

541/6214

पावती

Original/Duplicate

Monday, May 06, 2024

नोंदणी क्र.: 39M

4:53 PM

Regn.: 39M

पावती क्र.: 6610 दिनांक: 06/05/2024

गावाचे नाव: बदलापूर

दस्तऐवजाचा अनुक्रमांक: उहन4-6214-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: हेमा शिवकुमार गौडा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त, धंबनेल प्रिंट, मूची-२ अंदाजे

5:13 PM ह्या वेळेस मिळेल.


J. S. R. Ulhasnagar 4
सह मुख्यमिषधक वर्ग-2

बाजार मुल्य: रु. 4007000/-

मोबदला रु. 7500000/-

भरलेले मुद्रांक शुल्क : रु. 525000/-

उल्हासनगर क्र. 4

1) देयकाचा प्रकार: DHC रकम: रु. 1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0524065515890 दिनांक: 06/05/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH016185307202324M दिनांक: 06/05/2024

बँकेचे नाव व पत्ता:

हेमा S गौडा



06/05/2024

सूची क्र.2

दुय्यम निबंधक : राह दु.नि. उल्हासनगर 4

दस्त क्रमांक : 6214/2024

नोंदणी :

Regn:63m

गावाचे नाव : बदलापूर

(1) विनेद्याचा प्रकार	करारनामा
(2) मोबदला	7500000
(3) बाजारभावाभावेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4007000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन : इतर माहिती: मौजे बदलापूर तालुका अंबरनाथ जिल्हा ठाणे येथील सर्वे नं 174 हिस्सा नं 5 या वरील साई व्हिला ए विंग मधील दुसऱ्या मजल्यावरील निवासी सदनिका क्र 201 क्षेत्र 600 चौ फुट कारपेट व 600 चौ फुट ओपन टेरेस((Survey Number : 174 ; HISSA NUMBER : 5 ;))
(5) क्षेत्रफळ	1) 600 चौ.फूट
(6) आकारणी किंवा जुदी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- गे. विलेटेक बिल्डर्स अॅण्ड डेव्हलपर्स प्रा लि तर्फे डायरेक्टर श्रीनंद अच्युत कऱ्हाडकर वय:-48; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बी - 3 आनंद दीप को ऑप हौसिंग सोसा लि लेन नं 2 पॅडसे नगर, आंध्रा बँक जवळ डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:- 2): नाव:- मान्यता देणार भोलाराम हरजीरामजी चौधरी वय:-20; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सी 602 सुंदरम बालाजी आंगण नव्वद फुट रोड ठाकुली कल्याण डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- हेमा शिवकुमार गौडा वय:-43; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बिल्डिंग नं 7 अ रूम नं 2304 कन्नमवार नगर 2 विक्रोली पूर्व जनता मार्केट जवळ मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400083 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	06/05/2024
(10) दस्त नोंदणी केल्याचा दिनांक	06/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	6214/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	525000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सहदुय्यम निबंधक वर्ग-2
उल्हासनगर क्र. 4

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS. HEMA SHIVKUMAR GOWDA	eChallan	00040572024022639109	MH016185307202324M	525000.00	SD	0000928411202425	06/05/2024
2		DHC		0524065515890	1000	RF	0524065515890D	06/05/2024
3	MRS. HEMA SHIVKUMAR GOWDA	eChallan		MH016185307202324M	30000	RF	0000928411202425	06/05/2024

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		Valuation ID		06 May 2024,04:07:03 PM	
मूल्यांकनाचे वर्ष	2024	जिल्हा	ठाणे	मूल्य विभाग	ठाणे/अंबरनाथ
उप मूल्य विभाग	1.1.1) बदलापूर क्रमांक 1	बदलापूर गावठाणापासून 200 मिटर परिसरात येणारे मिळकती	क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न भू क्रमांक : सर्व्हे नंबर#174
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी रादनिका	कार्यालय	दुकाने	ओद्योगिक	मोजमापनाचे एकक
7380	47900	53300	59900	53300	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)	61 336चौ मीटर	मिळकतीचा वापर-	निवासी रादनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्भावना सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs 47900/-			
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((47900-7380) * (100 / 100)) + 7380) = Rs 47900/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 47900 * 61 336 = Rs 2937994 4/-			
B) लगतच्या गच्चीचे खुली बाल्कनी क्षेत्र		55 76चौ मीटर			
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य		= 55 76 * (47900 * 40/100) = Rs 1068361 6/-			
Applicable Rules		= 3, 9, 18, 19, 14			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य - मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B - C + D + E + F + G + H + I + J = 2937994 4 + 0 + 0 + 0 + 0 + 1068361 6 + 0 + 0 + 0 + 0 = Rs.4006356/- = २ चाळीस लाख सहा हजार तीन शें छप्पन्न /-			

Home Print



सह ^{ABU} ~~ह. उ. र.~~ निबंधक वर्ग-2
उल्हासनगर क्र. 4

उहन - ४
द. क्र. २२९४ / २०२४
पाने १ / ५०



CHALLAN
MTR Form Number-6



GRN	MH016185307202324M	BARCODE	Date		24/02/2024-20:46:11	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	ULH4_ULHASNAG4 BADLAPUR JT SUB REG		PAN No.(If Applicable)	EBMPG2904L			
Location	THANE		Full Name	MRS. HEMA SHIVKUMAR GOWDA			
Year	2023-2024 One Time		Flat/Block No.	FLAT NO. A-201,2ND. FLOR, SAI WILLA			
Account Head Details		Amount In Rs.	Premises/Building				
0030046401	Stamp Duty	525000.00	Road/Street	VILLAGE BADLAPUR			
0030063301	Registration Fee	30000.00	Area/Locality	TAL AMBERNATH			
			Town/City/District				
			PIN	4	2	1	5 0 3
			Remarks (If Any)	PAN2=AAGCB1877R-SecondPartyName=MS BUILTTECH BUILDERS AND DEVELOPERS PVT. LTD.-			
			Amount In	Five Lakh Fifty Five Thousand Rupees Only			
			Words				
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024022639109	CPADODOGM7		
Cheque/DD No.		Bank Date	RBI Date	26/02/2024-00:00:00	27/02/2024		
Name of Bank		Bank-Branch		STATE BANK OF INDIA			
Name of Branch		Scroll No. , Date		259 , 27/02/2024			



Department ID :

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

Mobile No. : 7249071393

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

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.05.24 16:58:36 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-541-6214	0000928411202425	06/05/2024-16:53:45	IGR129	30000.00
2	(iS)-541-6214	0000928411202425	06/05/2024-16:53:45	IGR129	525000.00
Total Defacement Amount					5,55,000.00



Print Date 06-05-2024 04:58:35

उहान - ४

द. क्र. ६२९४ २०२४

पा २ ५०



CHALLAN
MTR Form Number-6



GRN	MH016185307202324M	BARCODE			Date	24/02/2024-20:46:11	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	ULH4_ULHASNAG4 BADLAPUR JT SUB REG			PAN No.(If Applicable)	EBMPG2904L			
Location	THANE			Full Name	MRS. HEMA SHIVKUMAR GOWDA			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO. A-201,2ND. FLOR, SAI WILLA			
Account Head Details	Amount In Rs.			Premises/Building				
0030046401	Stamp Duty		525000.00	Road/Street	VILLAGE BADLAPUR			
0030063301	Registration Fee		30000.00	Area/Locality	TAL AMBERNATH			
				Town/City/District				
				PIN	4	2	1	5 0 3
				Remarks (If Any)	PAN2=AAGCB1877R-SecondPartyName=MS BUILTTECH BUILDERS AND DEVELOPERS PVT. LTD.-			
				Amount In	Five Lakh Fifty Five Thousand Rupees Only			
Total	5,55,000.00			Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572024022639109	CPADODOGM7	
Cheque/DD No.				Bank Date	RBI Date	24/02/2024-20:46:21	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

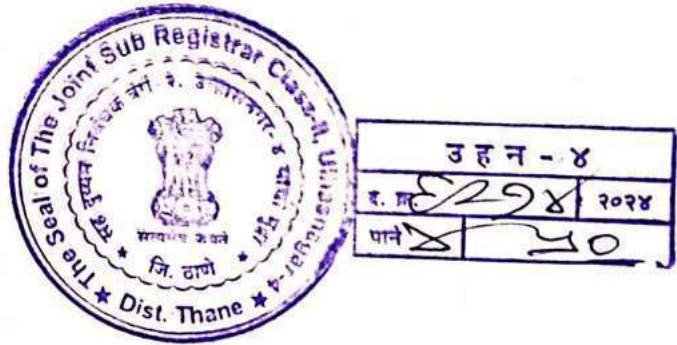
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 7249071393

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



उहान - ४
र. नं. ६२२४ २०२४
र. नं. ३१२०



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE EXECUTED AT BADALAPUR, ON THIS Date 05/05/2024.

BY AND BETWEEN -

M/S. BUILTTECH BUILDERS & DEVELOPERS PVT. LTD., (CIN No. _____) a company incorporated under the provisions of the Companies Act 1956, having its registered office at B-3, Anand Deep CHS Ltd. Lane no.2, Pendse Nagar, Near Andhra Bank, Dombivali East, Thane 421 201, (PAN NO. AAGCB1877R), represented by its Director, **MR. SHREENANDA KARHADKAR**, (Aadhar No. 575772673159) duly authorized vide board resolution dated _____, hereinafter referred to as the "BUILDER DEVELOPERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its directors, executors, administrators and permitted assignees);

AND

श्रीमा S गोवडा

B.H. Chaudhary

BSL

BHOLARAM HARJIRAMJI CHOUDHARY, (Aadhar No 5123 1807 6206, Pan No. ACQPC8415M) Aged about 58 Years, Residing At C-602 Sundaram Balaji Aangan 90 Feet Road Thakurli kalyan Dombivali East, Dist. Thane PIN. 421201 (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).The Promoter and Allottee shall hereinafter collectively be referred to as the "CONFIRMING PARTY "

MRS. IHEMA SHIVKUMAR GOWDA, (Aadhar No. 8450 4961 2447, Pan No. EBMPG2904L) Aged about 43 Years, Residing At Building No. 7A, Room No. 2304, Kannamwar Nagar No. 2, Near Janta Market, Tagore Naga, Vikhorli East, Mumbai 400 083, hereinafter called the "Allottee/Purchaser/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees). The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party". ("PURCHASERS/TRANSFEREES")

WHEREAS:

A. Mr. Rama Ravaji Chature was the tenant under Bombay Tenancy & amp; Agricultural Lands Act 1948 in respect of the said land bearing Survey No. 174/5, area admeasuring 3410 Sq. Mtrs, situated at Village – Badlapur, Tal. – Ambernath, Dist. Thane, by virtue of Mutation Entry No. 301.

