट, मुची-७ अदाजे

6:23 PM ह्या वेळेस मिळेल.

Sub Registrar Kalyan 1

सह. दुय्यम निबंधक वार्ड
कल्याण क्र. १

वाजार मूल्य ₹ 1937000/-

मोवदना ₹ 1500000/-

भरलेले मुद्रांक शुल्क ₹ 135600/-

1) देयकाचा प्रकार. DHC रकम ₹ 900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424198415370 दिनांक. 20/04/2024

विक्रेतेचे नाव व पत्ता

2) देयकाचा प्रकार. eChallan रकम. ₹.4370/-

डीडी/धनादेश/पे ऑर्डर क्रमांक. MH000923181202425E दिनांक. 20/04/2024

विक्रेतेचे नाव व पत्ता.

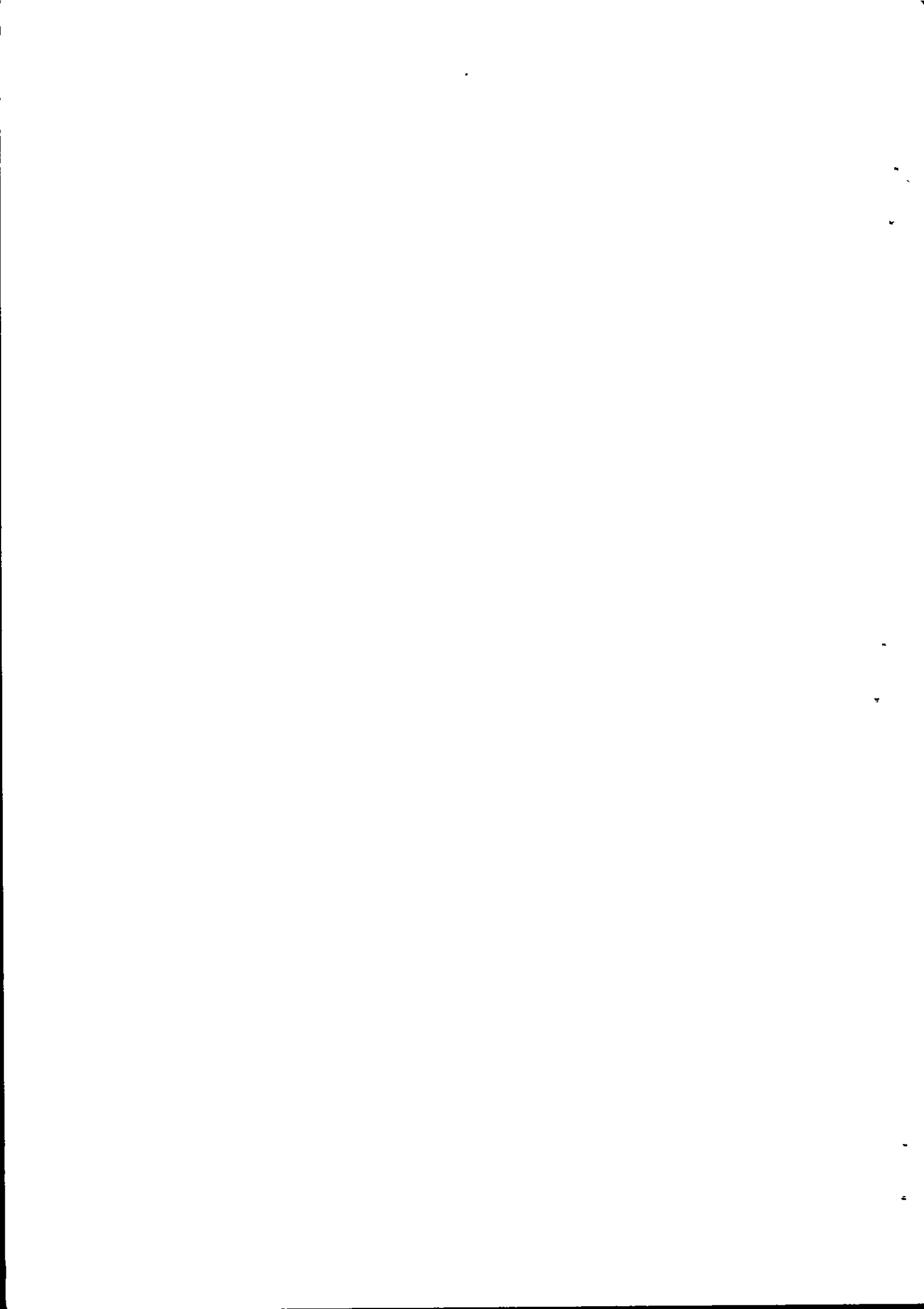
3) देयकाचा प्रकार. eChallan रकम ₹.15000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000543693202425E दिनांक: 20/04/2024

विक्रेतेचे नाव व पत्ता

मूळ दस्तऐवज परत मिळाला.

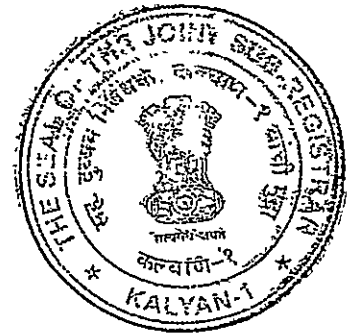
U. H. Kumbhar

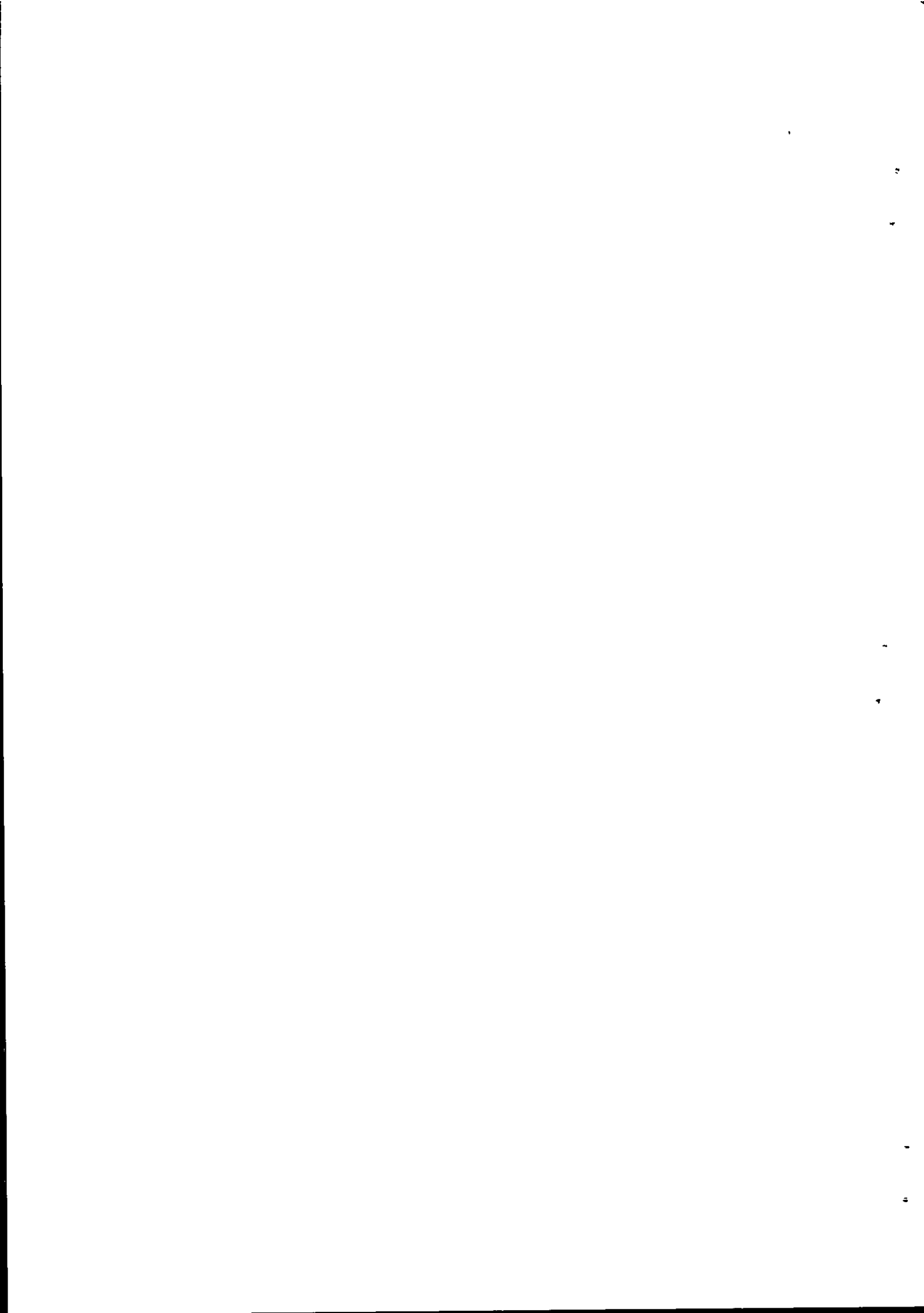


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	20240420954	20 April 2024 04:58:07 PM कलन1				
मूल्यांकनाचे वर्ष	2024					
जिल्हा	ठाणे					
मूल्य विभाग	तालुका कल्याण					
उप मूल्य विभाग	17/60 - विभाग 8ब बारावे या गावातील सर्व मिळकत					
क्षेत्राचे नाव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर , न भू क्रमांक	सर्व्हे नंबर#55			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	
22600	67700	77800	84700	77800	मोजमापनाचे एकक चौ मीटर	
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)- बांधकामाचे वर्गीकरण- उद्घवाहन सुविधा -	27 247चौ मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे तय - मजला -	निवासी सदनिका 0 10 2वर्षे 5th to 10th floor	मिळकतीचा प्रकार- बांधकामाचा दर- कार्पेट क्षेत्र-	बांधीव Rs 26620/- 24 77चौ मीटर
Sale Type - First Sale Sale/Re-sale of built up Property constructed after circular dt 02/01/2018						
मजला निहाय घट/वाढ		= 105 / 100 Apply to Rate= Rs 71085/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((71085-22600) * (100 / 100)) + 22600) = Rs 71085/-				
1) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 71085 * 27 247 = Rs 1936852 995/-				
Applicable Rules		= 3 9 18 19				
एकत्रित अंतिम मूल्य		मूल्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लग्न-गमनाची मूल्य (खुली बाळकणी) + वरील गळीचे मूल्य + बंधिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळघराचे मूल्य + इमारतीचा भाग घेऊन खुले जमीन मूल्य + बंधिस्त बाळकणी + रंगभंगल + वाहनतळ = A + B + C + D + E + F + G + H + I + J = 1936852 995 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs 1936853/- = २ एकोणवीस लाख छत्तीस हजार आठ शें त्रैपत्र /-				

Home Page

कलन - १	
दस्त क्र.	२६०० २०२४
१	२५





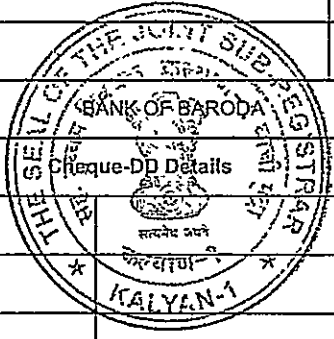


CHALLAN
MTR Form Number-6



GRN	MH000543693202425E	BARCODE	[Barcode]		Date	12/04/2024-14:08:36	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Registration Fee				
Office Name				KLN1_KALYAN NO 1 SUB REGISTRAR				
Location				THANE				
Year				2024-2025 One Time				
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				105000.00				
0030063301 Registration Fee				15000.00				
Payer Details				Full Name				
TAX ID / TAN (If Any)								
PAN No (If Applicable)				AAEFS4063P				
Premises/Building				Shree Samarth Developers				
Flat/Block No.				Flat No 503, Nijraj city Phase II, B Wing				
Road/Street				Behind Godrej park, Barave				
Area/Locality				Kalyan				
Town/City/District								
PIN				4 2 1 3 0 1				
Remarks (If Any)				PAN2=BAQPK2306E-SecondPartyName=Usha Hanumantrao Kumbhar-CA=1500000				
Amount In				One Lakh Twenty Thousand Rupees Only				
Words								
Total				1,20,000.00				
Payment Details				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN				
Cheque/DD No.				Ref. No. 02003942024041200850 1381293668				
Name of Bank				Bank Date				
Name of Branch				RBI Date 12/04/2024-14:10:09 Not Verified with RBI				
				Bank-Branch BANK OF BARODA				
				Scroll No. , Date Not Venfied with Scroll				

चलान - १
दस्तावेज क्र. २६०० २०२४
२ २४



Department ID :

Mobile No. : 9137814390

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

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

[Signature]

[Signature]
U.H. Kumbhar

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0424198415370	Date 19/04/2024
Received from SHREE SAMARTH DEVELOPERS , Mobile number 9137814390, an amount of Rs.900/-, 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 19/04/2024
Bank CIN 10004152024041913961	REF No. IGARDQMFM3
This is computer generated receipt, hence no signature is required.	

कलान - १	
रत म. २६०	२०२४
३	२४



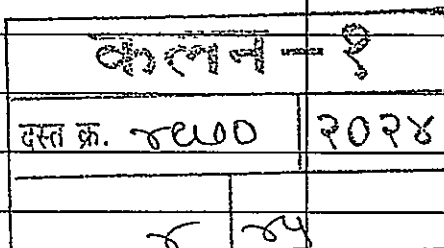
V.H. Kumbhar

[Handwritten signature]



CHALLAN
MTR Form Number-6



GRN	MH000923181202425E	BARCODE	[Barcode]		Date	20/04/2024-17:37:04	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR			Full Name	SHREE SAMARTH DEVELOPERS			
Location	THANE							
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 503 5TH FLR NIRAJ CITY PHASE II B			
Account Head Details			Amount In Rs.	Premises/Building	WING AREA 24.77 SQ MTRS CARPET			
0030046401	Stamp Duty		30600.00	Road/Street	BEHIND GODREJ PARK BARVE KALYAN WEST			
0030063301	Registration Fee		4370.00	Area/Locality	TALUKA KALYAN DIST THANE			
				Town/City/District				
				PIN	4	2	1	3 0 1
				Remarks (If Any)	SecondPartyName=USHA HANUMANTRAO KUMBHAR AND OTHER ONE-			
Total			970.00	Amount In Words	Thirty Four Thousand Nine Hundred Seventy Rupees Only			
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD No.	[Stamp]			Bank CIN	Ref. No.	00040572024042070716	IK0CSOGPN5	
	[Stamp]			Bank Date	RBI Date	20/04/2024-17:24:37	Not Verified with RBI	
Name of Bank	[Stamp]			Bank-Branch	STATE BANK OF INDIA			
Name of Branch	[Stamp]			Scroll No. , Date	Not Verified with Scroll			

Department ID.