B. Mr. Rama Ravaji Chature has cleared all the dues under Bombay Tenancy & amp; Agricultural lands Act 1948 in respect of the said land, therefore, the name of Mr. Rama Ravaji Chature was recorder as a tenant by Mutation Entry No. 3287.

C. Mr. Rama Ravaji Chature died intestate on 23/07/1994 at Village – Badlapur, Tal.- Ambernath, Dist. Thane leaving behind him Mr. Ramakant Rama Chature & amp; Smt. Leelabai Baban Gaikwad as his heirs and legal representatives as per law of succession by which he was govern at the time of his death. After the death of Mr. Rama Ravaji Chature, the names of Mr. Ramakant Rama Chature & amp; Smt. Leelabai Baban Gaikwad is recode in the revenue record by Mutation Entry No 4181.



B.H. Choudhary

हेमा S गौवडा

6/2/20

D. Smt. Leelabai Baban Gaikwad died intestate at Village – Badlapur, Tal.- Ambernath, Dist. Thane leaving behind her Mr. Praksh Baban Gaikwad & others as her heirs and legal representatives as per law of succession by which She was governed at the time of her death. After the death of Smt. Leelabai Baban Gaikwad, the names of Mr. Praksh Baban Gaikwad & others were recode in the revenue record as a owner.

E. By Agreement For sale dated 02/11/2012 registered with the office of Sub-Registrar Ulhasnagar -2, at sr. no. 11480/2012 executed between Mr. Praksh Baban Gaikwad & others as a Owners and Mr. Satish Ramesh Baikar & Mr. Darshan Kishor Sangulkar as Purchasers, Mr. Prakash Baban Gaikwad & others have agreed to sale the said land to Mr. Satish Ramesh Baikar & Mr. Darshan Kishor Sangulkar.

F. Mr. Praksh Baban Gaikwad & others , Mr. Satish Ramesh Baikar & Mr. Darshan Kishor Sangulkar have further Agreed to sold the land bearing Survey No. 174/5, area admeasuring 1700 sq. mtrs out of 3410 sq. mtrs, situated at Village –Badlapur, Tal.- Ambernath, Dist. Thane to Mr. Sunil Kanu Mhasne & others as Purchasers, registered with the office of Sub- Registrar Ulhasnagar -2, at Sr. No. 2196/2013.

G. The said land is tenancy land, therefore, the Sub-divisional officer of Ulhasnagar issued Sale Permission in favour Mr. Sunil Kanu Mhasne & others bearing No.UPVA/ T2/ KV/SR 55/ 2013 in respect of the said land by Mutation Entry No. 6050.

H. after obtaining the said permission Mr. Sunil Kanu Mhasne & others have Purchased the from Mr. Praksh Baban Gaikwad & others , Mr. Satish Ramesh Baikar & Mr. Darshan Kishor Sangulkar as Sale Deed dated 21/02/2014, registered with the office of Sub- Registrar Ulhasnagar -2, at sr. no. 2178/2014. The names of Mr. Sunil Kanu Mhasne & others are reported in the revenue record by Mutation Entry No 6143.

I. Mr. Sunil Kanu Mhasne & others are the owners of land bearing Survey No. 174/5, area admeasuring 1700 sq. mtrs out of 3410 sq. mtrs, situated at Village –Badlapur, Tal.- Ambernath, Dist. Thane and more particularly described in the First schedule hereunder written by way of succession.

J. Mr. Sunil Kanu Mhasne & others have decided to develop said property by constructing new building on the said land.

B.H. Chavan Shetty

इमा S गौवट



र. नं.	२२९४	२०२४
पाने	२५०	

K. The Developer herein has requested the Owners to allow him to develop the said property described in the First schedule hereunder written.

L. Mr. Sunil Kanu Mhasne & amp; others have granted development rights to M/s. Builtech Builders & amp; Developers Pvt. Ltd. by executing Development Agreement dated 07/02/2015 registered with the office of Sub- Registrar Ulhansagar-2, at Sr. No. 1252/2015.

M. The Mr. Sunil Kanu Mhasne amp; others have also issued Power of Attorney in favour of & amp; M/s. Builtech Builders & amp; Developers Pvt. Ltd, the said Power of Attorney is registered with the office of sub-registrar Ulhansagar-2, at Sr. no. 1253/2015. on 07/02/2015.

N. By virtue of Development Agreement and Power of Attorney, the Promoter alone has the sole and exclusive right to sell the Flats/Shops premises in the said building to be constructed by the Promoter on the said land and to enter into an agreements with The PURCHASER/S of the flats/shops, etc. and to receive the said price in respect thereof.

O. The Promoter has obtained the necessary permission from the competent authority. Kulgaon Badlapur Municipal Council, on 20/12/2017 for development of the above said land bearing no. JK/KBNP/NRV/BP/9509/2017-2018.

P. The Promoter has obtained the necessary N.A. permission on 03/02/2017 from Collector Thane of the above said land bearing no. REV/K-1/T-14/SR-177/2015.

Q. By virtue of Development Agreement and Power of Attorney, the developer alone has the sole and exclusive right to sell the Apartments in the said building to be constructed by the Developer on the said land and to enter into an agreements with the prospective PURCHASER/S of the Apartments, etc. and to receive the sale price in respect thereof;

R. The authenticated copies of the plans of the layout as proposed by the Developer and according to which the construction of building and open spaces are proposed to be provided for on the said project have been approved by the concerned Local Authority annexed hereto;

S. The Developer has proposed to construct building/s consisting of Ground + 7 Upper Floor, by name "sai villa" hereinafter "SAID BUILDING" on the said property as per approved plan;



B.H. Chundary

हेमा ड गौवट

622

T. The Developer is fully competent to enter into this Agreement and all the legal formalities with respect to the right, title and interest of the Developer regarding the Said Land on which Project is to be constructed and have been completed; THE DEVELOPER is entering into separate agreement with several purchasers for sale of flat in the building, which is being constructed by the Developer on the said property.

U. The Developer has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai on 07/02/2018 under registration no. P51700015189 ;

V. The authenticated copies of certificate of title issued by the attorney at law or advocate of the Developer, authenticated copies of property card or extract of village forms VI and VII and VIII or any relevant revenue record showing the nature of the title of the Developer to the project land on which the apartments are constructed or are to be constructed have been annexed hereto;

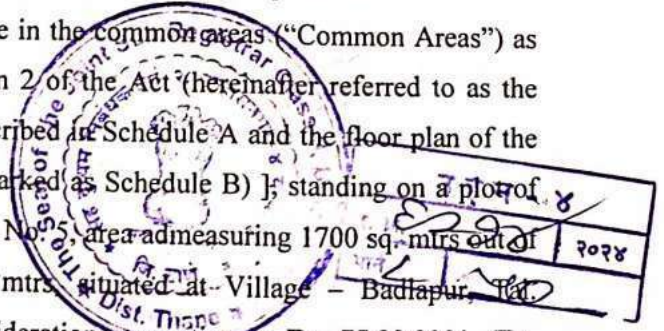
W. THE PURCHASER/THE PARTY OF THE SECOND PART has requested the Developer for allotment to the Purchaser of Apartment Flat No. 201, A- wing on the Second Floor Area admeasuring 600 Sq. ft.(carpet) equivalent to 55.76 Sq. Mtrs. (Carpet) + 600 Sq. ft. Open Terece. in the building known as "SAI VILLA", standing on a plot of land bearing Survey No. 174, Hissa No. 5, area admeasuring 1700 sq. mtrs out of total area admeasuring 3410 Sq. Mtrs, situated at Village - Badlapur, Tal. Ambernath, Dist. Thane being constructed on the said property;

X. Mutual discussions of the first party and second party, agreed to sell/allot and purchase Flat No. 201, A - wing on the Second Floor, Area admeasuring 600 Sq. ft.(carpet) equivalent to 55.76 Sq. Mtrs (Carpet) + 600 Sq. ft. Open Terece. in the building known as "SAI VILLA", as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule A and the floor plan of the apartment is annexed hereto and marked as Schedule B)]; standing on a plot of land bearing Survey No. 174, Hissa No. 5, area admeasuring 1700 sq. mtrs out of total area admeasuring 3410 sq. mtrs situated at Village - Badlapur, Tal. Ambernath, Dist. Thane for a consideration amounting to Rs. 75,00,000/- (Rs. Seventy Five Lacs only) paid and agreed to pay on the terms and conditions mentioned hereinabove;

B.H. Chundury

डॉ. S. गोवर्धन

822



V. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein. Further The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project:

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

Y. Under section 13 of the said Act the promoter is required to execute a written agreement for sale of said Apartment /Shop/Office with the PURCHASER/S being in fact these present and also to register said Agreement under the Registration Act, 1908.

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

1. The Developer shall construct the said building consisting of ground plus Seven upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the promoter shall have to obtain prior consent writing of the purchaser in respect of variations or modification which may adversely affect the Apartment /Shop/Office of the purchaser except any alternation or addition, use of any additional or balance FSI and or TDR approved by corporation, any Government authority or due to change in law.

1(a) The purchaser/s hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the purchaser Apartment Flat No. 103, A-wing on the First Floor Area admeasuring 600Sq. ft.(carpet) equivalent to (Carpet) + 600 Sq. ft. Open Terece. in the building known as "SAI as permissible under the applicable law and of pro rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the Act (hereinafter referred to as the "Apartment" more particularly described in Schedule A and the floor plan of the apartment is annexed hereto and marked as Schedule B)], standing on a plot of land bearing Survey No. 174, Hissa No. 5, area admeasuring 1700 sq. mtrs out of total area admeasuring 3410 sq. mtrs, situated at Village = Badlapur, Tal. = Ambernath, Dist. Thane, for a consideration amounting to Rs. 75,00,000/- (Rs. Seventy Five Lacs only). Rs. 15,00,000/-



B.H. Chundhary

10/11

हेमा S जोवट



उहन - ४	
२. क्र. १२१४	२०२४
१०	२०

(Rs. Fifteen Lacs Only) paid by Cash/Credit, whereas the remaining amount Rs. 60,00,000/- (Rs. Sixty Lacs only) will be paid within the period of 30 days from the date of registration, the consideration amount Rs. 75,00,000/- (Rs. Seventy Five Lacs only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the second Schedule annexed herewith (the price of the Apartment including the proportionate price of the common are as and facilities).