Mobile No. : 9137814390

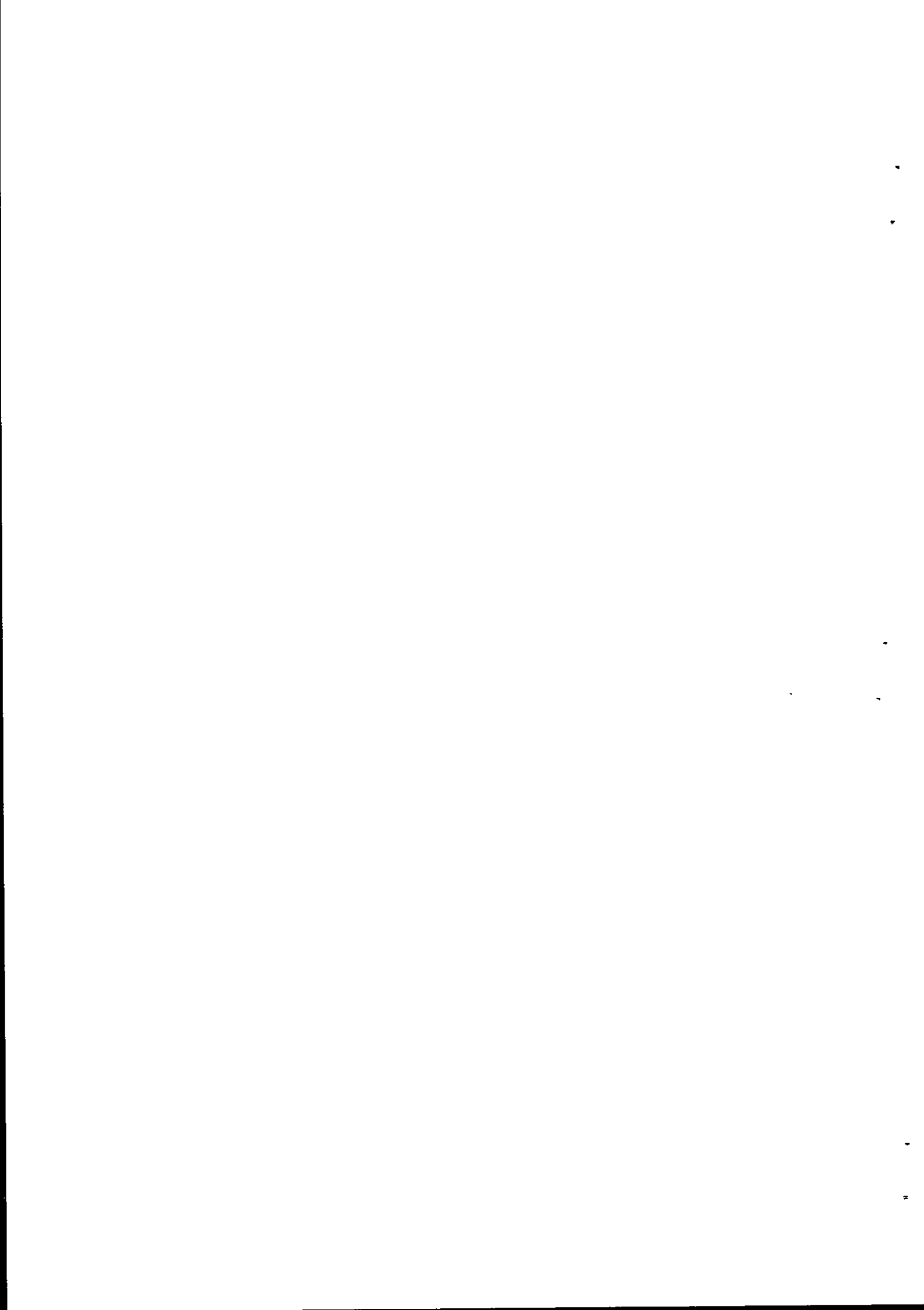
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

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



U.H. Kumbhar







CHALLAN
MTR Form Number-6



GRN	MH000543693202425E	BARCODE	[Barcode]			Date	12/04/2024-14 08 36	Form ID	25.2
Department Inspector General Of Registration					Payer Details				
Stamp Duty					TAX ID / TAN (If Any)				
Type of Payment Registration Fee					PAN No.(If Applicable) AAEFS4063P				
Office Name KLN1_KALYAN NO 1 SUB REGISTRAR					Full Name Shree Samarth Developers				
Location THANE									
Year 2024-2025 One Time					Flat/Block No. Flat No 503, Niraj city Phase II, B Wing				
Account Head Details			Amount In Rs.		Premises/Building				
0030046401	Stamp Duty		105000.00		Road/Street			Behind Godrej park, Barave	
0030063301	Registration Fee		15000.00		Area/Locality			Kalyan	
					Town/City/District				
[Stamp: चरम २]					PIN			4 2 1 3 0 1	
[Stamp: रु १२००००]					Remarks (If Any)				
[Stamp: १२००००.००]					PAN2=BAQPK2306E-SecondPartyName=Usha Hanumantrao				
[Stamp: १२००००.००]					Kumbhar-CA=1500000				
[Stamp: १२००००.००]					Amount In			One Lakh Twenty Thousand Rupees Only	
[Stamp: १२००००.००]					Words			1,20,000.00	
Payment Details					FOR USE IN RECEIVING BANK				
Cheque/DD No					Bank CIN		Ref No		02003942024041200850 1381293668
Name of Bank					Bank Date		RBI Date		12/04/2024-14 08.36 15/04/2024
Name of Branch					Bank-Branch			BANK OF BARODA	
					Scroll No , Date			1 , 15/04/2024	

Department ID: [Blank]
 NOTE.- This challan is valid for document to be registered in Sub Registrar office only Not valid for unregistered document. Mobile No 9137814390
 सदर चलन केवल दुय्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी व करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

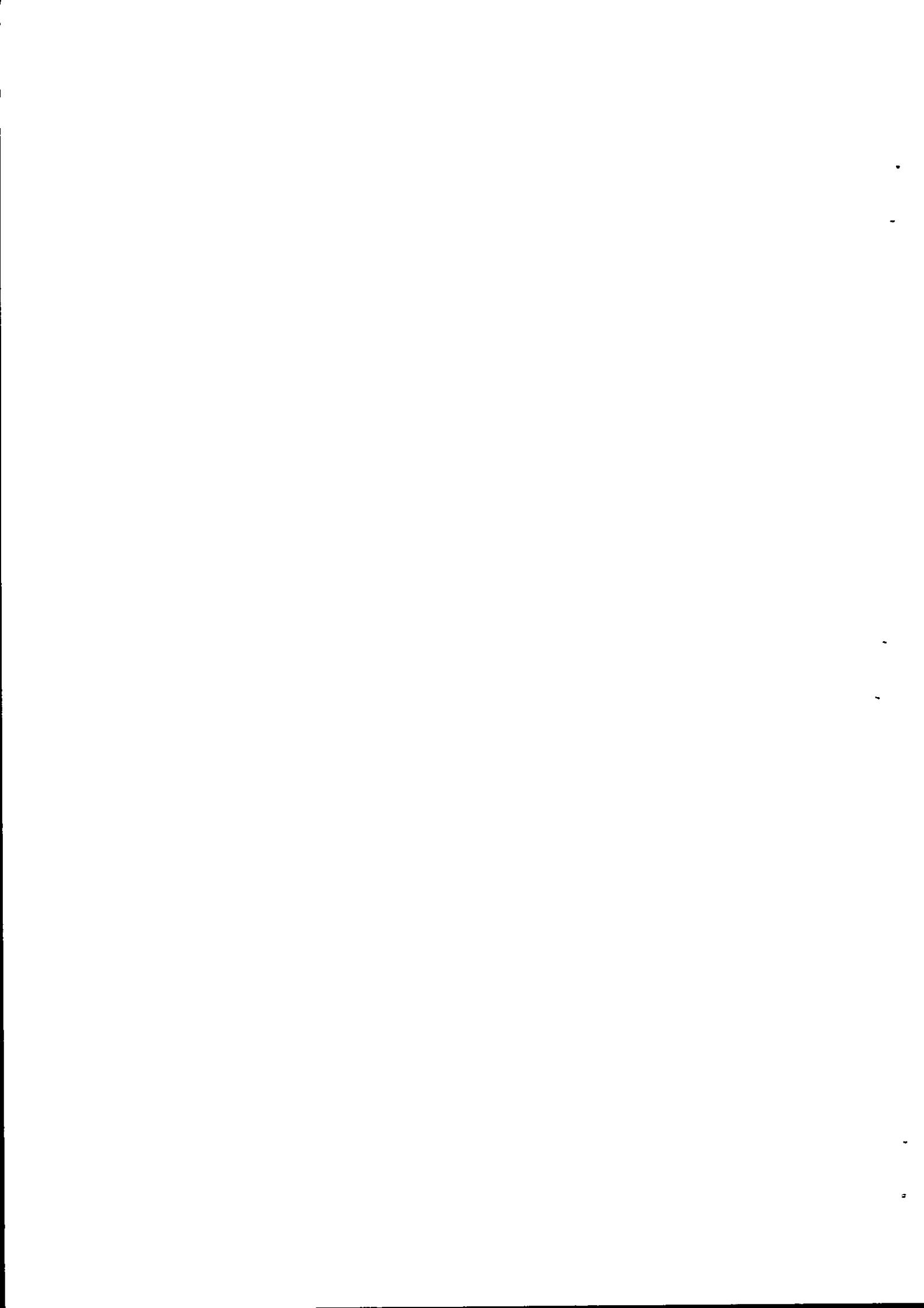
Validity unknown

Challan Defaced Details

Defaced by [Signature]
 DIRECTORATE OF ACCOUNTS
 AND TREASURES MUMBAI 02
 Date 2024/04/16 09:53 IST
 Reason: QRIS Security Document
 Location: India

Sr. No.	Remarks	Defacement No	Defacement Date	Userid	Defacement Amount
1	(IS)-70-4970	0000521808202425	20/04/2024-18 04.13	IGR124	15000 00
2	(IS)-70-4970	0000521808202425	20/04/2024-18 04 13	IGR124	105000 00
Total Defacement Amount					1,20,000.00

[Signature]
 [Signature]
 U.H. Kumbhar





CHALLAN
MTR Form Number-6



GRN	MH000923181202425E	BARCODE	[Barcode]		Date	20/04/2024-17.37 04	Form ID	25 2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR			Full Name	SHREE SAMARTH DEVELOPERS			
Location	THANE							
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 503 5TH FLR NIRAJ CITY PHASE II B			
Account Head Details			Amount In Rs.	Premises/Building	WING AREA 24 77 SQ MTRS CARPET			
0030046401	Stamp Duty		30600 00	Road/Street	BEHIND GODREJ PARK BARVE KALYAN WEST			
0030063301	Registration Fee		4370 00	Area/Locality	TALUKA KALYAN DIST THANE			
				Town/City/District				
				PIN	4	2	1	3 0 1
				Remarks (If Any)	SecondPartyName=USHA HANUMANTRAO KUMBHAR AND OTHER			
				ONE-				
				Amount In	Thirty Four Thousand Nine Hundred Seventy Rupees O			
			970.00	Words	nly			
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details	KALYAN-1			Bank CIN	Ref No	00040572024042070716 IK0CSO6PN6		
Cheque/DD No				Bank Date	RBI Date	20/04/2024-17 24 37	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No , Date	Not Verified with Scroll			

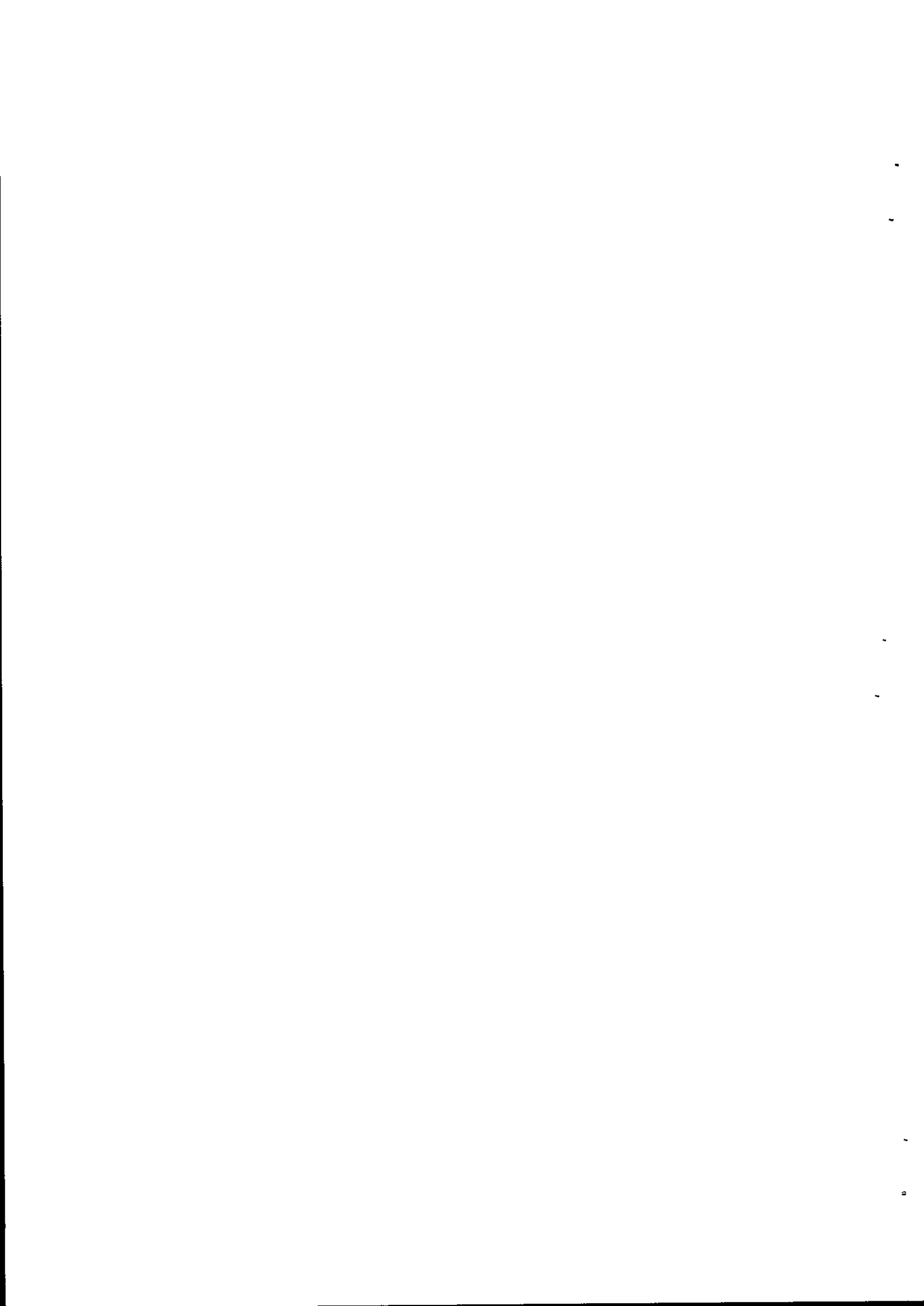
वस्त क्र. २६०० २०२४
₹ 34970.00
DEFACED
DEFACED

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 दस्तावेज निलयक कार्यालयत नोदणी करावयाच्या दस्तावेजादी लागू आहे. नोदणी व करावयाच्या दस्तावेजादी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-70-4970	0000521810202425	20/04/2024-18 04 20	IGR124	4370 00
2	(IS)-70-4970	0000521810202425	20/04/2024-18.04.20	IGR124	30600 00
Total Defacement Amount					34,970.00

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U.H. Kumbhar





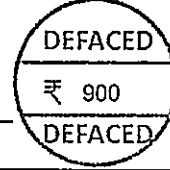
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0424198415370

Receipt Date 20/04/2024

Received from SHREE SAMARTH DEVELOPERS , Mobile number 9137814390, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 4970 dated 20/04/2024 at the Sub Registrar office S.R. Kalyan 1 of the District Thane.



Payment Details

Bank Name SBIN

Payment Date 19/04/2024

Bank CIN 10004152024041913961

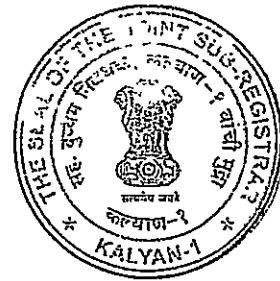
REF No. IGARDQMFM3

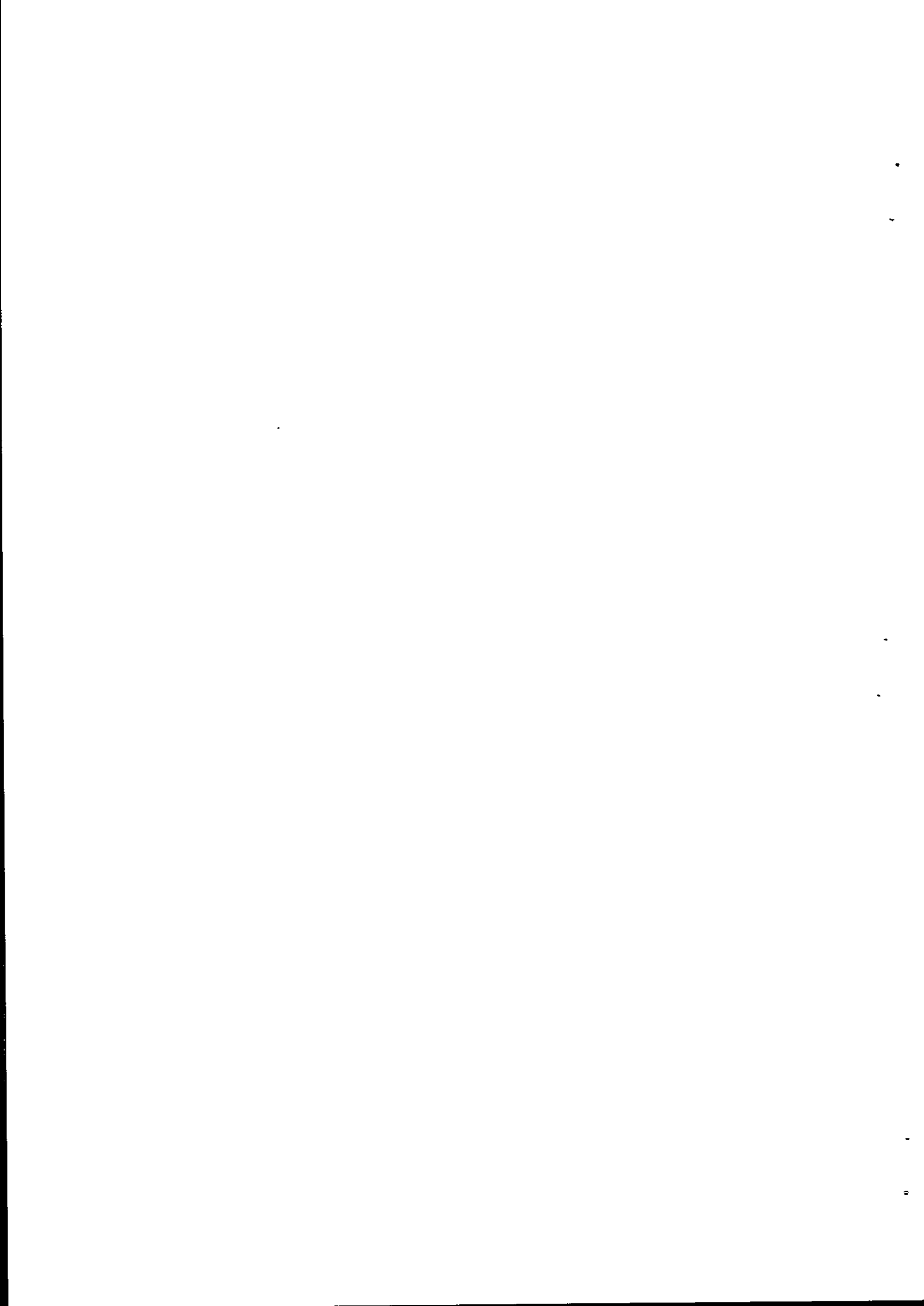
Deface No 0424198415370D

Deface Date 20/04/2024

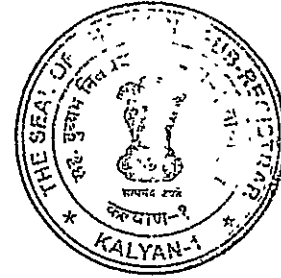
This is computer generated receipt, hence no signature is required

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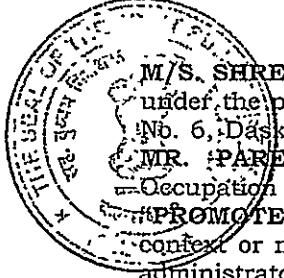
Ward No. : 8-B
 Village : Barave
 Flat Area : 24.77 sq.Mtrs. carpet
 Actual Value : Rs 15,00,000/-
 Market Value : Rs. 1937500 /-
 Flat/Unit 503 on Fifth Floor, in Wing B '
 In the Building Known as " Niraj City Phase II "

AGREEMENT FOR SALE
 THIS AGREEMENT MADE AT KALYAN
 ON THIS __ DAY OF ____
 BETWEEN



 U.H. Kumbhkar

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M/S. SHREE SAMARTH DEVELOPERS a partnership firm registered under the provision of Partnership Act 1932 having its office at Shop No. 6, Daskrupa Building, R.P. Road, Kalyan(w), Through its partner MR. PARESH KARBHARI JADHAV Aged : about 49 Years, Occupation : Business. Hereinafter called and referred to as the "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, and assigns) the PARTY OF THE FIRST PART.

A N D

Mrs. Usha Hanumantrao Kumbhar Aged 49 years (PAN: BQPK2306E) & Mr. Hanumantrao Akaram Kumbhar Aged 56 years (PAN : ACOPK9785E) year Residing at Niraj City, Ph II, B wing, Near Godrej Park, Barave, Kalyan (w)-421301, hereinafter called and referred to as the Purchaser/s (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS Shri Baliram Parsharam (Parshuram) Dhone and others are the owners of all those pieces and parcels of lands lying, being and situate at revenue Village Barave, Taluka Kalyan, District Thane bearing Survey No. 55, Hissa No. 6 area admersuring about 3880 sq. meters within the limits of Kalyan Dombivli Municipal Corporation in the Registration Sub District and Taluka of Kalyan and in the Registration District of Thane more particularly described in the First Schedule hereunder written and hereinafter referred to as "the Entire Property";

AND WHEREAS the said Shri Baliram Parsharam (Parshuram) Dhone had granted the development rights of the said property in favour of the Promoter herein and in pursuance thereof by and under Agreement for Sale cum Development dated 28/04/2005 registered at the office of Sub Registrar of Assurances at Kalyan under serial No.3134 dated 28/04/2005. Also granted the power of attorney in favour of the Promoter herein and the same is also registered at the office of Sub Registrar of Assurances at Kalyan under serial No. 342 dated 28/04/2005 for Transferred and assigned the Development rights in respect to said property to the said M/S SHREE SAMARTH DEVELOPERS namely the Promoter herein at and for the price/Consideration and on the terms and conditions therein mentioned and in pursuance thereof the said owners also executed the Power of Attorney in favour of the Promoter herein.

AND WHEREAS after said Agreement for Sale cum Development the First Part and Shri Baliram Parsharam (Parshuram) Dhone had registered Sale deed before Sub-Registrar of Assurance, Kalyan, bearing /registration No. 7020/2012 dated 17/09/2012 in the favour of Promoter and accordingly their names has been incorporated in the

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record of rights vide Mutation Entry No. 1267 Thus; the First Part became the owners of the said property.

AND WHEREAS the said property is converted to non-agricultural use under the permission granted by the Collector, Thane bearing No. Mahasul/K-1/T-7/NAP/SR-105/2011) on 21/07/2012 and Kalyan Dombivali Municipal Corporation has also granted the Building Commencement Certificate under No. KDMP /NRV /BP*/KV*/2012/13/167/202 dated 04/11/2015 AND WHEREAS in pursuance of the said permissions M/S SHREE SAMARTH DEVELOPERS a partnership, have commenced, carried out and completed the multi-storied building and further obtained the necessary occupation certificate from then KALYAN MUNICIPAL DOMBIVALI CORPORATION Vide their No. KDMP /NRV /CC /108 /22/06/2016

AND WHEREAS the Promoters herein are well and sufficiently entitled to develop the said property in terms of the sanction plans and permission as recited hereinabove and to sell and dispose off the flats and units in the building to be constructed on the said property.

AND WHEREAS in pursuance to the sanctioned plan the Promoters have commenced the construction work on the said property and further intend to amalgamate the said existing construction with the adjacent properties and carry out the scheme of construction,

AND WHEREAS as per the above recited agreements and permissions, the Promoter is entitled to develop the said property and carry out the construction of the proposed buildings at their own costs and expenses and to dispose of the residential flats / units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats / units.

AND WHEREAS the Purchaser has agreed to pay the sale price / consideration in respect of the flat / unit / Shop in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said scheme

AND WHEREAS this agreement is made in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed there under including the model form of Agreement prescribed therein

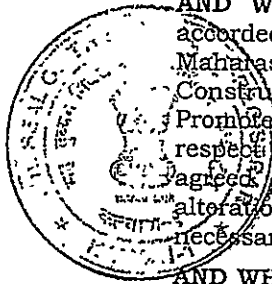
AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to sell, mortgage or create charge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

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

AND WHEREAS the Purchaser has accepted the title of the Owners to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove and the Promoter has brought to the knowledge of the purchaser herein and the Purchaser is aware that the Promoter during the course of completion of the entire scheme of construction will acquire staircase F.S.I., additional FSI / TDR as per the rules and regulations of the Municipal Corporation and will further avail, use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoter may deem fit and proper and further shall also acquire additional adjoining and adjacent land and carry out the development on said property as the Promoters may deem fit and proper and the Purchaser has accorded his / her express and irrevocable consent for the amalgamation of the said property with the adjoining land the construction of the entire scheme of construction

AND WHEREAS the Promoters have appointed Architect registered with the council of architects as their Architect and the Promoters have also appointed R.C.C. Consultant for the preparation of the structural designs and drawing of the building and the Promoters accept the professional supervision of the Architects and the R.C.C. Engineer till the completion of the building.

AND WHEREAS while granting the permission and sanctioned plans the Municipal / Planning Authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and upon due observance and performance of which only completion and/or occupation certificate in respect of the new building shall be granted by the concerned local authority.

AND WHEREAS the Promoters expressed their intention to dispose off the flats / units, Shop and garages etc., in the proposed building Scheme known as "NIRAJ CITY PHASE II".

AND WHEREAS prior to making offer as aforesaid as required by the provisions of the Maharashtra Cooperative Societies Act, 1960 (Maharashtra Act No XXIV of 1960) the Purchaser has made a declaration to the effect firstly that neither he the Purchaser nor the members of the family of the Purchaser own a tenement, house or building within the limits of the registration district and sub-registration district mentioned in the schedule hereunder appearing.

AND WHEREAS the Purchaser has examined and approved of the building and floor plans the nature and quality of construction fittings,

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fixtures, facilities and amenities provided / to be provided thereto as per the general specifications as well as the restricted and common facilities and amenities.

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

AND WHEREAS the list of amenities, copies of extracts of Certificate of Title issued by the Advocate of the Promoter to the said property, and the floor plan approved by the Municipal authority have been annexed hereto and marked as Annexures.

AND WHEREAS upon completion of the proposed development of the said property as stated above the Promoter has agreed to complete sell and cause to convey the said property so developed in favour of the cooperative society of all those several persons (including the purchaser herein) purchasing / acquiring the respective flats / units and garages etc., in the said new building as the nominees of the Promoters.

AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase acquire the said flats / units and garages etc., by becoming member / share holder / constituent of the proposed cooperative society and the Purchaser shall pay to the promoter of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) in respect of the said flat No 503 on 5th floor in 'B' Wing admeasuring 24.77 sq. Mtrs. carpet in the building known as "NIRAJ CITY PHASE II" allotted to the Purchaser and shown and marked accordingly on the floor plan annexed hereto.

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

1. THE Promoter shall construct the building on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser hereby gives consent.
2. THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) in respect of the said flat No 503 on 5th floor in 'B' Wing admeasuring 24.77 sq. Mtrs. carpet in the building known as "NIRAJ CITY PHASE II" and as shown on the floor plan thereof hereto annexed and marked as Annexure "C" (hereinafter referred to as "the said premises") for the consideration Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) and the Purchaser agrees to pay the above consideration to the Promoter in the following manner:-

P. Anand

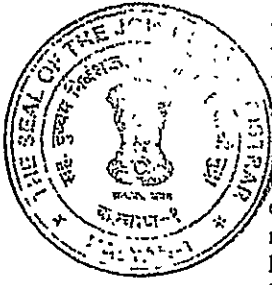
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a) Rs. 3,00,000/- (Rupees Three Lakhs Only) by chq no 271281, Dtd 21/3/2024/ Union bank paid on or before execution of this agreement.

b) And the balance amount of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) will be paid by cheque or loan from any financial institution within 45 days from the date of Registration of this Agreement or at the time of possession.


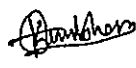
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3. THE Purchaser agrees and assures to pay Rs. _____/- on demand and/or prior to taking the possession of the said flat to the Promoter on account of legal charges, entrance fees and share capital, society formation charges, M.S.E.B. meter and deposits, water connection charges and balcony enclosing charges, transformer charges, solar charges bore well charges and other requisite and necessary charges.



It is hereby expressly agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be essence of contract. All the above respective payments shall be made within 7 days of the Sellers sending a notice to the Purchaser/s calling upon him/her to make payment of the same. Such notice is to be sent under certificate of posting at the address of the Purchaser/s mentioned above and this posting will be sufficient discharge to the Sellers.

4. The Promoter hereby agree 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.
5. The Promoter hereby declares that the Promoter herein intend to avail benefits and increases in Floor Space Index on the said property if permitted and approved by the Municipal authorities during the course of construction and shall have the maximum use, utilization and consumption of the potentiality thereby constructing additional flats/units and the Purchaser herein has granted his / her express and irrevocable consent for the same and the Purchaser herein along with the other purchasers in personal capacity or in the capacity as the member of the cooperative housing society or any corporate body as the case may be will not raise any objection / hindrance and will render sincere cooperation for the Promoter to consume and avail the T.D.R. and complete the additional construction as per the plans and permissions granted by the Municipal Council.
6. THE Promoter and Sellers hereby agree that they shall make out clear and marketable title before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in favour of a Corporate Body to be formed by the purchasers of the Flats / Shops / Other Unit in the building to be constructed on the said property and ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and

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marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.

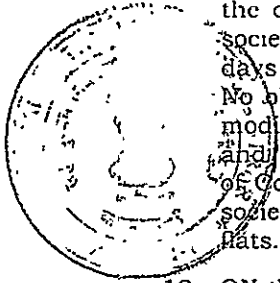
7. ON the Purchaser committing default, in payment of any amount due and payable by the Purchaser to the Sellers under this agreement, (including his / her / their proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained the Sellers shall be entitled to at their option to terminate this agreement and to forfeit the moneys paid by the Purchaser under this agreement.