1(b) The purchaser has paid on or before execution of this agreement in the advance payment Rs. 15,00,000/- (Rupees Fifteen Lakh only)

Particular	%Age
Plinth Work	30%
1st Slab	4%
2nd Slab	4%
3rd Slab	4%
4th Slab	4%
5th Slab	4%
6th Slab	4%
7th Slab	4%
8th Slab	4%
Brick Work	5%
Plastering Work	5%
External Plaster	4%
Internal Plaster or POP	8%
Electrical Plumbing	8%
Flooring Painting and Internal Fitting	4%
Final Work	4%

1(c). The Total price above excludes Taxes (Consisting of Tax paid or payable by the Developer by way of Value added Tax, Service Tax and CASs or any Other similar taxes which may be levied, in connection with the construction of and

B.H. Chaudhary

ssr

श्रीमा S गोवडा

carrying out the project payable by the Developer) up to the date of handing over the possession the Apartment /Shop/Office.

1(d). The total price is escalation – free, save and except escalation/increasers, due to increase on account of development charges payable to the competent authority and /or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Developer undertakes and agrees that while raising a demand on the purchaser for increase in development charges, cost, or levies imposed by the competent authority etc., the Developer shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to purchaser, which shall only be applicable on subsequent payment.

1(e). The Developer may allow, in its sole discretion, a rebate for early payment of equal installment payable by the purchaser by discounting such early payments @.... % per annum for the period by which the respective installment has been proponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to purchaser by the promoter.

1(f). The Developer shall confirm the final carpet area that has been allotted to the purchaser after the construction of the building is complete and the occupancy certificate granted by the competent authority, by furnishing details of the changes if any, in the carpet area, subject to a variation cap of three per cent. The total price payable for the carpet area shall be recalculated upon confirmation by the Developer. If there is any reduction in the carpet area within the defined limit then promoter shall refund the excess money paid by purchaser within Forty-Five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by purchaser as per the next milestone of the payment plan. All these adjusting shall at the same rate per square meter as agreed in clause 1(a) of this Agreement.



1(g). The purchaser authorizes the Developer to adjust / appropriate all payments made by him/her under any heads of dues against lawful outstanding. If any, in his/her name as the promoter may in its sole discretion deem fit and the purchaser undertake not to object/ demand/ direct the Developer to adjust his payment in any manner.

B.H. Chaudhary

हेमा S गौवट

10/11

1.1. The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulation and restriction if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment /Shop/Office to the purchaser, obtain from the concerned local authority occupancy and / or completion certificate in respects of the Apartment.

1.2. Time is the essence for the Developer as well as the purchaser. The Developer shall abide by the time schedule for completing the project and handing over the Apartment to the purchaser and the common areas to the association of the purchasers after receiving the occupancy certificate or both, as the case may be, similarly, the purchasers shall make timely payment of the installment and other dues payable by him/her and meeting the other obligation under the Agreement subject to the simultaneous completion of construction by the Developer as provided in clause 1(b) herein above[Payment Plan].

2.1 If Developer fail to abide by the time schedule for completing the project and handing over the Apartment to the purchaser, the Developer agrees to pay the purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amount paid by the purchaser, for every month of delay, till the handing over of the possession. The purchaser agrees to pay to the Developer, interest as specified in the Rule, on all the delayed payment which become due and payable by the purchaser to the Developer under the terms of this Agreement from the date of the said amount is payable by the purchaser/s to the Developer.

2.2. Without prejudice to right of Developer to charge interest in term of sub clause

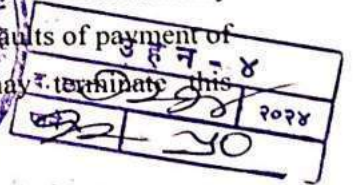
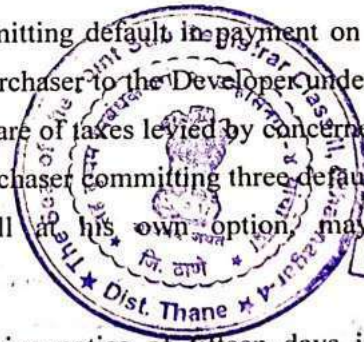
2.1 above, on the purchaser committing default in payment on due date of any amount due and payable by the purchaser to the Developer under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoing) and on the purchaser committing three defaults of payment of installments, the Developer shall at his own option, may terminate this Agreement.

Provided that, Developer shall give notice of fifteen days in writing to the purchaser, by Registered Post AD at the address provided by the purchaser and mail at e-mail address provided by the purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the purchaser fails to rectify the breach or breaches mentioned by the Developer within the period of

B.H. Chundhary

SA

डिमा 5 जोकर



notice then at the end of such notice period, Developer shall be entitled to terminate this Agreement.

Provided further, that upon termination of this Agreement as aforesaid, the Developer shall refund to the purchaser [subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Developer] within a period of thirty days of the termination, the installment of sale consideration of the Apartment which may till then have been paid by the purchaser to the Developer.

3. The fixture fitting with regard to the flooring and sanitary fitting and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Developer in the said building and the Apartment /Shop/Office as are set out in list of Amenities annexed hereto.

4. The Developer shall give possession of the Apartment /Shop/Office to the purchaser on or before..... If the Developer fails or neglects to give possession of the Apartment to the purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Developer shall be liable on demand to refund to the purchaser the amount already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 3.1 herein above from the date the Developer received the sum till the date amount and interest thereon is repaid. Provided that the Developer shall be entitled to reasonable extension of time for giving delivery of Apartment /Shop/Office on the aforesaid date of the completion of building in which the Apartment is to be situated is delayed on account of—

(i) War, Civil commotion or act of God.

(ii) Any notice, order, rule, notification of the Government and /or other public or competent authority/court.



Procedure for taking possession- The Developer, upon obtaining the occupancy certificate from the competent authority and the payment made by the purchaser as per the agreement shall offer in writing the possession of the Apartment /Shop/Office to the purchaser in terms of this Agreement to be taken within 3 [three months from the date of issue of such notice and the Developer shall give possession of the Apartment to the purchaser. The Developer agrees and undertakes to indemnify the purchaser in case of failure of fulfilment of any of the provision, formalities, documentation on part of the Developer. The purchaser agree(s) to pay the maintenance charges as determined by the

B.H. Chundhary

[Handwritten signature]

श्रीमान् S गोवर्धन

Developer or association of purchasers, as the case may be. The Developer on its behalf shall offer the possession to the purchaser in writing within 7 days of receiving the occupancy of the project.

5.2. The purchaser shall take possession of the Apartment /Shop/Office within 15 days of the written notice from the Developer to the purchaser intimating that the said Apartment /Shop/Office are ready for use and occupancy;

5.3. **Failure of Allottee to take Possession of Apartment:** upon receiving a writing intimation from the Developer as per clause 6.1, the purchaser shall take possession of the Apartment /Shop/Office from the Developer by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Developer shall give possession of the Apartment /Shop/Office to the purchaser. In case the purchaser fails to take possession within the time provided in clause 6.1 such purchaser shall continue to be liable to pay maintenance charges as applicable.

5.4. If within a period of five years from the date of handing over the Apartment /Shop/Office to the purchaser, the purchaser bring to the notice of the Developer any structural defect in the Apartment /Shop/Office or the building in which the Apartment /Shop/Office are situated or any defects on account of workmanship, quality or provision of service, then whenever possible such defects shall be rectified by the Developer at his own cost and in case it is not possible to rectify such defect, then the purchaser shall be entitled to receive from Developer, compensation for such defect in the manner as provided under the Act.

6. The purchaser shall use the Apartment /Shop/Office or any part thereof only for purpose for which it is allotted.

7. The purchaser along with other purchaser(s) of Apartment /Shop/Office in the building will become the member of the society to be formed of all Apartment /Shop/Office purchaser/s and for this purpose also from time to time sign and execute the application for membership and the other papers and documents necessary for the membership of the proposed housing society.

8. Within 15 days after notice in writing is given by the Developer to the purchaser that the Apartment /Shop/Office is ready for use and occupancy, the purchaser shall be liable to bear and pay to the society proportionate share (i.e. in proportion to the carpet area of the apartment) of outgoings in respect of the project land and building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/ or government water charges,

B. H. Chundhary

SSR

श्रीमा S जीवदा



केवळ मालकांसाठी	
दि. २२/१२/२०२४	
२४	५०

insurance, common lights, repairs and salaries of clerks bill collators, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s.

9. The purchaser shall pay to the Developer a sum of Rs...../- as a Development Charges and for meeting all legal cost, society formation charges, share money, entrance fees, charges and expenses for electricity and water connection. The Purchaser shall also liable to pay before taking possession 12 months in advance proportionate charges for property taxes and water charges. Apart from this, the purchaser shall also liable to pay Rs.____per sq.ft. for 24 months as a maintenance charges (The maintenance charges does not includes amount for property taxes and water charges)

10. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER

The Developer hereby represents and warrants to the purchaser as follows :

- i. The Developer has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual physical and legal possession of the project land for the implementation of the project;
- ii. The Developer has lawful right and requisite approvals from the competent authorities to carry out development of the project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrance upon the project land or the project except those disclosed in the title report;
- iv. There are no litigation pending before any Court of law with respect to the project land or project except those disclose in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the project land and said building/wing shall be obtained by following due process of law and Developer has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the project, project land, building/wing and common areas;



B. H. Chavhan

हेमा सु जावडा

vi. The Developer has the right to enter in to this agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the purchaser created herein, may prejudicially be affected;

vii. The Developer has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the project and the said Apartment /Shop/Office which will, in any manner, affect the rights of purchaser under this agreement;

viii. The Developer confirms that the Developer is not restricted in any manner whatsoever form selling the said Apartment /Shop/Office to the purchaser in the manner contemplated in this agreement. The Developers shall execute the conveyance deed in favour of the society or body corporate within the time limit prescribed by the law.;

ix. The Developer has duly paid and shall continue to pay and discharge undisputed government dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent authorities;

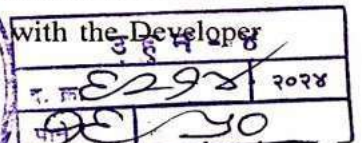
x. No notice from the government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Developer in respect of the project land and/or the project except those disclosed in the title report.

11. The purchaser/s or himself/themselves with intention to bring all persons into whosoever hand the apartment may come, hereby covenants with the Developer as follow :-

i. To maintain the Apartment /Shop/Office at the purchasers own cost in good and tenantable repair and condition from the date that of possession of the Apartment /Shop/Office is taken and shall not do or suffer to be done anything in or to the building in which the Apartment /Shop/Office situated which maybe against the rules, regulation or bye-laws for charge/alter is make addition in or to the building in which the apartment is situated and the apartment itself of any part thereof without the consent of the local authorities if required.

B.H. Chaudhary

श्रीमा S जौवडा



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

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

iv Not to demolish or cause to be demolished the Apartment /Shop/Office or any part thereof, nor at any time make or cause to be made nay addition or alteration of whatever nature in or to the Apartment /Shop/Office or any part thereof not nay alteration in the elevation and outside color scheme of the building in which the Apartment /Shop/ Office is situated and shall keep the portion, sewers, drains and pipes in the apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment /Shop/Office is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, partitions or other structural members in the apartment without the prior written permission of the Developer and /or the society.

v. Not to do anything to be dine any act or thing which may render void or voidable any insurance of the project land and the building in which the apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.



B.H. Chaudhary

[Handwritten signature]

डेमा S जौवटा

vi. not to throw dirt, rubbish rags, garbage or other refuse or permit the same to be thrown from the said Apartment /Shop/Office in the compound or any portion of the project land and the building in which the Apartment /Shop/Office is situated.

vii. pay to the society on demand by the society, his share of security deposit demanded by the concerned local authority or government or given water, electricity or any other service connection to the building in which the Apartment /Shop/Office is situated.


viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any which are imposed by the concerned local authority and/ or government and/ or other public authority on account of charge of use of the apartment by the purchaser for any purpose other than for purpose for which it is sold.

ix. The purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this agreement or part with the possession of the Apartment /Shop/Office until all the dues payable by the purchaser to the Developer under this agreement are fully paid up.

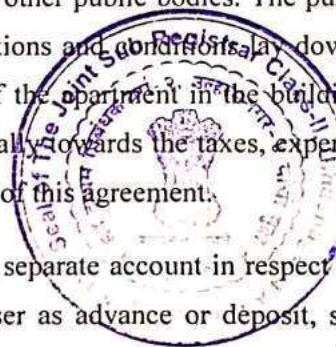
x. The purchaser shall observe and perform all the rules and regulations which the society may be made from time to time for protection and maintenance of the said building and the apartments therein and for the observance and performance of the building rule, regulation and bye-laws for the time being of the concerned local authority and government and other public bodies. The purchaser shall also observe and perform all the stipulations and conditions laid down by the society regarding the occupancy and use of the apartment in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

12. The Developer shall maintain a separate account in respect of sums received by the Developer from the purchaser as advance or deposit, sums received on account of the share capital or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

13. Nothing contained in this agreement is intended to be nor shall be construed as grant, demise or assignment in law, of the said Apartment /Shop/Office or of the said plot and building or any part thereof. The purchaser shall have no claim save and except in respect of the apartment hereby agreed to be sold to him and all open spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the society.

B.H. Chaudhary


श्रीमान् S गौकड



द. क्र.	२२९४	२०२४
०८	५०	

14. DEVELOPER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Developer executed this agreement he shall not mortgage or create a charge on the Apartment /Shop/Office and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being force, such mortgage or charge shall not affect the right and interest of the purchaser who has taken or agreed to take such Apartment /Shop/Office.

15. BINDING EFFECT

Forwarding this agreement to the purchaser by the Developer does not create binding obligation on the part the Developer or the purchaser until, firstly, the purchaser signs and delivers this agreement with all the schedules along with the payment due as stipulated in the payment plan within 30 days from the date of receipt by the purchaser and secondly, appears for registration of the same before the concerned Sub-registrar as and when intimated by the Developer. If the purchaser fails to execute and deliver to the Developer this agreement within 30 days from date of its receipt by the purchaser and/or appear before the sub-register for its registration as and when intimated by the Developer, then the Developer shall serve a notice to the purchaser for rectifying the default, which if not rectified within 15 days from date of its receipt by the purchaser, application of the purchaser shall be treated as cancelled and all sums deposited by the purchaser in connection therewith including the booking amount shall be returned to the purchaser without any interest or compensation whatsoever.

16. ENTER AGREEMENT

This agreement along with its schedules and annexure, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all understating any other agreement, allotment letter correspondences, arrangements whether written or oral, if any between the parties in regard to the said apartment/plot/building, as the case maybe.

17. RIGHT TO AMEND

This agreement may only be amended through written consent of the parties to the agreement.



18. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/SUBSEQUENT PURCHASERS

It is clearly understood and so agreed by and between the parties hereto that all the provision contained herein and the obligation arising hereunder in respect of

B.H. Chaudhary

8/2/20

श्रीमा S गोवत

the project shall equally be applicable to and enforceable against any subsequent purchaser of the Apartment /Shop/Office in case of a transfer, as the said obligation go along with the Apartment /Shop/Office for all intents and purposes.

19. SEVERABILITY:

if any provision of this agreement shall be determined to be void or unenforceable under the act or the rule and regulation made there under or under other applicable laws, such provisions of the agreement shall be demand amended or deleted in so far as reasonably inconsistent with the purpose of this agreement and to the extent necessary to conform to act or the rules and regulation made there under or the applicable law, as the case maybe and the remaining provisions of this agreement shall remain valid and enforceable as applicable at the time of execution of this agreement.

20. METHOD OF CALCULATION OF PROPORATIONE SHARE WHEREVER REFERRED TO IN THE AGREEMETN

Where in this agreement it is stipulated that the purchaser has to make any payment, in common with other purchasers in project the same shall be in proportion to the carpet area of the Apartment /Shop/Office to the total carpet are of all the Apartment /Shop/Office in the project.

21. FURTHER ASSURANCES:

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

22. PLACE OF EXECUTION:

The execution of this agreement shall be complete only upon its execution by the Developer through its authorized signatory at the Developer's office, or at some other place, which may be mutually agreed between the Developer and the purchaser in Badlapur after the agreement is duly executed by the purchaser and the Developer or simultaneously with the execution the said agreement shall be registered at the office the sub-registrar. Hence this agreement shall be deemed to have been executed at Badlapur.

B.H. Chaudhary

हेमा ड गौवडा

852



उहन - ४	
र. क्र. ८२९४	२०२४
२०	५०

23. The purchaser and /or Developer shall present this agreement as well as conveyance deed at the proper registration office of registration within the time limit prescribed by the registration Act and the Developer will attend such office and admit execution thereof. The purchaser shall bear all the expenses for registration of this agreement including amount of stamp duty, registration fees and all incidental expenses.

24. That all notice to be served on the purchaser and the Developer as contemplated by this agreement shall be deemed to have been duly served if sent to the purchaser or the Developer by registered post AD and notified e-mail ID under certificate of potion at their respective addresses specified below :-

Name of Purchaser - MRS. HEMA SHIVKUMAR GOWDA, (Aadhar No. 8450 4961 2447, Pan No. EBMPG2904L) Aged about 43 Years, Residing At Building No. 7A, Room No. 2304, Kannamwar Nagar No. 2, Near Janta Market, Tagore Naga, Vikhorli East, Mumbai 400 083,,

M/S. BUILT TECH BUILDERS & DEVELOPERS PVT. LTD., Add.- B-3, Anand Deep, Lane No.2, Pendsenagar, Near Andhra Bank, Dombivli East, Thane-421 201.

It shall be the duty of the purchaser and the Developer to inform each other of any charge in address subsequent to the executed of this agreement in the above address by registered post failing which all communication and letters posted at the above address shall be deemed to have been received by Developer or the purchaser, as case maybe .

25. JOINT PURCHASERS:

That in case there are joint purchasers all communication shall be sent by the Developer to the purchaser whose name appears first and at the address given by him/her which for all intents and purposes to consider as property served on all the purchasers.

26. STAMP DUTY & REGISTRATION:

The charges towards stamp duty and registration of this agreement shall be borne by the Purchaser alone.



27. DISPUTE RESOLUTION:

B.H. Chundary

हेमा S गौवडा

Any dispute between parties shall be settle amicably. In case of failure to settle the dispute amicably, which shall be referred to the authority as per the provisions of the real estate act 2016 rule and regulation, there under.

28. GOVERNING LAW:

That the rights and obligations of the parties under arising out of this agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the court will have the jurisdiction for this agreement.

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

SCHEDULE 'A'

Apartment Flat No. 201, A-wing on the Second Floor Area admeasuring 600 Sq. ft.(carpet) equivalent to 55.76 Sq. Mtrs (Carpet) + 600 Sq. ft. Open Terece. in the building known as "SAI VILLA", standing on a plot of land bearing Survey No. 174, Hissa No. 5, area admeasuring 1700 sq. mtrs out of total area admeasuring 3410 sq. mtrs, situated at Village - Badlapur, Tal. Ambernath, Dist. Thane.




SCHEDULE 'B'

FLOOR PLAN OF THE APARTMENT

SIGNED AND DELIVERED BY THE WITHIN NAMED PROMOTER & CONFIRMING PARTY :



उहन - ४	
र. क्र. ४२९४	२०२४
२२	२०

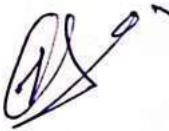

NAME AND SIGN	PHOTO	L.H.T. IMPRESSION
<p>M/S. BUILT TECH BUILDERS & DEVELOPERS PVT. LTD.(Authorized Signatory BUILDER DEVELOPERS" PARTY)</p> 		

<p>BHOLARAM HARJIRAMJI CHOUHARY</p> <p>CONFIRMING PARTY</p> <p><i>B.H. Choudhary</i></p>		
--	--	---

SIGNED AND DELIVERED BY THE WITHIN NAMED PURCHASERS:

<p>NAME AND SIGN</p> <p><i>हेमा S गौवड</i></p> <p>1) MRS. HEMA SHIVKUMAR GOWDA,</p>		
---	---	--

WITNESSES:

- 1) Mr. Sandeep M. Ghuge 
- 2) Bhaskar V. Desai 



रहन - ४
द. प्र. E298/२०२४
23 | 50

AMENITIES

1. RCC Brickwork Plaster
2. All window marble frame and aluminum sliding
3. Concealed Plumbing and Electrical work
4. Ceramic Floor tiles and Walls toilet bath
5. Marble Kitchen Platform
6. Acrylic Paint to all internal and external wall
7. Lift for 3 person
8. Terrace waterproofing
9. ISI mark fittings for doors and Plumbing fittings
10. Decorative Entrance Lobby



उहन - ४	
६२९४	२०२४
२५	५०

B.H. Chandhary


श्रीमती S गौवडा

RECEIPT

Received Rs. 15,00,000/- (Rs. Fifteen Lakh Only) by Cheque/Cash/Note/Rtgs On Dated ___//2024. from aforesaid Purchasers MRS. HEMA SHIVKUMAR GOWDA, being the Part payment of towards sale Flat No. 201, A-wing on the Second Floor Area admeasuring 600 Sq. ft.(carpet) equivalent to 576 Sq. Mtrs (Carpet) + 600 Sq. ft. Open Terrace. standing on a plot of land bearing Survey No. 174, Hissa No. 5, area admeasuring 1700 sq. mtrs out of total area admeasuring 3410 sq. mtrs, situated at Village – Badlapur, Tal. Ambernath Dist. Thane. said Flat as stated hereinabove.