THE Promoter shall have the first lien and charge on the said flat/premises agreed to be acquired by the Purchaser in respect of any amount due and payable by the Purchaser under this terms and 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 Annexure annexed hereto. The Promoter have provided Lift, Solar fitting, fair Fitting, Garden to Purchaser after possession the said flat all liabilities to Purchaser builder is not liable for above amenities
9. THE Promoters on the directions of the said premises to the Purchaser or his / her nominee or nominees up an full and final consideration If the Promoters fails or neglect to give 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 already received by him in respect of the premises with simple interest @ 9% p.a. from the date of Promoters received the sum till the date the entire amount and interest thereon is refunded by the Promoters to the Purchaser. They shall, subject to prior encumbrances, if any, be a charge of the said land as well as the construction or building in which the premises are situated or were to be situated.
10. THE Purchaser shall take possession of the said premises within 7 days of the Promoters and 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 for which it allotted by the Purchaser only as per the prevailing rules, regulations, and bylaws of the concerned authorities.
12. THE Purchaser along with the other Purchasers of the Flats / Shops in the building shall join in forming and registering the cooperative society to be known by such name as the Promoters may decide and for this purpose he / she also from time to time sign and execute the necessary applications and/or other papers and documents necessary for the formation and registration of

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the co-operative society including the bye laws of the proposed society and duly fill in, sign and return to the Promoters within 7 days of the same being forwarded by Promoters to the Purchaser. No objection shall be taken by the Purchaser if any changes or modification are made in the draft bye laws or the Memorandum and/or Article of Association, as may be required by the Registrar of Co-operative Societies or any other competent authority. The society should be formed after the builder will sale all shops and flats.

13. ON the completion of all the buildings (with its all wings) and on receipt by the Promoter of the full payment of all the amounts due and payable to him by all the purchasers of all the flats/ premises in the said building, the purchasers shall co-operate with the Promoters and Sellers 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 Sellers 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 and the Sellers 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 favour of such society, such conveyance shall be in keeping with the terms and conditions and provisions of this agreement. It is clearly brought to the notice of the Purchaser that the execution of the conveyance may be delayed and the Purchasers shall not raise any objection till said building is constructed and the flats / units therein are sold out to the prospective buyers.
14. COMMENCING a week after notice in writing is given by the Sellers 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 outgoings in respect of the said land called as open land tax, betterment tax, 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 municipal tax, outgoings in respect of the said land, flat / unit 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 building. The Purchaser shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoters. The Purchaser further agrees that till the Purchaser's share is so determined by the Promoters shall pay to the Promoters provisional monthly contribution of Rs. _____ per month towards the outgoings from the date of notice as aforesaid. The amount is paid by the Purchaser to the Sellers shall not carry any interest and shall remain with the Promoters until a conveyance is executed in favour of co-operative society as aforesaid. Subject to the provisions of section 6 of the

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Maharashtra Co-operative Societies Act, on such conveyance being executed the aforesaid deposits (less deductions therefrom for the actual expenses incurred in various account) shall be paid over by the Promoters to the Co- operative Society ^{or as the case may be.} If society will be formed before selling of flats and shops in the said building the builder will not pay maintenance charge to society for the said vacant flats and shops.

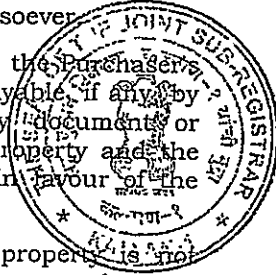
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The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on or before the 5th day of each and every month in advance and shall not withhold the same for any reasons whatsoever.

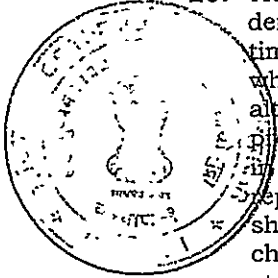
15. THE Purchaser hereby agrees to pay on demand the Purchaser's share of stamp duty and registration charges payable, if any, by the said society on the Conveyance or any documents or instrument of transfer in respect of the said property and the building or the said premises to be executed in favour of the society.
16. THE Promoters hereby declare that the said property is not subject to any mortgage, charge, lien or any other encumbrances whatsoever.
17. 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.
18. 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.
19. 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 the rules, regulations and bye laws of the concerned local authority and/or public authorities and the Purchaser shall be responsible to the concerned local authorities and or the other public authority for anything so done in connection with the said building and/or the said premises and shall be liable for the consequences thereof.

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20. 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 colour scheme of the said premises and shall keep the partition walls, sewer, drains, pipes in the said premises an appurtenances thereto in good tenable repairs and condition of and in particular so as to support shelter and protect the other parts of the building and shall not chisel or cause damage to any columns, R.C.C. pardsis or other structure 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 Purchasers shall not object for such alterations or additions, provided that such alterations / additions should not affect the flat / premises agreed to be purchased by the Purchaser.

21. 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.
22. 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 in the said premises. The garden and the common road in the Niraj City Building should be used by the members in the Niraj Park Building also
23. THE Purchaser 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 Purchasers of the said premises in the said building.
24. 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, 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.
25. 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 conditions of

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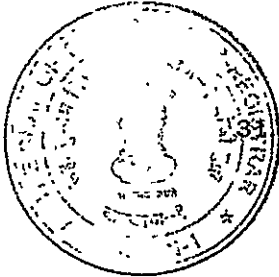
this agreement and unless & until prior permission in writing is obtained from the Seller.

26. THE Purchaser shall observe and perform all the rules and regulations which the society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats there in and for the observance and performance of the building rules, regulations and 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 laid 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.
27. ANY delay tolerated or indulgence shown by the Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the Promoters shall not be construed 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 rights of the Promoters.
28. ALL costs, charges and expenses, penalties if any, including stamp duty, registration charges and expenses in connection with the preparation and execution of this Agreement as well as the Conveyance and other documents and the formation, registration or incorporation of the Co-operative Society, shall be borne, shared and paid by all the Purchasers of the flats, shops or other units or 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 execution thereof. The Purchaser shall deposit with the Promoter 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 favour 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 favour of the co- operative housing society / condominium of apartments.
29. 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 Registered A.D. Post or Under Certificate of Posting to the Purchaser at his / her / their address as specified hereinabove.

[Signature]

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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 to view and examine the state and condition thereof.

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

32. a) The Promoters shall be entitled to transfer, assign, dispose off 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 open spaces shall always be the property of the Promoters and the Promoters shall have full right and absolute authority to enclose the said stilt area of the building and further shall have the right to sell the same to any prospective purchaser and shop owner use the said premises any government and Sami government or any business or bank business.

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

c) The Purchaser agrees that they along with the other Purchasers of the flats will not charge anything from the Promoters or its nominee or nominees or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoardings etc, for the purpose mentioned hereinabove. And shop owners should not be applicable for lift charges, Solar charges, Garden charges etc. they should be applicable only for common Toilet and society maintenance charges.

33. THE Promoters shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by concerned authorities on the terrace or the said land and/or grant right of way from the said land for development of any property adjacent to this property. If any portion of the said land is acquired or notified to be acquired by the Government or any other Public body or authority, the Promoters shall be entitled to receive all the benefits in respect of thereof and/or

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V-H-Kambojkar

कल्याण - १	
दस्ता क्र.	४६०० २०२४
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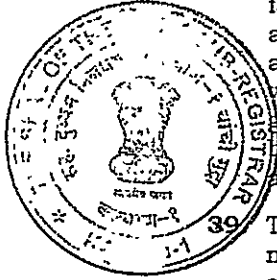
compensatory FSI or all other benefits which may be permitted in lieu thereof.

34. If however, by reason of any amendment to the constitution or passing of laws, enactment or amendment of any other laws, central or state, this transaction is held to be liable for tax or additional tax the same shall be paid by the Purchaser along with the purchasers of the other purchasers in the scheme of construction.
35. 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 Promoters can sell the said flats / shops / units to any prospective buyers and then such prospective buyers will become the member of the society without paying any transfer premium or any other charges.
36. 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 interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and the building and land is impartible and it is further agreed that the Promoters shall not be liable to execute a transfer deed in favour of the Purchaser unless the Promoters decided to submit the entire building to the provisions of the Maharashtra Apartment Ownership Act, 1970
37. Notwithstanding any other provisions of this agreement the Promoters shall be entitled at the his sole and absolute discretion:
- 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.
 - IT is clearly understood and agreed by and 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 be 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 not enclose or cover the said terrace/garden without the written permission of the Builders and/or the society or such body formed, as the case may be and Municipal Council and other concern authorities.

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[Signature]
U.H. Kumbhar

करमान - ९	
दस्ता क्र. २६००	२०२४
२९	२५



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

THE Purchaser/s is aware that the Promoters shall be paying the maintenance, municipal taxes, local taxes and all outgoing as aforesaid in respect of whole of the property for and on behalf of the Purchaser/s of the flats and it shall be the paramount responsibility and obligation of the Purchaser/s to pay all the outgoing regularly. In the event of the default being committed by the Purchaser/s herein or any of the Purchaser/s of any other units and in such event the Promoters shall not be bound to pay the outgoings for and on behalf of such defaulting persons and in the event of any essential supply being disconnected, it shall be the responsibility of the Purchaser/s together in respect of the flats in respect of which possession has been given by the Promoters / Builders

40. IN the event of the society or corporate body being registered before the sale and disposal by the Promoters / Builders of all the persons in the said building, the power and authority of the society or the corporate body so formed or of the Purchaser herein and other Purchasers of the flat shall be subject to the overall powers of the Promoters / Builders in any matter concerning the building construction and completion thereof and the Promoter shall have absolute authority and control as regards the unsold flats, the balance floor space and its disposal thereof.
41. THE Promoters / Builders shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,
42. IT is brought to the notice of the Purchaser that the electric meters of all the flats / shops / office premises as well as the water meters will be in the name of the Promoters herein and the Purchasers and / or their society shall get the same transferred in their favour and the Promoters herein will grant the no objection as and when required.
43. It is agreed that if before the execution of the conveyance in favour of the proposed society and further construction on the land is allowed in accordance with the rules and regulations of the municipal Council then the Promoters would be entitled to put up additional or other construction without any hindrance by the Purchaser. Provided that any payment may, have to be made to the municipal council for such additional construction shall be paid by the Promoter. The Developers shall be entitled to sell premises forming part of such additional construction in such manner as they may think fit and proper to any person or

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Amal

U-H Kumbhar

कर्मचारी-१	
दस्तावेज क्र. १२००	२०२४
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persons for such consideration as the Promoter may in his absolute discretion deem fit and proper. The Promoter will in those events be entitled to connect the electric meter, sanitary and drainage connections provided however that all costs of construction of such additional floors and the connection to be made thereto shall be borne by the Promoters. The Promoter and / or their transferees shall have the right to use all the staircases and other common amenities of the building. In the event of additional floors being constructed as aforesaid, the water tank shall be shifted to the top of such structures at the cost of the Promoter. Even if any additional construction becoming permissible on the said building after the completion of the construction of the said building, the Promoter shall be entitled to construct the same and to sell the additional tenements. The Purchaser herein and the members of the society shall admit such new intending purchasers as its members.

44. In the event of any portion of the said property being required for putting up an electric sub-station, the Promoters shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the Promoters shall think fit.
45. It is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjoining / adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats / shops purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the Promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty, and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.
46. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.
47. After the possession of the premises is handed over to the Purchaser if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, municipality or any statutory authority the same shall be carried out by the Purchaser in co-operation with the Purchaser of the other premises in the said building at his own costs and the Promoter shall not be in any manner be liable or responsible for the same and for any damage caused to the building.

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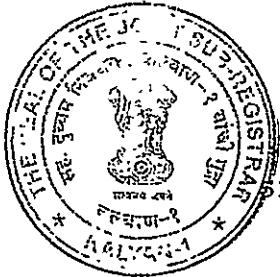
U. H. Kumbhar.

48. The Promoter has provided to the Purchaser the copy of sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Purchaser and the Purchaser is fully aware of the covenants, common rights as appearing on the sanctioned plans and the Purchaser is fully aware of the same and after inspecting and understanding the same being fully satisfied about the same has granted his / her express and irrevocable consent for the same.

49. The Purchaser/s agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all orders, scheme, building permission, sanctions, approvals, NOCs etc., that have been granted or sanctions and which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including making payment of all amounts, charges, expenses, deposits etc., whether refundable or not.

कमल - १	
खण्ड क्र.	२६० २०२४
२३	२४

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



51. THE stilt and garage shall always be the property of the Promoters and the Promoters have full right and authority to enclose the said stilt area of the building and further right to sell the same to any prospective purchaser/s and the Purchaser/s herein along with other purchasers will not take any objection for the same and the Purchaser has only the right in respect of the flat agreed to be purchased by him or her. It is clearly brought to the notice of the purchaser that the open spaces and garden spaces abutting and adjoining the ground floor flats will be exclusively allotted to the ground flat purchasers only and the purchaser herein along with the other purchasers will not raise any objection or hindrance for such grant of open and garden space to the flat purchaser on the ground floor.

52. The Promoters and Sellers shall have full right, absolute authority and shall be entitled to sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and / or the said building or any part thereof, including for the purpose of raising finance, monies for the development of the said property or otherwise, subject to the rights of the Purchaser/s under this agreement.

[Signature]

[Signature]

U.H. Kumbhar

53. It is expressly agreed that the promoters shall have full right on Flat / Terrace No. 707,708,709 sixth floor of B wing to utilize the premises.
54. PROVIDED and ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said building, and the Promoter in respect of the construction of these presents or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the Promoter. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.
55. This agreement shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made thereunder and any other provisions of Law Applicable thereto.
56. Completion certificate bearing No. KDMC/ NRV/CC/KV/108 for Our Project "Niraj City Phase II" situated at Sr No. 55 H. No. 6, Village Barave, Taluka - Kalyan, is obtained from Kalyan Dombivli Municipal Corporation on 22/06/2016 hence RERA Act 2016 is not Applicable for "Niraj City Phase II"

कार्यालय - १	
दि. २२/०६/२०१६	२०२४
२५	२५

SCHEDULE

All that that portion of land Village Barave, Taluka Kalyan, District Thane bearing Survey No. 55, Hissa No. 6 area admeasuring about 3880 sq. meters within the limits of the Kalyan Dombivli Municipal Corporation and jointly bounded as follows :



- On or towards East : Property of Bhart Bhiva Mirkute
 On or towards West : Property of Rajaram Sitaram Mirkute
 On or towards North : Property of Kashinath Ragho Bhoir
 On or towards South : Road

together with the benefits of sanctioned plans and permissions.

[Signature] *[Signature]* U.H. Kumbhar

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

SIGNED & DELIVERED
by the within named
Promoters
M/S. SHREE SAMARTH DEVELOPERS
through its Partner

Mr. PARESH KARBHARI JADHAV



Parash



SIGNED & DELIVERED
by the within named Purchaser/s

Mrs. Usha Hanumantrao Kumbhar



U.H. Kumbhar



कलम - १		
४६००	२०२४	
२५	४५	&



Mr Hanumantrao Akaram Kumbhar

Akaram



WITNESS:-

१ सौ. अलका महिपती गायकवाड
निरज सिरी, कल्याण (प.)
जि. ठणे.

Alka

२ सौ. कविता मुरलियार दिवकर
निरज सिरी कल्याण (प.)
जि. ठणे

Kavita

RECEIPT

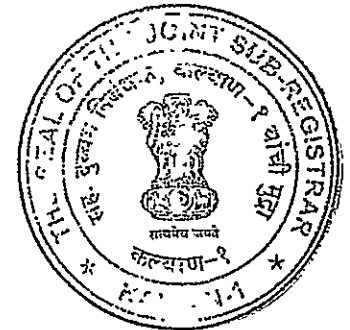
RECEIVED WITH THANKS FROM
 THE WITHINNAMED PURCHASER
 THE SUM OF Rs. 3,00,000 /-
 (Rs. Three Lakhs Only)
 A part payment of Consideration from purchaser
 in respect of sale of above said flat

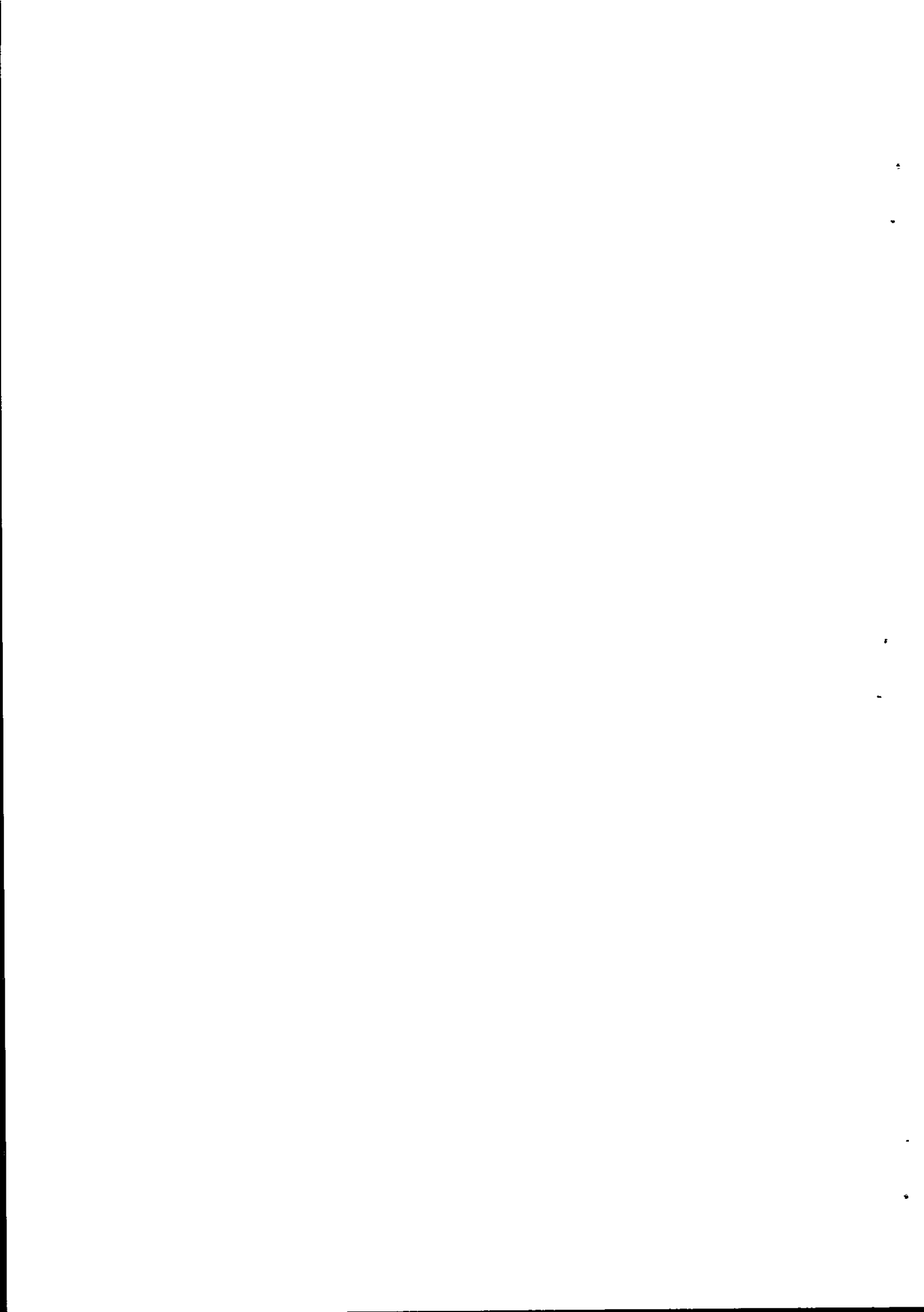
I SAY RECEIVED



M/S. SHREE SAMARTH DEVELOPERS
 through its Partner
 Mr. PARESH KARBHARI JADHAV

२०२४	
पक्ष सं. ४२००	२०२४
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वाचले :-

१. श्री चळीराम परशुराम ठोणे व इतर यांचे कु.मु.धा. श्री. के. डी. जाधव रा वारावे, ता. कल्याण जि.ठाणे यांचा दि. १६/०५/२०११, ४/०६/२०११ व दिनांक १६/०९/२०११ व दि. २६/०४/२०१२ रोजीचा अर्ज.
२. तहसिलदार कल्याण यांचेकडील चौकशी अहवालक्र.जमिनवाव/टे-२/कावि-१३५२/एसआर-१०५, दि.१/०८/२०११
३. उप जिल्हाधिकारी व सक्षम प्राधिकारी उल्हासराव नामरी संकुलन ठाणे यांचेकडील आदेश क्र युएलसी/युएलएन/६(१)/एसआर- ५१/वारावे दि. २१/०७/०९ व दि. ०३/०९/२०१०.
४. नगररचनाकार कल्याण डोंबिवली महानगरपालीका कल्याण यांचेकडील यांचेकडील अंतरिम स्वरुपाची सुधारित मंजूरी (I.O.D.) क्र. फडोंमपा/नरवि/वाप/कावि-१२ दिनांक १२/०५/२०११. मुदतवाढ क्र. फडोंमपा/नरवि/१२३१ दि. २३/०५/२०१२
५. दैनिक महाराष्ट्र जनमुद्रा या वृत्तपत्रामध्ये दि. २०/०६/२०११ व जनमत या वृत्तपत्रामध्ये दिनांक ०२/०७/२०११ रोजी प्रसिध्द केलेला जाहीरनामा.
६. भूसंपादन विभागाकडील अनौपचारिक संदर्भ,
 - १) विशेष भूसंपादन अधिकारी लघु पाटवंधारे, ठाणे यांचेकडील क्र.भुसं./ल.पा./टे.-१/एसआरक्र/५८९० दि.२१/०७/२०११
 - २) भूमि संपादन विशेष अधिकारी (विशेष घटक), ठाणे यांचेकडील क्र. भुसंविअ/नाहदा/९३६, दि. ८/७/२०११,
 - ३) विशेष भूसंपादन अधिकारी मेट्रो सॅटर-३, ठाणे यांचेकडील क्र. भुसं./मे.सं.३/एसआर-५४५ दि.०७/०७/२०११
 - ४) उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील क्र.टिडी/टे-५/भू.सं.दा./कावि- /एसआर- २२७/२०११, दि. ०२/०६/२०११,
 - ५) विशेष भू-संपादन अधिकारी उल्हास खोरे प्रकल्प ठाणे यांचेकडील क्र.भूसंपादन/टे.नं.४/सी- ४२७०६ दि ०७/०७/२०११
 - ६) विशेष भूसंपादन अधिकारी, लघु पाटवंधारे ठाणे ५चा नाळा यांचेकडील क्र.भूसंपादन/एसआर/वशि- /टे-३/जा.क्र.-०८/२०११दि. १२/८/२०११
७. अर्जादार यांनी सादर केलेले हनीफम प्रतिज्ञापत्र दि ०२/०६/२०११.
८. अर्जादार यांनी सादर केलेले शपथपत्र व बंधपत्र दि ०२/०६/२०११
९. श्री. पुंडलिक रघुनाथ ठोणे यांचा दिनांक १/०७/२०११ रोजीचा हरफनी अर्ज निकाली काढलेवाचतचे या कार्यालयाचे पत्र क्र. महसुल/क-१/टे-७/एन.ए.पी./एसआर-१०५/११ २५/०४/२०१२.

आदेश :-

ज्या अर्ची श्री चळीराम परशुराम ठोणे व इतर यांचे कु.मु.धा. श्री. के. डी. जाधव रा वारावे, ता. कल्याण जि.ठाणे यांनी ठाणे जिल्ह्यातील कल्याण तालुक्यातील भोजे- वारावे, ता.कल्याण येथील स.नं. ५५/६ एकूण क्षेत्र ३८८०.०० चौ.मि. जमिनीस रहिवास व चाणिव्य प्रयोजनार्थ वापर करण्यासाठी विनशेती परवानगी मिळण्याचाच अर्ज केलेला आहे.

कलन-१	
दस्त क्र. ४२००	२०१४
२७	२५



१

मंजूर आराखड्याप्रमाणेच काटेकोरपणे विकसित केली पाहिजे आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञाग्राही व्यक्तीस असा भुखंड विकाषाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भुखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या धिलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या सोवत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्याप्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यांत आलेली आहे. सदर भुखंडातील नकाशात दर्शविल्याप्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असू नये.

७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (प्रींटीने) कल्याण-डॉयिली महानगरपालिका यांची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८. अनुज्ञाग्राही व्यक्तीने सोवत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सीमांतिक मोकळे क्षेत्र (ओपन स्पार्सिन्ग डिस्टेंस) सोडले पाहिजे.

९. या आदेशाच्या दिनांकापासून एक वर्षांच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा विगर शेतकी प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यात आला असेल तर तो गोप्य अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न करता, ही परवानगी रद्द करण्यात आली असल्याचे समजण्यांत येईल.

१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे विगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांकापासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात विकासास सुरुवात केली असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाठ्यामार्फत कल्याण तहसिलदार यांना नोंदविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसूल (जमीनीच्या वापरातील बदल व विगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कारवाई करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

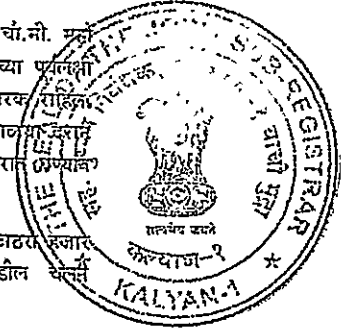
११. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संघटान दर चां.नी. रु. ०-१०-० दराने विगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पर्यंतची प्रभावाने अथवा त्यानंतर अंमलात येणारे विनशेती दराने विनशेती आकार देणे बंधनकारक राहिले अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निरावधाने विगर शेतकी आकारणीच्या हनीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्याची येणार नाही.

१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रु. १८,०००/- (अद्वारी रु. आठ लाख मात्र.) चलान क्र. १२०/२०१२, दि. २१/०७/२०१२, भारतीय स्टेट बँक, शाखा ठाणे बांधकडील क्र. ०४२ दिनांक २१/०७/२०१२ अन्वये शासन जमा केली आहे.

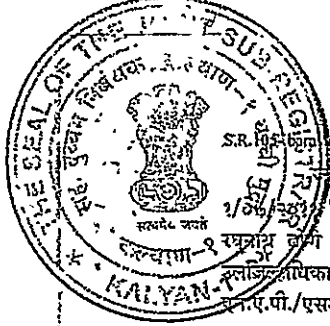
१३. भूनापन विभागाकडून जमीनीची मोजणी करण्यात आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच विगरशेतकी आकारणी यांत बदल करण्यात येईल

१४. सदर जमीनीच्या विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यात येईल व अनुज्ञाग्राही यांना अकूपिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

कल्याण - १	
२०२४	२०२४
२२	२५



कलम - १	
दस्त क्र. ४६००	२०२४
30	४५



क्र. महसूल/क-१/टे-७/एनएपी/कल्याण-वाराचे/एसआर १०५/२०११

ज्याअर्थी, अर्जदार यांनी दि. २०/०६/२०११ रोजी दैनिक "महाराष्ट्र जनमुक्ता" व दिनांक २१/०६/२०११ रोजी "जनमत" या वृत्तपत्रात जाहीरनामा प्रसिध्द केला होता व त्यावर युद्धतीत श्री. पुंडलिक स्वयंराय ठोणे यांनी दिनांक ०१/०७/२०११ रोजी अर्ज सादर केला आहे. सदर अर्जावर निकाली न्यायिकाधिकारी, ठाणे यांचेकडे सुनावणी होऊन या कार्यालयाचे पत्र क्र. महसूल/क-१/टे-७/एन.ए.पी./एसआर-१०५/११ दिनांक २५/०८/२०१२ रोजी अर्ज निकाली काढणेत आलेला आहे.

ज्याअर्थी, कल्याण-डोंधिवली महानगर पालिका, कल्याण यांनी त्यांचेकडील जा. क्र. कडोमपा/नरवि/वाप/कवि-१२ दिनांक १२/०५/२०११ अन्वये स.नं. ५५/६ एकूण क्षेत्र २९००.०० चौ.मी. क्षेत्रास विनशेती वापर करण्यासाठी अंतरिम मंजूरीपत्र (I.O.D.) दिलेली आहे. व नकाशास मंजूरी दिलेली आहे. तसेच सदर मंजूरीपत्रास क. क.डॉ.न.पा./नरवि/१२२१ दि. २३/०५/२०१२ अन्वये मुदतवाढ दिलेली आहे.

ज्याअर्थी, आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी या आदेशाद्वारे, बळीराम परशुराम ठोणे, आदिनाथ परशुराम ठोणे, आनंदीबाई नामदेव पाटील, साळुबाई श्रीपत निरकुटे, मंजुबाई मोतीराम निरकुटे, कुसुमबाई अंकुश मढवी, मोतीबाई रामा पाटील यांचे कु.मु.धा. श्री के. डी. जायव यांना ठाणे जिल्ह्यातील कल्याण तालुक्यामधील मोजे वाराचे ता कल्याण येथील स नं. ५५/६ (जुना स.नं. १७/६) क्षेत्र ३८८०.०० चौ.मि. (कल्याण डोंधिवली महानगरपालिका यांचेकडील मंजूर नकाशाप्रमाणे प्रत्यक्ष ताच्यात असलेले क्षेत्र २९००.०० चौ.मि.) मधील क्षेत्र २७७७.१८ क्षेत्रावर रहिवास व १२२.८२ चौ.मी. क्षेत्रावर वाणिज्य वा विगणशेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमोशन) देण्यात येत अनुन कल्याण डोंधिवली महानगरपालिका यांचेकडील मंजूर बांधकाम नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय राहणार नाही.

१) रोड सेट बॅक एरिया (१५मी.)	२००.०० चौ.मी.
२) रिडीएशन ग्राऊंड (१५ टक्के)	४०५.०० चौ.मी.

	६०५.०० चौ.मी.

त्या शर्ती अशा:-

- ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यात आलेली आहे.
- अनुज्ञाग्राही व्यक्तीने (गॅटिने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यात आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तथा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या चापरावरून जमीनीचा वापर करविण्यात येईल.
- अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोटविभागणी करता कामा नये.
- अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत

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क्र.महसूल/फ-१/टे-७/एनएपी/कल्याण-वारावे/एसआय १०५/२०११

२२. अनुज्ञाग्रही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्रही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

२३. कल्याण-डोंबिवली महानगरपालिकेने उपोघातील अ.क्र. ४ च्या आदेशान्वये अंतरीम मंजूरी दिलेली असून तदनंतर अंतीम मंजूरी प्रमाणपत्र मिळणार आहे. तथापि, अंतरीम मंजूरी प्रमाणपत्र व नंतर प्राप्त होणा-या अंतीम प्रमाणपत्रामध्ये कोणत्याही स्वरूपात बदल झाल्यास त्यानुसार सुधारीत अकृषिक परवानगी घेणे अर्जदारावर बंधनकारक राहिल.

२४. प्रस्तुतच्या जमीनीच्या मालकी हक्कासंदर्भात भविष्यात कोणत्याही प्रकारचा वाद उदभवल्यास त्याची सर्वस्वी जबाबदारी अनुज्ञाग्रही यांची राहिल.

२५. अर्जदार यांनी सादर केलेली कागदपत्रे खोटी अथवा वनावट असलेचे आढळून आल्यास सदरची विनशीत परवानगी आपोआप रद्द झालेचे समजणेत येईल.