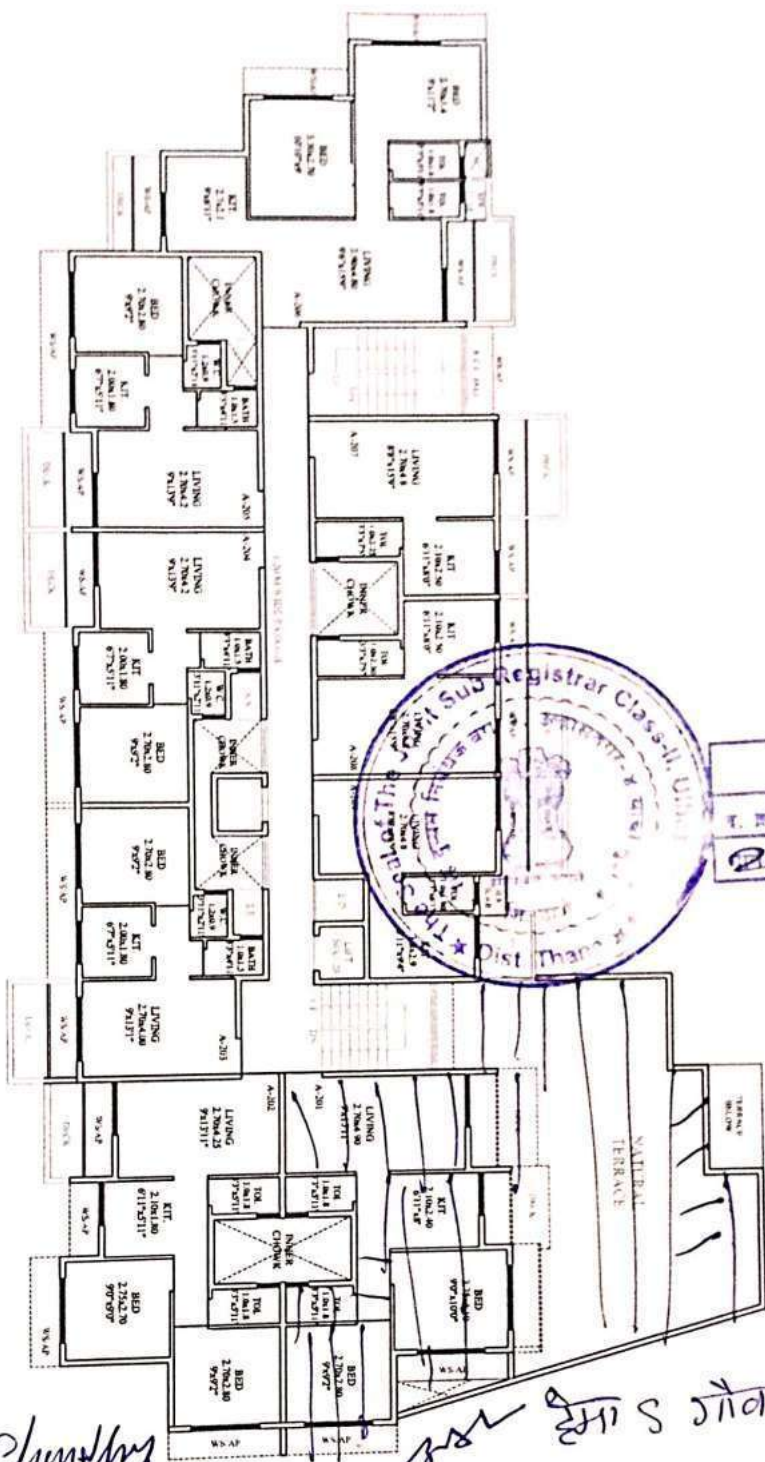
Dated :/05/2024

I SAY RECEIVED
Rs. 15,00,000/-

M/S. BUILTECH BUILDERS & BUILDER/DEVELOPERS PVT.



उहन - ४	
क्र. नं.	२२९४/२०२४
दि.	२५/०५



30/09/2021
 150

DTD - 30/09/2021 /DRN. BY :ASHWINI, REV. BY PARSHURAM, CHKD BY - ANIL JAIN _RI

SECOND FLOOR PLAN

"SAI VILLA"
 S.NO/ H. NO:- 174/5,
 BADLAPUR.

PROJECT BY
 M/s. BUILTECH B & D.

150 S 174/5

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BUILTECH BUILDERS DEVELOPERS
PRIVATE LIMITED

20/04/2015

Demat Account Number

ANCCB4877R

11 10



उहन - ४	
प. क्र. ४२९४	२०१४
२१०	५०

S. S. TONDAPURKAR

B.COM.LL.B.

ADVOCATE

OFFICE ADDRESS :- Shop No. 64 , C Building 2nd wing, Ground Floor, Kasturi Plaza, Manpada Road, Dombivli (E) , DIST-THANE. PHONE NO. 2562391. CELL - 9224883450, EMAIL- sameer_2100@rediff.com, sameer_2100@indiatimes.com.

Date :- 01/04/2015

To.

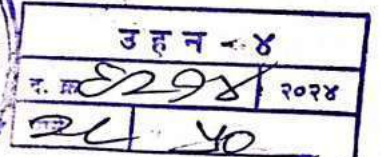
M/s. BUILTECH BUILDERS & DEVELOPERS PVT. LTD

SEARCH REPORT

Description of Property - Land bearing Survey No. 174/5, area admeasuring 1700 sq. mtrs out of 3410 sq. mtrs, situated at Village - Badlapur, Tal.- Ambernath, Dist.-Thane.

I have taken the search of above property my observation is as under:-

SR.NO.	YEAR	REMARK
1.	1985	NIL
2.	1986	NIL
3.	1987	NIL
4.	1988	NIL
5.	1989	NIL
6.	1990	NIL
7.	1991	NIL
8.	1992	NIL
9.	1993	NIL
10.	1994	NIL
11.	1996	NIL
12.	1997	NIL
13.	1998	NIL
14.	1999	NIL
15.	2000	NIL
16.	2001	NIL
17.	2002	NIL
18.	2003	NIL
19.	2004	NIL
20.	2005	NIL
21.	2006	NIL
22.	2007	NIL
23.	2008	NIL
24.	2009	NIL
25.	2010	NIL
26.	2011	NIL
27.	2012	ENTRY



28.	2013	ENTRY
29.	2014	ENTRY
30.	2015	ENTRY

ondapurkar
ocata
☆

Sr.No.	Vendor	purchesr	Reg. No.	Date
1.	Mr. Prakash Baban Gaikwad & others	Mr. Satish Ramesh Baikar & Mr. Darshan Kishor Sangulkar	Agreement For Sale sr. No. 11480/2012/ULN-2	02/11/2012
2.	Mr. Prakash Baban Gaikwad & others , Mr. Satish Ramesh Baikar & Mr. Darshan Kishor Sangulkar	Mr. Sunil Kanu Mhasne & others	Agreement For sale sr. No. 2196/2013/ULN-2	14/02/2013
3.	Mr. Prakash Baban Gaikwad & others , Mr. Satish Ramesh Baikar & Mr. Darshan Kishor Sangulkar	Mr. Sunil Kanu Mhasne & others	Sale Deed sr. No. 2178/2014/ULN 2	21/02/2014
4.	Mr. Sunil Kanu Mhasne & others	M/s Buil Tech Builders & Developers Pvt Ltd.	Development Agreement sr. No. 1252/2015/ULN 2	07/02/2015
5.	Mr. Sunil Kanu Mhasne & others	M/s Buil Tech Builders & Developers Pvt Ltd.	Power Of Attorney sr. No. 1253/2015/ULN 2	07/02/2015

HENCE THIS REPORT



Advocate

Sameer S. Tondapurkar
Advocate



उदन - ४	
र. नं. १२९४	२०२४
२१/१०	

S. S. TONDAPURKAR

B.COM.LL.B.

ADVOCATE

OFFICE ADDRESS :- Shop No. 64 , C Building 2nd wing, Ground Floor, Kasturi Plaza, Manpada Road, Dombivli (E) , DIST-THANE. PHONE NO. 2862391, CELL - 9224883450, EMAIL- sameer_2100@rediff.com, sameer_2100@indiatimes.com.

Date :- 01/04/2015

To.

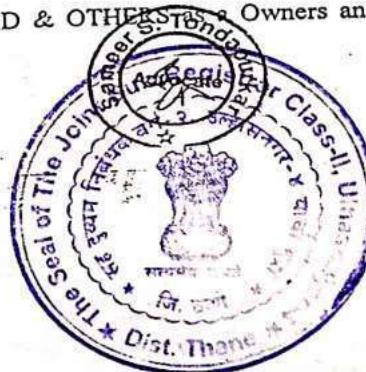
M/s. Builtech Builders & Developers Pvt. Ltd.

TITLE CERTIFICATE

Description of Property- Land bearing Survey No. 174/5, area admeasuring 1700 sq. mtrs out of 3410 sq. mtrs, situated at Village - Badlapur, Tal.- Ambernath, Dist. Thane.

Following documents are submitted to me for verification of title:

- 1) Xerox copy of 7/12 extract of Land bearing Survey No. 174/5, area admeasuring 1700 sq. mtrs out of 3410 sq. mtrs, situated at Village - Badlapur, Tal.- Ambernath, Dist. Thane.
- 2) Xerox copy of Mutation Entry No. 301 land bearing Survey No. 174/5, area admeasuring 1700 sq. mtrs out of 3410 sq. mtrs, situated at Village - Badlapur, Tal.- Ambernath, Dist. Thane.
- 3) Xerox copy of Mutation Entry No. 3287 land bearing Survey No. 174/5; area admeasuring 1700 sq. mtrs out of 3410 sq. mtrs, situated at Village - Badlapur, Tal.- Ambernath, Dist. Thane.
- 4) Xerox copy of Mutation Entry No. 4181 land bearing Survey No. 174/5, area admeasuring 1700 sq. mtrs out of 3410 sq. mtrs, situated at Village - Badlapur, Tal.- Ambernath, Dist. Thane.
- 5) Xerox copy of Mutation Entry No. 6143 land bearing Survey No. 174/5, area admeasuring 1700 sq. mtrs out of 3410 sq. mtrs, situated at Village - Badlapur, Tal.- Ambernath, Dist. Thane.
- 6) Xerox copy of Agreement For Sale Dated 02/11/2012 executed between MR. PRAKASH BABAN GAIKWAD & OTHERS Owners and MR. SATISH



उह न - ४
द. नं. २२९४ / २०१४
३० २०

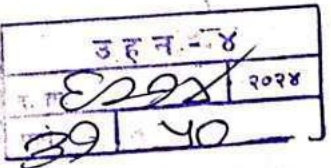
RAMESH BAIKAR & MR. DARSHAN KISHOR SAGUNLKAR as a Purchasers, registered with the office of Sub- Registrar Ulhasnagar -2, at sr. no. 11480/2012.

- 7) Xerox copy of Agreement For Sale Dated 14/02/2013 executed between MR. PRAKASH BABAN GAIKWAD & OTHERS, MR. SATISH RAMESH BAIKAR & MR. DARSHAN KISHOR SAGUNLKAR as a Vendor and MR. SUNIL KANU MHASNE & OTHERS as a Purchaser, registered with the office of Sub- Registrar Ulhasnagar -2, at sr. no. 2196/2013.
- 8) Xerox copy of Sale permission dated 12/08/2013 issued by Sub-divisional officer of Ulhasnagar bearing no. UPVA/ T2/ KV/SR 55/ 2013 .
- 9) Xerox copy of Sale Deed Dated 21/02/2014. executed between MR. SATISH RAMESH BAIKAR & MR. DARSHAN KISHOR SAGUNLKAR as a Vendor and MR. SUNIL KANU MHASNE& OTHERS as a Purchaser, registered with the office of Sub- Registrar Ulhasnagar -2, at sr. no. 2178/2014.
- 10) Xerox copy of Development Agreement Dated 07/02/2015 executed between MR. SUNIL KANU MHASNE& OTHERS as a Vendors and M/S BUILTECH BUILDERS & DEVELOPERS PVT. LTD. as a Purchaser, registered with the office of Sub- Registrar Ulhasnagar -2, at sr. no. 1252/2015.
- 11) Xerox copy of Power Of Attorney Dated 07/02/2015 executed between MR. SUNIL KANU MHASNE& OTHERS as a Vendors and M/S BUILTECH BUILDERS & DEVELOPERS PVT. LTD. as a Purchaser, registered with the office of Sub- Registrar Ulhasnagar -2, at sr. no. 1253/2015.

Upon perusal of the above documents I am of the opinion that:

Mr. Rama Ravaji Chature was the tenant under Bombay Tenancy & Agricultural lands Act 1948 in respect of the said land bearing Survey No. 174/5, area admeasuring 3410 sq. mtrs, situated at Village – Badlapur, Tal.- Ambernath, Dist. Thane by virtue of Mutation Entry No 301.

Mr. Rama Ravaji Chature has cleared all the dues under Bombay Tenancy & Agricultural lands Act 1948 in respect of the said land, therefore, the name of Mr. Rama Ravaji Chature was recorder as a tenant as can be seen from Mutation Entry No. 3287.



Mr. Rama Ravaji Chature was recorder as a tenant as can be seen from Mutation Entry No. 3287.

Mr. Rama Ravaji Chature died intestate on 23/07/1994 at Village - Badlapur, Tal.- Ambernath, Dist. Thane leaving behind him Mr. Ramakant Rama Chature & Smt. Leelabai Baban Gaikwad as his heirs and legal representatives as per law of succession by which he was govern at the time of his death.

After the death of Mr. Rama Ravaji Chature, the names of Mr. Ramakant Rama Chature & Smt. Leelabai Baban Gaikwad is recode in the revenue record by Mutation Entry No 4181.

Smt. Leelabai Baban Gaikwad died intestate at Village - Badlapur, Tal.- Ambernath, Dist. Thane leaving behind her Mr. Prakash Baban Gaikwad & others as her heirs and legal representatives as per law of succession by which he was govern at the time of his death.

After the death of Smt. Leelabai Baban Gaikwad, the names of Mr. Prakash Baban Gaikwad & others were recode in the revenue record as a owner.

By Agreement For sale dated 02/11/2012 registered with the office of Sub- Registrar Ulhasnagar -2, at sr. no. 11480/2012 executed between Mr. Praksah Baban Gaikwad & others as a Owners and Mr. Satish Ramesh Baikar & Mr. Darshan Kishor Sgulkar as Purchasers, Mr. Prakash Baban Gaikwad & others have agreed to sale the said land to Mr. Satish Ramesh Baikar & Mr. Darshan Kishor Sgulkar.

Mr. Prakash Baban Gaikwad & others , Mr. Satish Ramesh Baikar & Mr. Darshan Kishor Sgulkar have further Agreed to sold the land bearing Survey No. 174/5, area admeasuring 1700 sq. mtrs out of 3410 sq. mtrs, situated at Village - Badlapur, Tal.- Ambernath, Dist. Thane to Mr. Sunil Kanu Mhasne & others as Purchasers, registered with the office of Sub- Registrar Ulhasnagar -2, at sr. no. 2196/2013.

The said land is tenancy land, therefore, the Sub-divisional officer of Ulhasnagar issued Sale Permission in favour Mr. Sunil Kanu Mhasne & others bearing no. UPVA/ T2/ KV/SR 55/ 2013 in respect of the said land as can be seen from Mutation Entry No. 6050.

After obtaining the said permission Mr. Sunil Kanu Mhasne & others have Purchased the said Land bearing Survey No. 174/5, area admeasuring 1700 sq. mtrs out of 3410 sq. mtrs, situated at Village - Badlapur, Tal.- Ambernath,



उह न - ४
४२९४ २०२४
२४ ५०

Dist. Thane from Mr. Prakash Baban Gaikwad & others , Mr. Satish Ramesh Baikar & Mr. Darshan Kishor Sgulkar as Sale Deed dated 21/02/2014 registered with the office of Sub- Registrar Ulhasnagar -2, at sr. no. 2178/2014.

The names of Mr. Sunil Kanu Mhasne & others is recode in the revenue record by Mutation Entry No 6143.

Mr. Sunil Kanu Mhasne & others have granted development rights to M/s. Builtech Builders & Developers Pvt. Ltd. by executing Development Agreement dated 07/02/2015 registered with the office of Sub- Registrar Ulhasnagar-2, at sr. no. 1252/2015.


The Mr. Sunil Kanu Mhasne & others have also issued Power of Attorney in favour of & M/s. Builtech Builders & Developers Pvt. Ltd, the said Power of Attorney is registered with the office of sub-registrar Ulhasnagar-2, at sr. no. 1253/2015. on 07/02/2015.

From the above discussion I am of the opinion that title & development rights of M/s. Builtech Builders & Developers Pvt. Ltd in respect of property described in the First Schedule written hereunder is clear, marketable and free from encumbrances.

FIRST SCHEDULE

All that piece and parcel of Plot of Land bearing Survey No. 174/5, area admeasuring 1700 sq. mtrs out of 3410 sq. mtrs, situated at Village – Badlapur, Tal.- Ambemath, Dist. Thane.




Advocate
Sameer S. Tondapurkar
Advocate



उह न - ४	
र. नं. १२९४	२०२४
३३	५०



कुळगांव बदलापूर नगरपरिषद



नगरपरिषद दुधे रुग्णालय इमारत, पहिला मजला, आदर्श विद्यामंदिर रोड, बदलापूर (पूर्व) कुळगांव, पिन-४२१५०३, ता.अंबरनाथ जि.ठाणे.
ईमेल:- coud.kulgaonbadalapur@maharashtra.gov.in वेबसाईट:- <http://kbmc.gov.in>

जा. क्र./कु-व.न.प./नरवि/बां.प./ ९५०९ /२०१७-२०१८ युनिक नं. १६३ दिनांक : २०/१२/२०१७

प्रति,
श्री.सुनिल कान्हू मसणे व इतर यांचे कु.मु.प.धारक
मे.बिल्डटेक बिल्डर्स अॅन्ड डेव्हलपर्स प्रा.लि.
तर्फे संचालक श्री.श्रीनंद अ.कन्हाडकर
द्वारा श्री.अनिल जैन,वास्तुशिल्पकार,नवी मुंबई

विषय : स.नं.१७४ हि.नं.५ पैकी मौजे बदलापूर, ता.अंबरनाथ, येथे बांधकाम करण्याच्या मंजूरी बाबत.
संदर्भ : आपला दि २/३/२०१५ व दि.१३/१२/२०१७ चा अर्ज
श्री.अनिल जैन,वास्तुशिल्पकार,नवी मुंबई ; यांचे मार्फत सादर केलेले अर्ज.
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.

स.नं.१७४ हि.नं.५ पैकी मौजे बदलापूर,ता.अंबरनाथ, मध्ये १७००.०० चौ.मी. भूखंडामध्ये प्रोत्साहनात्मक तरतूदीनुसार एकूण ऊर्जुजेय क्षेत्र २२५०.०० चौ.मी. पैकी २२४४.४३ चौ.मी. नियोजित क्षेत्र भूखंडाच्या विकास करावयास महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दि.२/३/२०१५ व दि.१३/१२/२०१७ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत-----रंगाने दुरुस्ती दाखविल्याप्रमाणे,तळमजला/पहिला मजला/दुसरा मजला/तिसरा मजला/चौथा मजला/पाचवा मजला/सहावा मजला/सातवा मजला/रहाणेसाठी/वाणिज्य/दुकाने/वाडे भिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम परवाना/प्रारंभ प्रमाण पत्र देण्यात येत आहे.