सही-
(ए. एल. जेन्हाड)
जिल्हाधिकारी दफ्तरे

प्रति,
श्री. चळीराम परशुराम दोगे व इतर
रा. वारावे ता.कल्याण जि. ठाणे

आदेश निर्गमित केले

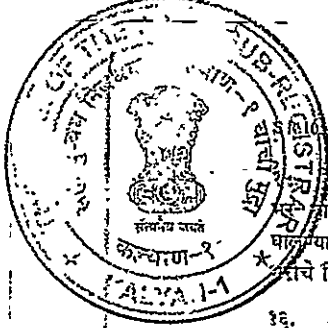


जिल्हाधिकारी दफ्तरे

कारलान - १	
दिनांक २६/०७/२०२४	२०२४
३९	२५



कल्याण-१	
दस्ता क्र. ४२००	२०२४
32	४५



क्र.महसुल/क-२/टि-७/एनएपी/कल्याण-वारावे/एसआर १०५/२०११

पुर्वीच मंजूर केलेल्या नकाशावरहुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही अशुभ कामे नये किंवा ती मध्ये कोणताही फेरवदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरवदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा शर्तीचे किंवा फेरवदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोप्य वेगळी.

१६. अनुज्ञाग्राही व्यक्तीने आजुवाजुच्या परिसरात अरयच्छता व घाण निर्माण होणार नाही अशा शर्तीने आपल्या स्वतःच्या खर्चाने आपली पाणी पुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७. जमीनीच्या विगरशेतकी घापरस प्रारंभ केलेल्या दिनांकापासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात घडल व विगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८-अ. या आदेशात आणि सनदानमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबन्धान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीन पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यारा तो निर्दिष्ट करेल असा व्हंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदारांच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८-ब. घरील खंड (अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदीविरुद्ध जाऊन कोणताही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा शर्तीने उभागलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरवदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरवदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९२८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या सावतीत लागू होतील त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाग्राही यांनी विगरशेतकी आकारणीच्या पाचपट रक्कम रु. २०६३/- (अक्षरी रु. दोन हजार त्रेसष्ट मात्र) रूपांतरीत कर (कन्डर्शन टॅक्स) इकडील चलन क्र. ५१५/२०१२ दिनांक २१/०७/२०१२ व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र. ०२६, दिनांक २१/०७/२०१२ अन्वये सरकारजमा केली आहे.

२०-अ. महाराष्ट्र चॅम्बर्स ऑफ हीसिंग विरुद्ध महाराष्ट्र शासन या मा. उच्च न्यायालयातील रिट याचिका क्र. ६७०२/२०११ मधील मा. न्यायालयाचे अंतरिम स्थगितीबाबत शासनाचे महसूल व वन विभागाचे क्र. गौ.रानि.-१०/२०११/प्र.क्र. ६१८/ख दि. १७/११/२०११ मधील सुचनांनुसार मा. न्यायालयाचे अंतिम आदेशास अधिन राहून सदर परवानगी देणेत आली असून, मा. उच्च न्यायालय/शासन याबाबतीत जे निर्णय/आदेश देतील ते अर्जदार यांचेवर बंधनकारक राहतील.

२१. अनुज्ञाग्राही यांनी कल्याण-डोंविवली महानगरपालिका यांचेकडील मंजूर नकाशावरहुकूमच बांधकाम केले पाहिजे. तसेच कल्याण डोंविवली महानगरपालिका यांचेकडील अंतरिम स्वरुपाचे मंजूरीपत्र (I.O.D.) क्र.कडोमपा/नरवि/वाप/कवि-१२ दिनांक १२/०५/२०११ मधील अटी व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

कल्याण डोंबिवली महानगरपालिका, कल्याण



जा.क्र.कडोमपा / नरवि / सीसी / कवि / १०८
दिनांक :- २४/१२/२०२८

प्रति,
मे.सनर्थ डेव्हलपर्स लॉफ श्री परेश कारभारी जाधव
व्दारा.- श्री. अनिल निरगुडे, कल्याण
स्ट्रक्चरल इंजिनियर :- श्री. ए.आर. खासनीड, (खासनीड अॅन्ड असोसिएट्स)

वास्तुशिल्पकार, श्री. अनिल निरगुडे, कल्याण यांचे दि १६/४/२०१६, चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं. ५५, हि.नं. ६, मॉजे - बारावे, येथे महानगरपालिका यांचेकडील सुधारित-दोधकान परवानगी जावक क्र. कडोमपा / नरवि / वाप / कवि / २०१२-१३ / १६६/२०२, दि. ४/११/२०१५ अन्वये मंजूर केलेल्या नकाशा प्रमाणे राहणेसाठी बांधकाम पूर्ण केले आहे.

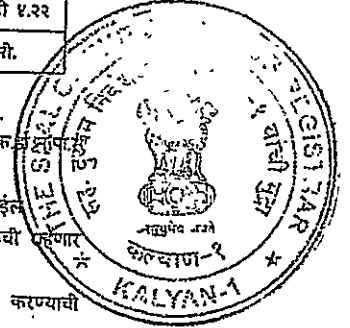
सर्व त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे

अ.क्र.	मजला	टाईप विंग 'ए'	टाईप विंग 'बी'	एकवित्त क्षेत्र (चौ.मी.)
१	तळ मजला	---	---	१०.३७
२	पहिला मजला	६ सदनिका	९ सदनिका	५७९.८७
३	दुसरा मजला	६ सदनिका	९ सदनिका	५७९.८७
४	तिसरा मजला	६ सदनिका	९ सदनिका	५७९.८७
५	चौथा मजला	६ सदनिका	९ सदनिका	५७९.८७
६	पाचवा मजला	६ सदनिका	९ सदनिका	५७९.८८
७	सहावा मजला	६ सदनिका	९ सदनिका	५७९.८७
८	सातवा मजला	६ सदनिका	६ सदनिका	५०२.२६
				अतिरिक्त बाल्कनी ४.२२
	एकूण	४२ सदनिका	६० सदनिका	३९८६.२८ चौ.मी.

कलम - १
४२०० / २०२४
३३ ४५

अटी:-

- भविष्यात रस्ता रुंदीकरणसाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कोणत्याही विनामूल्य हस्तांतरित करावी लागेल.
- मंजुरी व्यतिरिक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्वसूचना न देता तोडून टाकण्यात येईल.
- पार्श्व पुरवठा उपलब्ध करून देण्याची जबाबदारी मागील पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- प्रस्तुत इमारतीच्या गोंधळ रस्त्याबद्दल भविष्यात कोणतीही तक्रार आल्यास त्याचे निराकरण करण्याची सर्वस्वी जबाबदारी आपली राहिल.



जगरसयनाकार (क.वि.)

कल्याण डोंबिवली महानगरपालिका, कल्याण

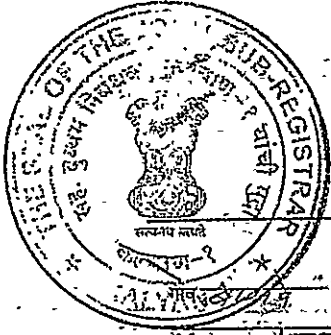
प्रत:-

- १) फर निर्धारक व संकलक, क.डो.म.पा., कल्याण
- २) प्रभाग क्षेत्र अधिकारी, 'ब' प्रभाग कार्यालय, क.डो.म.पा., कल्याण.

कलम - १

दस्ता क्र. ४६०० २०२४

३४ २५



पान क्र. १९ व २२

तालुका कल्याण

अंशपत्र क्रमांक	अंश क्र. वा अपविभाग	अंशपत्र प्रकार	योग्य वंशवाचक नाव	खिलाफ क्रमांक
५५	६		(२२९) (५५७) (६३३) (६५३) (६५४) (६५५)	
शेताचे स्वामिक नांव -			शेताचे नांव - फ. मेटे	
लागवडी एकर मूले	हेक्टर आर प्रती		खंड	
योग्य क्षेत्र चौ. वा. (५५६५)	चौ. मिटर		दस्ता क्रमांक (५५७) (६३३) (६५३) (६५४) (६५५)	
	०-७६-०			
	०-७६-०			
आकारणी	एकर	०-०२-२		
जडी वगैरेबा दिरोन आकारणी	एकर	०-०२-२		

मौज. क्र. १२ (पिकाची नोंदवही)

क्र.	पिकाबाबतचे										पिकाचे क्षेत्र	पिकाचे मूल्य	पिकाचे मालक	पिकाचे मालकी क्र.
	हंगाम	मिळविलेले पिक	पिकाचे क्षेत्र	पिकाचे मूल्य	पिकाचे मालक	पिकाचे मालकी क्र.	पिकाचे मालक	पिकाचे मालकी क्र.	पिकाचे मालक	पिकाचे मालकी क्र.				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५

अस्तित्वात नसलेल्या पिकाबाबतचे नोंद घ्यावे.

ता. २५/०२/२०२४

तालुका कल्याण, जि. ठाणे



कल्याण डोंबिवली महानगरपालिका, कल्याण
सुधारित
जा.क्र.कडोमगा/मुंबी/बाप/कवि/२०११-१३/१६७/२०२
कल्याण डोंबिवली महानगरपालिका, कल्याण
दिनांक :- ०१/११/२०११

सुधारित बांधकाम मंजूरी
ह.वि.ह.क्षेत्र:-३०६.०० चौ.मी.
श्री/श्रीमती- मे.समर्थ डेव्हलपर्स ठर्फे श्री.परेरा कारभावी जाधव.
व्याप-बास्तुशिल्पकार, श्री.अनिल निरगुडे, कल्याण (प.)

विषय:- स.नं. ५५ दि.नं. ६ मौजे- बाणवे, कल्याण (प.) येथे बांधकाम करणेच्या मंजूरीबाबत.

संदर्भ:- १) आपला दि.०१-०८-२०१५ रोजीचा श्री.अनिल निरगुडे, कल्याण (प.).

बास्तुशिल्पकार, यांचे मार्फत शाहर कॅलेला (अप्लॅ.क्र.

२) बांधकाम मंजूरी जा.क्र.कडोमगा/मुंबी/बाप/कवि/२०१२-१३/१६७/३०० दि.२४.०९.२०१४.

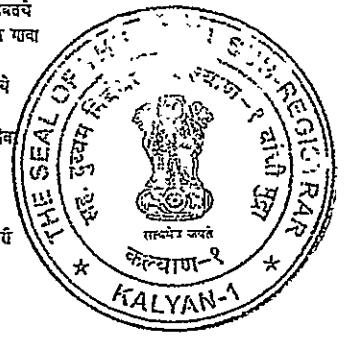
महासुद्ध प्रविशिक व नगरवना अधिनियम १९६६ चे कलम ४४ तरतूद म.प्र. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. ५५ दि.नं. ६ मौजे- बाणवे, कल्याण (प.) २९००.०० चौ.मी. क्षेत्रावर २१.३९ चौ.मी. क्षेत्राच्या सुद्धेबांधा विकासा करवयास मुंबई श्रविक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक ०१-०८-२०१५ च्या अर्जास अनुसरून सुद्धेबांधा बाबत अभिन राहून सुद्धेबांधा मालकीच्या जागेत हिच्या संघने दुसरी बाळगविल्याप्रमाणे भाषील पानावर मसुदा केल्याप्रमाणे, रविवांश्री, बांधकाम/बांध-निर्माणा इतरकामेच्या बांधकामाबाबत, बांधकाम/बांध-निर्माण प्रमाणपत्र देण्यात येत आहे.प्रमातीच्या व जागेच्या मालकी इतरकामेबाबत सुद्धेबांधा बांध निर्माण झाल्यास त्याला खर्चही आपण जबाबदार राहिल या अटीवर हे संमतीपत्र देण्यात येत आहे.

गणरजनाकार (कवि)

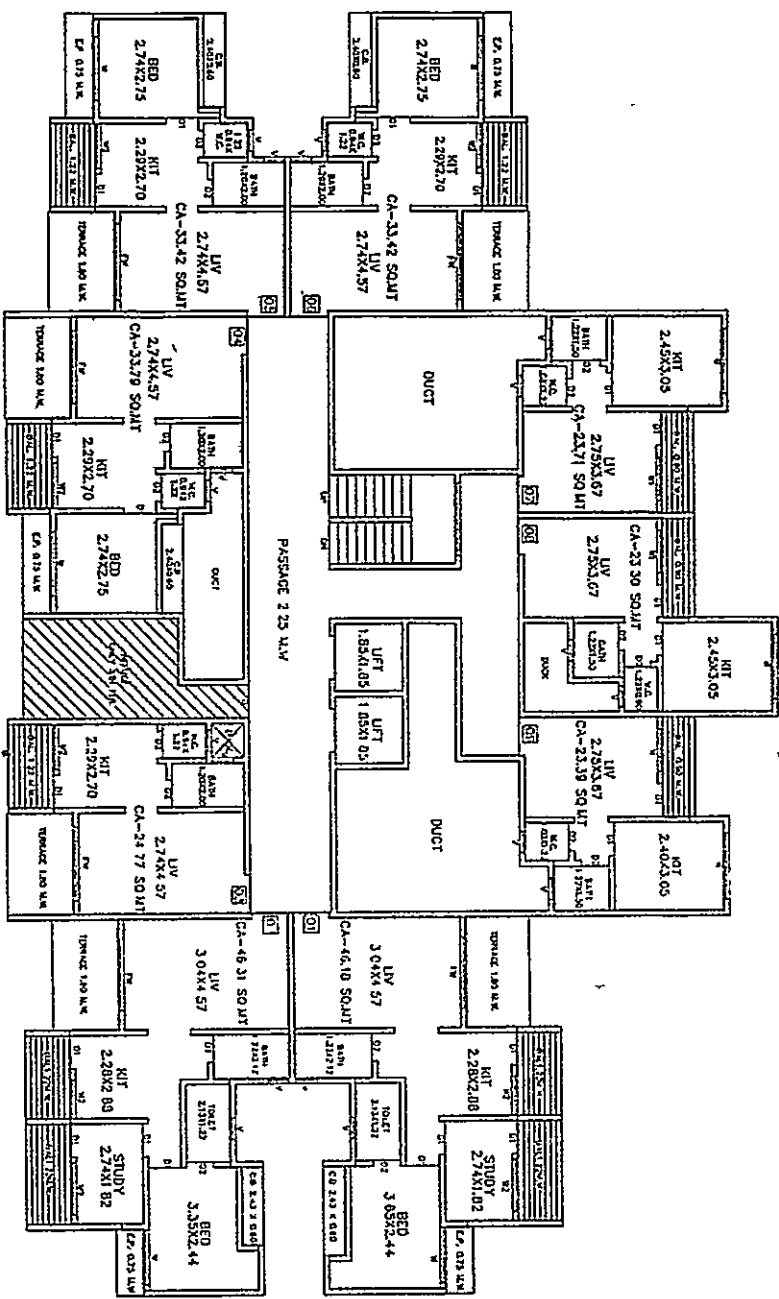
कल्याण डोंबिवली महानगरपालिका, कल्याण.