-:अटी:-

- ही बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल, नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्याथेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुशंगाने छाननी करण्यात येईल.
- नकाशात----- रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- महसूल व वन विभाग, महाराष्ट्र शासन, यांचेकडील दि.५ जानेवारी २०१७ चे अध्यादेश क्र.२ मधील लागू असलेल्या आदेशांचे पालन करणे आपणांवर बंधनकारक राहिल
- बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कबजातील जमिनी व्यतिरिक्त जमिनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करता येईल, जोत्यापर्यंत बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे त्यानंतरच जोत्यावरील बांधकाम करावे.
- भूखंडाचे हद्दीत भोवती मोकळा सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सादरची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची हमी (स्ट्रक्चरल सेटी) जबाबदारी सर्वस्वी आपल्या वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- बांधकाम पूर्णतेचा दाखला / चापर परवानगी घेतल्याशिवाय इमारतीचा चापर करू नये त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पूर्ण झाले आहे त्याचा नकाशा वास्तुशिल्पकार व स्थापत्य विशारद यांच्या विहित नमुन्यातील दाखल्यासह (५ प्रतीत) इतर आवश्यक कागद पत्रासह सादर करण्यात यावा.
- बांधकाम चालू करण्यापूर्वी नगर भूमापन अधिकारी / भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरू करावे.
- नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये.
- नवीन इमारतीस मंजूर नकाशा प्रमाणे सेटीक टँक पाहिजे व संडाखड्याच्या काळात जवळच्या मलनिःसारण नलिकेस



उह न - ४
२२९४ २०१४
५०

- स्वखर्चाने नगरपरिषद अभियंता यांचे परवानगीने जोडणे आवश्यक राहिल. सेप्टीक टँक कमीत कमी ५० फूट अंतरावर असणे आवश्यक आहे.
१४. सांडपाण्याचे व पागोळ्याचे पाणी नगरपरिषदेच्या गटारीस स्वखर्चाने नगरपरिषद अभियंता यांचे प्रसंतीप्रमाणे सोडावे लागेल सांडपाण्याच्या बाबतीत आरोग्य खात्याचे प्रमाणपत्र असल्याशिवाय वापर परवाना देण्यात येणार नाही.
 १५. बांधकामाचे मटेरीयल रस्त्यावर टाकावयाचे झाल्यास बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल त्याकरिता नियमाप्रमाणे लागणारी रक्कम (व वंड झाल्यास त्या रकमेसहीत) भरावी लागेल.
 १६. बांधकामाच्या वेळी निरुपयोगी माल (मटेरीयल) नगरपरिषद सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकला पाहिजे.
 १७. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत कमीत कमी १) अशोक २) गुलमोहर ३) निलगिरी ४) करंज इ.पैकी एकूण दहा झाडे लावून त्यांची जोपासना केली पाहिजे तसेच सध्या अस्तित्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.
 १८. नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त रहाणेसाठी/वाणिज्यसाठी उपयोग करावा.
 १९. नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बाधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
 २०. जागेतून किंवा जागे जवळून अतिदाब विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधित खात्याकडून ना हरकत दाखला घेतला पाहिजे.
 २१. जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख लागून किंवा जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापूर्वी ना हरकत दाखला घेतला पाहिजे.
 २२. बांधकामाकडे किंवा इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम नगरपरिषदेच्या सोयीप्रमाणे व प्राधान्यतेप्रमाणे केले जाईल तसा रस्ता होई पावेतो इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल.
 २३. जागेत जूने भाडेकरू असल्यास त्याच्या वाढत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे नियंत्रण मालकाने करणे आवश्यक राहिल व त्याबाबतीत नगरपरिषद जबाबदार राहणार नाही.
 २४. सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय वळवू अथवा बंद करू नये.
 २५. सदर प्रकारणी चूकीची अपूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द करणेत येईल.
 २६. सदर जागेत विहीर असल्यास इकडील परवानगी शिवाय बुजवू नये.
 २७. बांधकाम पुर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्याकरिता नगरपरिषदेवर जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी नगरपरिषद हमी घेणार नाही.
 २८. सदर जागेत बांधकाम करण्याबाबतचा पुर्वीचा परवाना असेल तर तो या द्वारे रद्द झाला असे समजावे.
 २९. गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरिता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावे.
 ३०. बांधकामासाठी व पिण्याच्या पाण्यासाठी नळाचे कनेक्शन मिळणार नाही. त्यासाठी बोअरवेलचे काम करावे लागेल.
 ३१. भूखंडासमोरील रस्ता पक्क्या स्वरूपात गटारासह तयार केल्याखेरीज वापर परवाना मिळणार नाही.
 ३२. मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रक नियमावलीनुसार आवश्यक त्या परवानग्या न घेत बांधकाम/ वापर करणे महाराष्ट्र प्रादेशिक व नगररचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु.५०००/- वंड होऊ शकतो.
 ३३. इमारतीच्या मोकळ्या आवारात कचरा कुंडीची व्यवस्था करावी.
 ३४. मंजूर नकाशाबाबत जागेवर प्रारंभ प्रमाण पत्राचा क्रमांक/दिनांक आणि इतर माहिती लिहून फलक लावावा.
 ३५. कुलमुखत्यार पत्र धारक / भाडेकरू / गाळेधारक/ मुळ मालक यांच्यात काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी वास्तुशिल्पकार / विकासकर्ता यांचेवर राहिल.
 ३६. स्टील्टची कमाल उंची २.४ मी. असावी व ती चहूबाजूने खुली असावी व ती कोणत्याही परिस्थितीत बंदीस्त नसावी.
 ३७. विषयाधिन जागेवरील बांधकाम करताना आय एस १३९२०-१९९३ भूकंपरोधक आर सी सी डीझाईननुसार घटकांचे नियोजन आहर्ताप्राप्त नोंदणीकृत स्ट्रक्चरल इंजिनियर यांचेकडून करून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/विकासकर्ता यांचेवर बंधनकारक राहिल.
 ३८. महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम १५१ (२) नुसार मुंबई महानगर प्रदेश विकास प्राधिकरणाने प्रदान केलेल्या विकास नियंत्रण व जमिन वापर या बाबतचे अधिकारांस आधीन राहून ही परवानगी देण्यात येत आहे.
 ३९. बांधकाम साहित्यात फ्लाय अॅश विटा व फ्लाय अॅश आधारीत साहित्याचा वापर करण्यासाठी केंद्र शासनाच्या नियमांची अंमलबजावणी करणे बंधनकारक राहिल. याबाबत वास्तुविशारदचे प्रमाणपत्र सादर न केल्यास इमारतीत भोगवटा प्रमाणपत्र दिले जाणार नाही.

जर भूखंडाचे क्षेत्रफळात व हद्दीमध्ये फरक आढळल्यास सुधारीत परवानगी घेणे बंधनकारक राहिल.

जोप्राच्या मालकी इन्काबाबत / वहीवाटीबाबत वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासकर्ता / कु.मु.धारक / जमिन मालक यांची राहिल.

२. २२९४ २०२४
३०२०



४२. इमारतीसाठी बसविली जाणारी लिफ्ट हि ISI मार्क असलेली दर्जेदार व नामांकित कंपनीची असावी तसेच तीची भविष्यात वेळोवेळी सुरक्षीततेचे दृष्टीने तपासणी करण्यात यावी.
४३. नैसर्गिक पावसाळी पाण्याचा वापर करणेसाठी रुफवॉटर हार्वेस्टिंग पध्दतीची यंत्रणा उभारण्यात यावी. तसेच रुफ टॉपचे पावसाळी पाणी जमिनीमध्ये जिरेल अशा पध्दतीने खड्डा घेवून पाईप व्यवस्था करणेत यावी. जेणेकरून पावसाचे पाणी वाहून वाया जाणार नाही व ते जमिनीमध्ये मुरेल.
४४. सदर इमारत बांधकामामुळे काही वृक्ष बाधीत होत असल्यास वृक्ष अधिकारी यांचा विहित पध्दतीने परवाना प्राप्त करून त्यांचे आदेशाप्रमाणेच वृक्षतोडीनंतर इमारत बांधकाम हाती घेणेची कार्यवाही करावी.
४५. प्रत्येक मजला व प्रत्येक विंग मध्ये फायर एक्स्टिंग्विशर बसवावे.
४६. इमारतीचा टॉयलेटमध्ये लो वॉल्यूम फ्लॅश सिस्टमचा वापर करण्यात यावा.
४७. कुळ कायदयांची जमिन असल्यास टेनन्सी अॅक्ट कलम ४३ प्रमाणे मा.जिल्हाधिकारी, ठाणे यांची मंजूरी घेतल्याशिवाय बांधकाम करू नये.
४८. नगरपरिषदेच्या निर्देशानुसार सौरऊर्जा उपकरणे बसविणे आपणांवर बंधनकारक राहिल.
४९. अग्निशमन अधिकार्यांचा ना हरकत दाखला घेणे आपणांवर बंधनकारक राहिल.
५०. मोफा कायदानुसार मा. सुप्रिम कोर्ट निर्णयानुसार स्टिल्ट विकता येणार नाही.
५१. सदनिका विकतांना मोफा कायदानुसार कार्पेट क्षेत्रावर धिक्की करण्यात यावी.
५२. वापर परवाना घेतल्याशिवाय तेथे रहिवास वापर केल्यास संपूर्ण इमारत अनधिकृत तरवून प्रापटी टॅक्सवर दुष्पट वंड आकारण्यात येईल.
५३. भविष्यात रस्तारुंदीकरणाला पुढील सामासिक अंतराची गरज भासल्यास झिरो मार्जीनवर रस्तारुंदीकरण करण्यात येईल.
५४. शासन निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणकारी उपकर अधिनियम १९९६ अंतर्गत इमारत बांधकामाच्या मुल्यावर उपकर १ % नगरपरिषदेमार्फत शासनास ३० दिवसाच्या आत भरणे आपणांस बंधनकारक राहिल. अन्यथा दिलेली परवानगी रद्द समजण्यात येईल.
५५. सदर स.क्र.हा माथेरान इको सॅसेटिड तसेच महाराष्ट्र खाजगी वने (संपादन) अधिनियम १९७५ चे कलम २२ अ व ६ च्या तरतुदी लागू झाल्यास सदरची बांधकाम परवानगी रद्द समजण्यात येईल.
५६. मोफा कायदानुसार सुधारीत बांधकाम परवानगी घेताना इमारतीमध्ये राहणारे सदनिकाधारक किंवा सोसायटी यांचा ना-हरकत दाखला आवश्यक राहिल.
५७. प्रस्तावा सोबत सादर केलेले ७/१२ उतारे, फेरफार उतारे, मोजणी नकाशा, कुळमुखत्यार पत्राच्या आधारे सदर बांधकाम परवानगी देण्यात आले असून ती बनावट आढळून आल्यास त्याची संपूर्ण जबाबदारी विकासाकाची राहिल आणि बांधकाम परवानगी रद्द करण्याचे अधिकार राखून ठेवलेले आहेत.
५८. बांधकाम सुरु करण्यापूर्वी इमारतीच्या पाया उत्खननासाठी आवश्यक असलेल्या गौण खनिजाचे स्वामित्वधन, जिल्हाधिकारी कार्यालयात भरले असल्याचा दाखला सादर करणे आवश्यक आहे.
५९. स्टॅप पेपरवर स्टॅप नं.----- दि.-----रोजी सत्यप्रतिज्ञापत्र लिहून दिल्याप्रमाणे मुळ जमिन मालकास ते बंधनकारक राहिल. त्यास नगरपालिका जबाबदार राहणार नाही.
६०. सांडपाण्यावर प्रक्रिया करून पाण्याचा पुनर्वापर (Curey water Reuse) प्रकल्प करणे बंधनकारक राहिल.
६१. कामगार विभागाने निर्गमित केलेल्या नियम/परिपत्रक/प्रचलित आदेश यांची जमिन मालक/विकासाक यांनी पूर्तता करणे बंधनकारक राहिल.
६२. जलतरण तलाव निर्माण केले जात असेल किंवा भविष्यात निर्माण केल्यास प्रशिक्षित जीव रक्षक नेमणे बंधनकारक राहिल.