कलम - १	
२६००	२०२४
३५	३५

- १) हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे ताखेपसून एक वर्षांपर्यंत रंध असले, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनकल्प मुदत नियोजित विचारात घेवणे अनुरागने छानना करण्यात येईल.
- २) नगरपालिका हिच्या रकमे केल्या दुसल्या आपल्यावर रंधनकारक राहतील.
- ३) बांधकाम चालू करवयापूर्वी सात दिवस आधी महापालिका कार्यालयास खेळी कळविण्यात यावे.
- ४) ही परवानगी आपल्या मालकीच्या कळवतील जमीनीकालांतरित अन्म जमीनीवर बांधकाम अगर विकासा करण्यास परवान देत नाही.
- ५) इनाम्याचे बांधकाम या क्षेत्राच्या मंजूर केल्या नकाराप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करावे येईल.
- ६) बांधकाम व जोर्याचे बांधकाम झाल्यानंतर बास्तुशिल्पकारचे, मंजूर नगरपालिकेचे बांधकामाचे बांधकामाचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कर्मचारीकडून तपासून घेऊन "जोता मूळत्याचा टाटला" देण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ७) सदर अधिन्यासात संघत्याही प्रकारच्या फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- ८) इनाम्याच्या बांधकामाच्या सुधितेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वेक्षी आपले बास्तुशिल्पकार व स्थापत्य विशदद यांचेच राहिल.
- ९) नकाशात दाखविलेल्या गळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच फ्लॉटच्या हद्दीत इमारती बांधता मोठ्या मोठ्या मोठ्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- १०) नागवे वर्मान कलास मर्यादा अधिनियम १९७६ नर्हाल सरगुदी प्रमाणे ज्या बांधित होत असल्यास त्याची सर्वेक्षी जबाबदारी आपलेच राहिल.
- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी सर्वेक्षी आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाण्याच्या मार्गाची जबाबदारी सर्वेक्षी आपली राहिल.
- १२) जागेत जून भाडेकरू असल्यास त्यांच्याबाबत योग्य तो व्यवस्था करवण्याची जबाबदारी घालवली राहिल व मालक भाडेकरू यामध्ये कोही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- १३) सदर जागेत विहीर असल्यास ती संवेधित विभागाच्या परवानगी शिवाय घुजवू नये.
- १४) सदर जागेतून पाण्याचा नैसर्गिक निचय होत असल्यास तो जलनिस्सारण विभाग, (क.डॉ.म.प्रा.)च्या परवानगीशिवाय वळवू अथवा घेऊ नये.
- १५) सदर प्रकल्पा चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.



TYPE-B



FLAT NO : -----
 FLOOR .-----
 AREA.-----

5TH FLOOR PLAN

PERCHASER:-----

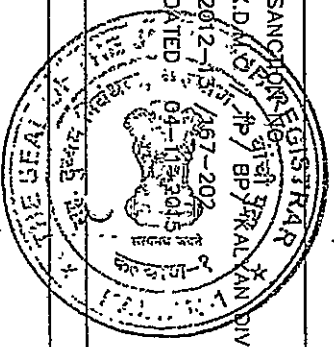
DEVELOPERS:-----

BUILDERS
 SHREE SAMARTH
 DEVELOPERS
 KALYAN

SANCTION REGISTERED
 K.D. NO. 1967-202
 DATED 04-12-2015
 SANCTION NO. 1967-202
 AP/BP/KALYAN DIV

PROPOSE BLDG ON PLOT BEARING ON
 S.No.55/H.NO-6
 AT VILLAGE - BARAVE
 TAL.-KALYAN DIST. THANE

ARCHITECT: ANIL R. NIRGUDE.
VITAN
 CONSULTANTS
 ARCHITECTS & ENGINEERS
 B-101 Bindu Tower, 1st Floor, Opp Lourdes
 English School, Santoshi Mata Rd, Kalyan (W)



22	22	22
22	22	22
22	22	22

कल्याण डोंबिवली महानगरपालिका, कल्याण

अग्निशमन व आणिवणी सेवा

जा.क्र.कडोंमपा/अग्नि/मुका/ 239

दि. ११/०६/२०२१

प्रति,
मा. सहा. संचालक नगररचनाकार/नगररचनाकार,
नगररचना विभाग,
कल्याण डोंबिवली महानगरपालिका,
कल्याण.

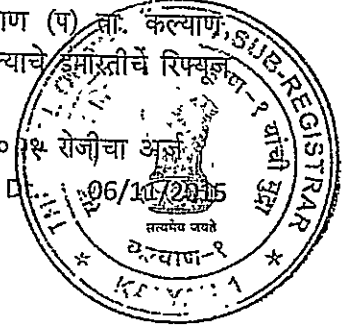
कल्याण-१	
सा.क्र. ४९००	२०२४
३७	४५

विषय :- स.नं. ५५, हि.नं. ६ मौजे - बारावे, कल्याण (प) ता. कल्याण, जि. ठाणे येथील इमारत व स्टिक्ट + ७ मजल्याचे रिफ्यूज एरियाबाबत.

संदर्भ :- १) श्री समर्थ डेव्हलपर्स यांचा दि. १०/०६/२०१५ रोजीचा अर्ज

२) KDMC/FIRE/HQ/E-164/2015-16

PROVISIONAL FIRE NOC



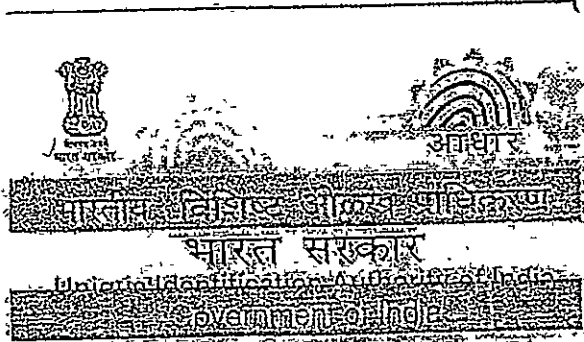
महोदय,

उपरोक्त संदर्भिय विषयानुसार स.नं. ५५, हि.नं. ६ मौजे - बारावे, कल्याण (प) ता. कल्याण, जि. ठाणे येथील इमारत व स्टिक्ट + ७ मजल्याचे रिफ्यूज एरिया ठेवण्याची एनबीसी-२०१६ नुसार, एमएमआरडीए क्षेत्र प्रचलित पध्दत तसेच यापूर्वीचे महापालिका हद्दीतील पध्दत यानुसार उक्त इमारतीकरीता रिफ्यूज एरिया आवश्यकता नसल्याचे या विभागाचे मत आहे.

उक्त इमारतीमधील ५ व्या मजल्यावरील रिफ्यूज एरिया रद्द करणेस हरकत नसावी. पुढील योग्य त्या कार्यवाहीस्तव विनंती आहे.



(दिलीप गुंड)
मुख्य/अग्निशमन अधिकारी
कल्याण डोंबिवली महानगरपालिका
कल्याण

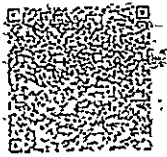


नोंदवण्याची क्रमांक / Enrollment No 103400015100B37

To,
 Parash Kachhan Jadhav
 Flat No. 203, Om Ganga Apartment
 Sankoshi Marg Road
 Near H.D.F. C. Bank Kalyan (West)
 Kalyan
 Kalyan D.C, Kalyan Thane
 Maharashtra 421301
 9967926333

कलन - १		Re
क्र. ४६००	२०२४	
३८	४५	

101 / 17A / 200985 / 201495 / P
 SH087378677DF



आपला आधार क्रमांक / Your Aadhaar No. :
6779 4020 6477

आधार - सामान्य मापसाचा अधिकार

भारत सरकार
 GOVERNMENT OF INDIA
 Parash Kachhan Jadhav
 वर्ष / Year of Birth : 1974
 जन्म / Male

6779 4020 6477

आधार - सामान्य मापसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

USHA HANUMANTRAO KUMBHAR
SADASHIV KUMBHAR
30/12/1975

Permanent Account Number
BAQPK2306E

U. H. Kumbhar
 Signature

U. H. Kumbhar

२०२४	
दस्ता क्र. २६००	२०२४
३२१४	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

USHA HANUMANTRAO KUMBHAR
SADASHIV KUMBHAR
30/12/1975

Permanent Account Number
BAQPK2306E

U. H. Kumbhar
 Signature

6468 7081 4302
 6468 7081 4302

Your Aadhaar No. :
6468 7081 4302

सहायक आयकर अधिकारी
 आयकर विभाग
 आंध्र प्रदेश
 आंध्र प्रदेश सरकार
 आंध्र प्रदेश सरकार
 आंध्र प्रदेश सरकार

Government of India
 Ministry of Revenue
 Income Tax Department
 New Delhi

U. H. Kumbhar

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ACOPK9785E

नाम / NAME
HANUMANTRAO AKARAM KUMBHAR

पिताका नाम / FATHER'S NAME
AKARAM DAXMAN KUMBHAR

जन्म तिथि / DATE OF BIRTH
01-06-1967

हस्ताक्षर / SIGNATURE
Hanumantrao

Commissioner of Income Tax, Pune

कलन - ९	
रतन क्र. २६००	२०२४
४०	४५



Hanumantrao

भारत सरकार / Government of India
Unique Identification Authority of India

आधार / AADHAAR

आधार संख्या / Enrollment No 20170121021010

पिताका नाम / Name of the Person
S-O Akaram Kumbhar
108 A W. VINA NAG SHIVAJINAGAR
FRONT OF SABAGA TEMPLE GUODANAGU ROAD
TALUKA - KALYAN
CHALUKI Mangada Thane
Maharashtra 400607
9563377050

Ref: 11 / 200 / 21210 / 21545 / P

आपला आधार क्रमांक / Your Aadhaar No. :
7290 3025 6455

आधार - सामान्य नागरिकांचा अधिकार


भारत सरकार / Government of India

पिताका नाम / Name of the Person
Hanumantrao Akaram Kumbhar
जन्म वर्ष / Year of Birth 1967
पुरुष / Male

7290 3025 6455

आधार - सामान्य नागरिकांचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



अलका महिपती गायकवाड
ALKA MAHIPATI GAIKWAD
जन्म वर्ष / Year of Birth: 1968
स्त्री / Female

9487 8163 2434

आधार - सामान्य माणसाचा अधिकार

#

भारत सरकार
GOVERNMENT OF INDIA

आधार - सामान्य माणसाचा अधिकार

आधार क्र. / Aadhaar No.
325904286805

आधार - सामान्य माणसाचा अधिकार

आधार क्र. / Aadhaar No.
325904286805

आधार - सामान्य माणसाचा अधिकार

सामान्य पहचान अधिकार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: GURJANAN SOCIETY
ROOM NO. 6, SAHYADRI NAGAR
NO. 1 NEAR BIREA COLLEGE
KALYAN WEST, Dist. Kalyan
Maharashtra - 213011

www.uidai.gov.in

1947 1800 1800 1800
1800 1800 1800 1800

Divekar

परमिशन - १	
कर क्र. २९००	२०२४
२९ २४	

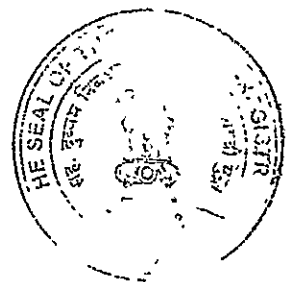
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INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

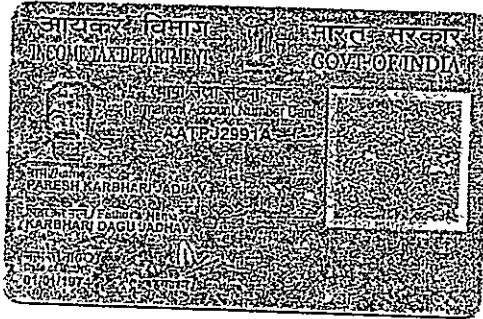
पु. शा. हनुमन्तराव कुम्भार
SADASHIV KUMBHAR
30/12/1975
Permanent Account Number
BAQPK2306E

Signature

U.H. Kumbhar



कलन - ९	
दस्ता क्र. ४६००	२०२४
४२	४५



(Handwritten mark)



70/4970

शनिवार, 20 एप्रिल 2024 6 04 म न

दस्त गोपवारा भाग-1

कलन 1

दस्त क्रमांक 4970/2024

दस्त क्रमांक: कलन 1 /4970/2024

वाजार मूल्य रु. 19,37,000/-

मोबदला: रु. 15,00,000/-

भरलेले मूद्राक शुल्क: रु. 1,35,600/-

दु. नि. मद्र दु नि. कलन 1 वाचे कार्यालयान

पावती:5869

पावती दिनांक 20/04/2024

अ. क्र. 4970 वर दि 20-04-2024

मादर करणाराचे नाव. उषा हनुमंतराव कुभार - -

गेजी 6.01 म न वा. हजार केला

नोंदणी फी

रु. 19370.00

दस्त हानाळणी फी

रु. 900 00

पृष्ठाची संख्या 45

U.H. Kumbhar

दस्त हजर करणाऱ्याची मंडी

एकूण 20270 00

Sub Registrar Kalyan 1
सह. दुय्यम निबंधक वर्ग २
कल्याण क्र. १
दस्ताची प्रकरण क्रमांक

Sub Registrar Kalyan 1
सह. दुय्यम निबंधक वर्ग २
कल्याण क्र. १

मूद्राक शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्यालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा इग-बट (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 20 / 04 / 2024 06 01 37 PM ची वेळ (मादरीकरण)

शिक्का क्र. 2 20 / 04 / 2024 06 03 31 PM ची वेळ (फी)

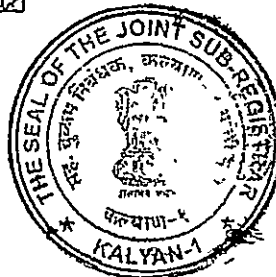
प्रतिज्ञा पत्र

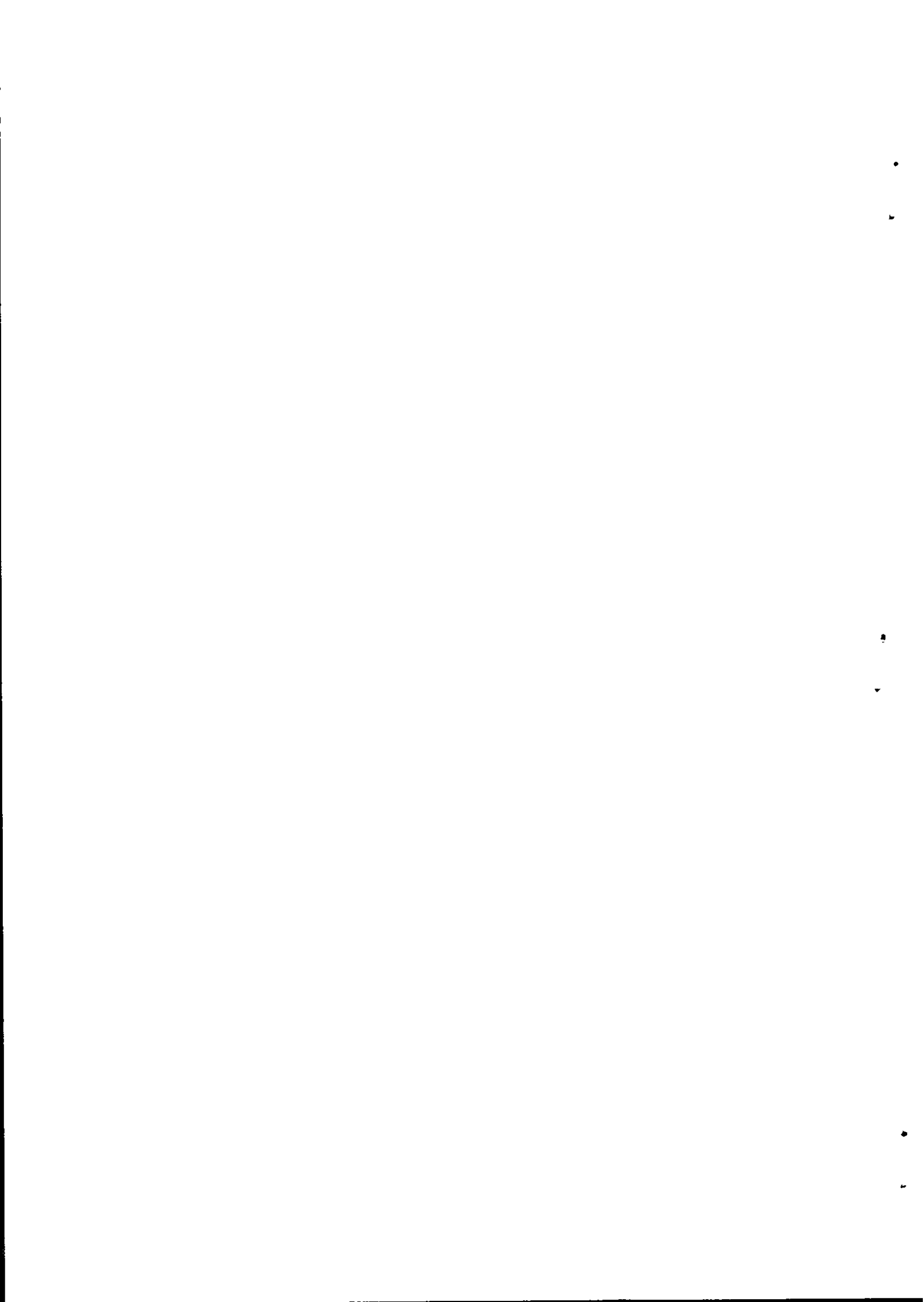
सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तत्तुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण माजकुर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्त्यांची सत्यता, वैधता कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

U.H. Kumbhar

लिहून घेणार सही

लिहून देणार सही







20/04/2024 6 24:08 PM

दन्त गोपवारा भाग-2

कलन 1

दस्त क्रमांक:4970/2024

दन्त क्रमांक, कलन 1/4970/2024

दन्ताचा प्रकार -कगननामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. श्री समर्थ डेव्हलपर्स लॉफे प्रोपा. श्री परेश कारभारी जाधव - पत्ता:प्लॉट नं: -, साळा नं: -, इमारतीचे नाव: -, प्लॉक नं: -, रोड नं: ऑफिस नं. 6, दासकृपासिन्डिग, आ.पी रोड, कल्याण प. जि. ठाणे, महाराष्ट्र, ठाणे. पिन नंबर:AATPJ2991A	लिहून घेणार वय -47 स्वाक्षरी -		
2	नाव:उषा हनुमनगव कुंभार -- पत्ता:प्लॉट नं - , साळा नं - , इमारतीचे नाव - , प्लॉक नं - , गेट नं निरज मिटी, फेज 2, वी -विय, गोदरेज पार्क जवळ, कल्याण प., जि. ठाणे, महाराष्ट्र, ठाणे. पिन नंबर:BAQPK2306E	लिहून घेणार वय -49 स्वाक्षरी:- U.H.Kumbhar		
3	नाव:हनुमतगव आकागम कुंभार -- पत्ता:प्लॉट नं: -, साळा नं: -, इमारतीचे नाव - , प्लॉक नं - , गेट नं: निरज मिटी, फेज 2, वी -विय, गोदरेज पार्क जवळ, कल्याण प., जि ठाणे, महाराष्ट्र, ठाणे. पिन नंबर:ACOPK9785E	लिहून घेणार वय -56 स्वाक्षरी - H.Kumbhar		

वरील दन्तगोपवज करून देणार तथाकथीत करारनामा चा दस्त गोपवज करून दिल्याचे कबुल करणात
शिक्षा क्र 3 ची वेळ:20 / 04 / 2024 06 : 21 50 PM

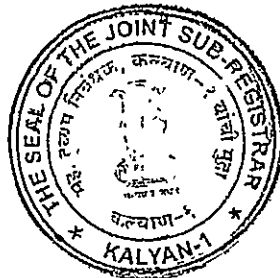
ओळख.-

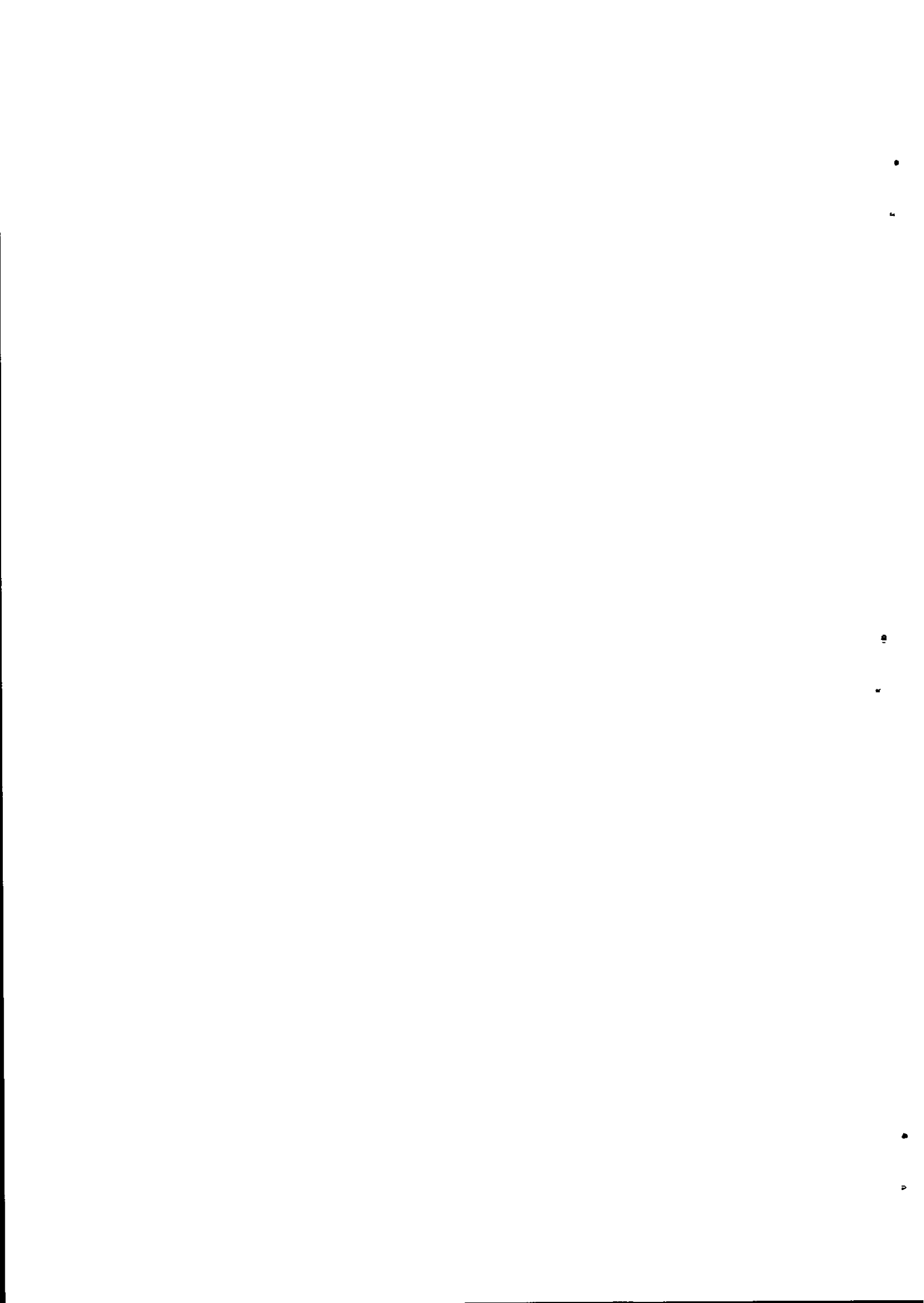
खानीय इमम अणे निवेदीत करतात की ते दन्तगोपवज करून देणा-याना व्यक्तीश ओळखनात, व त्याची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव अनका महिपती गायकवाड -- वय.63 पत्ता कल्याण पिन कोड.421301	स्वाक्षरी A.K.		
2	नाव:कविता मुरलीधर दिवेकर -- वय 54 पत्ता खडकपाडा, कल्याण प., जि. ठाणे पिन कोड:421301	स्वाक्षरी Kavita		

शिक्षा क्र.4 ची वेळ:20 / 04 / 2024 06 : 22 : 42 PM

Sub Registrar
सह. मुख्य निवेधक वगैरे
कल्याण क्र. १





Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	SHREE SAMARTH DEVELOPEKS	eChallan	00040572024042070716	MH000923181202425E	30600 00	SD	0000521810202425	20/04/2024
2	Shree Samarth Developers	eChallan	02003942024041200850	MH000543693202425E	105000.00	SD	0000521808202425	20/04/2024
3		DHC		0424198415370	900	RF	0424198415370D	20/04/2024
4	SHREE SAMARTH DEVELOPEKS	eChallan		MH000923181202425E	4370	RF	0000521810202425	20/04/2024
5	Shree Samarth Developers	eChallan		MH000543693202425E	15000	RF	0000521808202425	20/04/2024

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

4970 /2024

Know Your Rights as Registrants

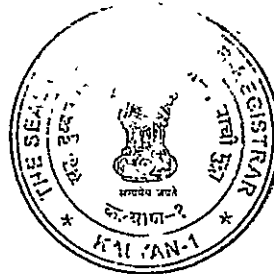
- 1 Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
- 2 Get print immediately after registration

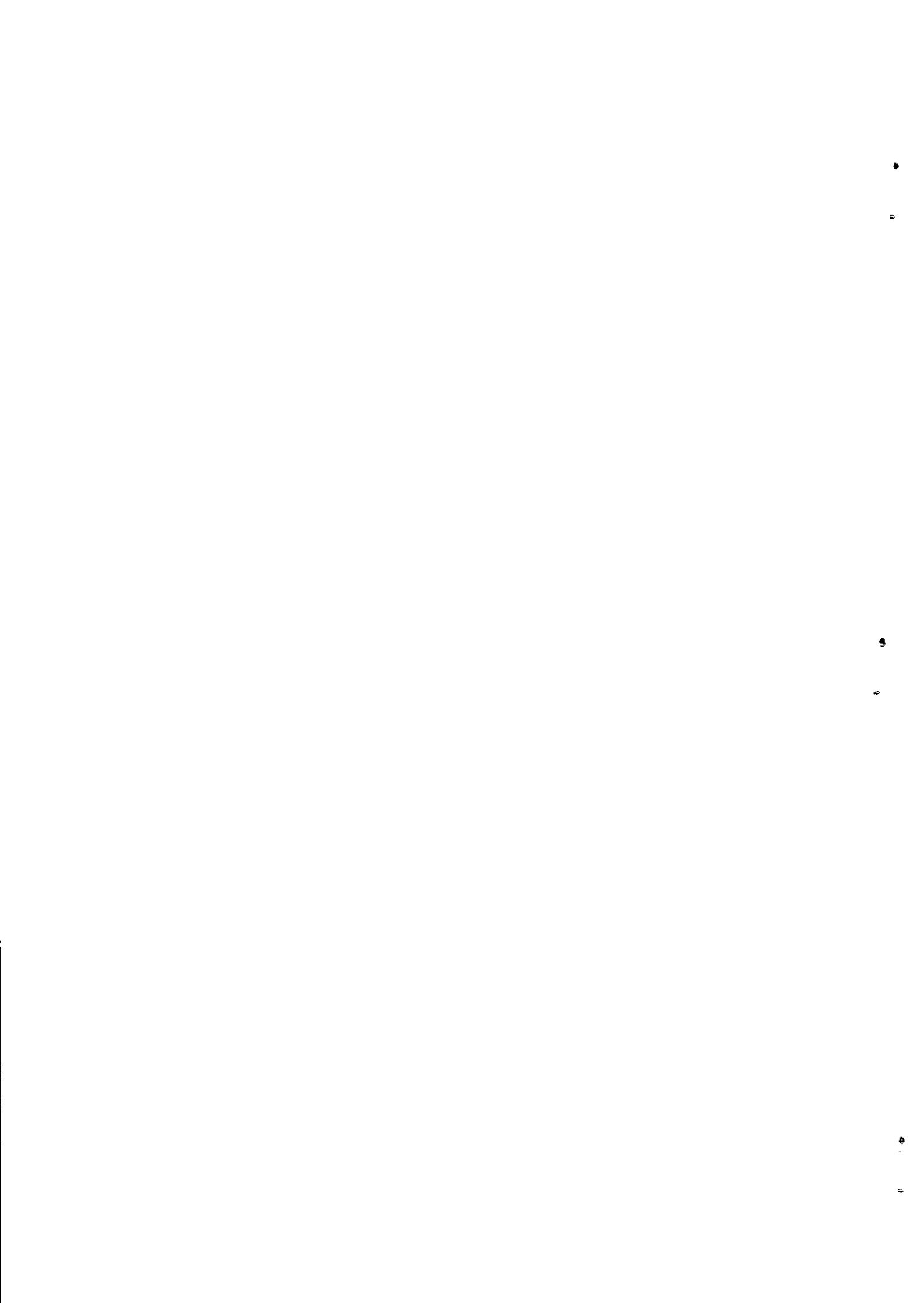
For feedback, please write to us at feedback.isantia@gmail.com

प्रमाणित करण्यात येते की,
 द.क्र. ४६०० /२०२४ मध्ये
 पुस्तक २१ द.क्र. ४६००
 २०/०४ /२०२४ चर नोंदला.

सह. दुय्यम अधिकारी का २
 कार्यालय-२

करलान - १	
दस्त क्र. ४६००	२०२४
२१	२१







20/04/2024

सूची क्र.2

दुय्यम निबंधक दु.नि. कल्याण 1

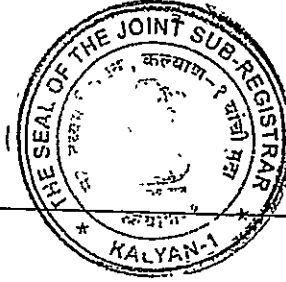
दस्त क्रमांक 4970/2024

नोंदणी.

Regn 63n1

गावाचे नाव : बारावे

(1) विनेखाचा प्रकार	करारनामा
(2) मोवदना	1500000
(3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	1937000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव-कल्याण-डॉविवली इतर वर्णन : इतर माहिती- मोजे बारावे, ना. कल्याण, जि ठाणे येथील स.न. 55, हि.नं. 6 या मिळकतीवरील निरज सिटी फेज 2, वी-विंग ह्या इमारती मधील मदनिका क्र 503, पाचवा मजला क्षेत्र 24.77 चौ.मी. कारपेट (Survey Number : 55/6 ;)
(5) क्षेत्रफळ	1) 24 77 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून देवणा-या पक्षकागचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1) नाव -मै. श्री समर्थ डेव्हलपर्स नॉर्से प्रोपा. श्री. परेश कारभारी जाधव - वय -47, पत्ता -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रोड नं. ऑफिस नं. 6, दासकृपाविल्डिंग, आ पी रोड, कल्याण प, जि ठाणे, महाराष्ट्र, पिन कोड:-421301 पॅन नं.-AATPJ2991A
(8) दस्तावेज करून देणा-या पक्षकागचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1) नाव-उषा हनुमतराव कुंभार -- वय-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. निरज सिटी, फेज 2, वी -विंग, गोदरेज पार्क जवळ, कल्याण प, जि. ठाणे, महाराष्ट्र, पिन कोड-421301 पॅन नं -BAQPK2306E 2) नाव -हनुमतराव आकाराम कुंभार -- वय:-56; पत्ता -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. निरज सिटी, फेज 2, वी -विंग, गोदरेज पार्क जवळ, कल्याण प., जि ठाणे, महाराष्ट्र, पिन कोड-421301 पॅन नं -ACOPK9785E
(9) दस्तावेज करून दिल्याचा दिनांक	20/04/2024
(10) दस्त नोंदणी केल्याचा दिनांक	20/04/2024
(11) अनुक्रमांक, खड व पृष्ठ	4970/2024
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	135600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	19370
(14) शेरग	



सह. दुय्यम निबंधक दु.नि. १
कल्याण क्र. १

मुल्याकनामाठी विचागत घेतलेला नपशील -

मुद्राक शुल्क आकारनामा निवडलेला अनुच्छेद -

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