सहस्यक नगररचनाकार,
कुळगांव-बदलापूर नगरपरिषद,
कुळगांव.



मुख्याधिकारी तथा नियोजन प्राधिकारी,
कुळगांव-बदलापूर नगरपरिषद,
कुळगांव.

- प्रत : १) मा. वरिष्ठ नियोजक, मुंबई महानगर प्रदेश विकास प्राधिकरण ठाणे,
२) मा. जिल्हाधिकारी, ठाणे.
३) ----- सहकारी गृह निर्माण संस्था.
४) नगर भूमापन अधिकारी, अंबरनाथ.



उह न - ४
दि. २२/१२/२०२४
४०/२०



कुळगांव बदलापूर नगरपरिषद

कूलगांव नगरपालिका इलाहाबाद, यूपी, भारत, कूलगांव नगरपालिका, बदलापूर, कूलगांव, यूपी, भारत, कूलगांव, यूपी, भारत.
 Address: Coud kulgaonbhadalapurmaharashtra.gov.in Website: https://kbc.gov.in

जावक क्रमांक/कु-म.न.प./नरवि/ 400

12022-2023

दिनांक: 29/03/2023

अपेक्षांक - 1

बांधकाम पूर्णतेचा दाखला/ भोगवटा प्रमाणपत्र

प्रति,

अ) श्री.सुनिल कान्हू मसणे व इतर यांचे कु.मु.प.धारक मे.विल्डेटेक अॅन्ड डेव्हलपर्स प्रा.लि. तर्फे संचालक श्री.श्रीनंद अ. कऱ्हाडकर
 ब) श्री.सतिश बायकर यांचे कु.मु.प.धारक मे.साई विश्वा डेव्हलपर्स तर्फे भागीदार श्री.राज आर. द्विवेदी व इतर दोन द्वारा श्री.अनिल जैन, वास्तुशिल्पकार, नवी मुंबई.

श्री.अनिल जैन, वास्तुशिल्पकार, नवी मुंबई बांधकाम परवाना क्र.सो3/2004/32013 यांचे दिनांक 02/03/2023 रोजीचे अनावरून दाखला देण्यात येतो की, त्यांनी कुळगांव-बदलापूर नगरपरिषद हद्दीत स.नं.१७४, हि.नं.५, भोजे बदलापूर, ता.आंबेनाथ, कुळगांव-बदलापूर नगरपरिषद यांचे कडील बांधकाम परवानगी क्र.कुबनप/नरवि/बांघ/४४३९-२३, दि.१७/०५/२०१९ रोजी मंगूर केलेल्या नकाशे प्रमाणे राहणेसाठी व यागिन्यसाठी बांधकाम पूर्ण केले आहे. तरी खालील अटीवर बांधकाम पूर्णतेचा दाखला/ भोगवटा प्रमाणपत्र देण्यात येत आहे. (बांधकाम पूर्ण झाल्याची तारीख ०६/०३/२०२३)

मजले	विंग-अ					विंग-बी					घापर		
	भागस्टिल्ट					भागस्टिल्ट + मांसा.ऑफीस							
१) तळ मजला	६ दुकाने	१ ऑफिस	६	सदनिका	१४	खोल्या	५ दुकाने	-	६	सदनिका	१६	खोल्या	रहिवास + वाणिज्य
२) पहिला मजला	-	४ ऑफिस	७	सदनिका	१९	खोल्या	-	१ ऑफिस	७	सदनिका	२१	खोल्या	
३) दुसरा मजला	-	-	९	सदनिका	२७	खोल्या	-	-	१०	सदनिका	३१	खोल्या	
४) तिसरा मजला	-	-	९	सदनिका	२७	खोल्या	-	-	१०	सदनिका	३१	खोल्या	
५) चौथा मजला	-	-	९	सदनिका	२७	खोल्या	-	-	१०	सदनिका	३१	खोल्या	
६) पाचवा मजला	-	-	९	सदनिका	२७	खोल्या	-	-	१०	सदनिका	३१	खोल्या	
७) सहावा मजला	-	-	९	सदनिका	२७	खोल्या	-	-	१०	सदनिका	३१	खोल्या	
८) सातवा मजला	-	-	९	सदनिका	२७	खोल्या	-	-	१०	सदनिका	३१	खोल्या	
एकूण-	६ दुकाने	५ ऑफिस	६७	सदनिका	१९५	खोल्या	५ दुकाने	१ ऑफिस	७३	सदनिका	२२३	खोल्या	

एकूण - ११ दुकाने + ६ ऑफिस + १४० सदनिका व ४९८ खोल्या

सबब, वरील जागृतीत इमारत श्री.अनिल जैन, वास्तुशिल्पकार, नवी मुंबई यांच्या देखरेखीखाली पूर्ण झालेली आहे, झालेले बांधकाम हे किरकोळ फेरबदलासह पूर्ण केलेले आहे. सदरचे बदल हे नियमानुसार असल्याने खालील अटीचे अधीन राहून भोगवटा प्रमाणपत्र देण्यात येत आहे.

- जेव्हा सज्जा (वाल्कनी) बंदिस्त करण्यात आला/आली असेल तर त्याचे समोरील व वरील १/३ क्षेत्रासाठी, लुवर्स ग्लास, शटर्स अथवा ग्रील्स लावणे, अनिवाय्य राहिल व पॅरोपेट सोडून उर्वरित समोरील क्षेत्रासाठी ग्लेज्ड शटर्स बंदिस्त करणे आवश्यक राहिल. तसेच नकाशात दर्शविलेले कॉन्स, ऑनॉमेंटल प्रोजेक्शन बंदिस्त करणे तय्य नये.
- तळमजल्यास व टेरस फ्लॉअरला इलेव्हेशनल प्रोजेक्शन/ कॉर्नीस/ फ्लॉवरबेड असतील तर ते बंदिस्त करणे अनुज्ञेय असणार नाही. तसेच आग्निबाजूच्या सामासिक अंतरात कोणत्याही प्रकारचे बांधकाम अनुज्ञेय होणार नाही.
- भोगवटा प्रमाणपत्र सोबत दर्शविलेले नकाशातील बांधकामा व्यतिरिक्त इतर बांधकाम हे अनधिकृत समजण्यात येवून त्यावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- प्रविष्ट्यात सामासिक अंतरातील जागा नगरपरिषदेस रस्ता रुंदीकरणासाठी आवश्यक भासल्यास हस्तांतरित करावी लागेल. टेरस व पॉकेट टेरस बंदिस्त करू नये.
- लिफ्ट करीता अग्निशमन विभागाचा ना-हरकत दाखला घेण्याची जबाबदारी विकासाची राहिल.
- पावसाळी पाणी वाया जावू नये यासाठी रेनवॉटर हार्वेस्टिंग करणे तसेच पाणी जमीनीमध्ये मुरवावे.
- सुका व ओला कचरा अलगीकरणासाठी व साठा करण्यासाठी स्वतंत्रपणे जागा निर्धारित करून कचऱ्यावर प्रक्रिया करण्यासाठी संयंत्र उभारण्याची जबाबदारी विकासाची आहे.

नगर रचनाकार
 कुळगांव-बदलापूर नगरपरिषद
 कुळगांव



मुख्य अधिकारी तथा नियोजन प्राधिकारी
 कुळगांव-बदलापूर नगरपरिषद
 कुळगांव

प्रत, कर विभाग, कुळगांव-बदलापूर नगरपरिषद



Scanned with OKEN Scanner

उह न - ४
 २२९४ २०२४
 ५०



कुळगांव बदलापूर नगरपरिषद

नगरपरिषद पुणे इमारत, पत्रिका भवन, आर.टी. विद्यापीठ रोड, बदलापूर येथे स्थित (पुणे) पुणे, महाराष्ट्र. पिन-४३१५०३. ता.अ.बदलापूर जि.ठाण.
ईमेल:- coud.kulgaonbadalapur@maharashtra.gov.in, वेबसाईट:- <https://kbmc.gov.in>

- वाचले :- (१) न.पा. सर्वसाधारण सभा दिनांक ०८/०१/२०१६ ठराव क्र. २५६ दि. १६/०२/२०२३
- २) अ) श्री. सुनिल कान्हू मसणे व इतर यांचे कु.मु.प.धारक मे.बिल्डटेक अॅन्ड डेव्हलपर्स प्रा.लि. तर्फे संचालक श्री.श्रीनंद अ. कन्हाडकर
ब) श्री.सतिश बायकर यांचे कु.मु.प.धारक मे.साई विश्वा डेव्हलपर्स तर्फे भागीदार श्री.राज आर. द्वीवेदी व इतर दोन द्वारा श्री.अनिल जैन, वास्तुशिल्पकार, नवी मुंबई. यांचा अर्ज.
३) दिनांक ०५/०३/२०२३ रोजीच्या कार्यालयीन मंजूर टिप्पणी.
४) ड्रेनेज कनेक्शन जोडणी शुल्क रु.३,१४,०००/- पावती क्र.FI०४/१५३९, दि.१७/०५/२०१९

जल व मल निसारण जोडणी अहवाल

कुळगांव बदलापूर नगरपरिषद क्षेत्रातील मौजे बदलापूर, स.नं.१७४, हि.नं.५, या जागेवर नगररचना विभागाने बांधकाम परवानगी क्र.कुबनप/नरवि/बाप/४४३१-२३, दि.१७/०५/२०१९ अन्वये बांधकाम परवानगी दिलेली असून सदर इमारतीचे बांधकाम दि.०६/०३/२०२३ रोजी पूर्ण झालेले असून सदर बांधकाम पूर्णतेचे दाखला/भोगवटा प्रमाणपत्रा करीता अर्जदार यांनी संदर्भिय क्र.२ अन्वये अर्ज केलेला आहे.

न.पा.सर्वसाधारण सभा दिनांक ०८/०१/२०१६ ठराव क्र. २५६ अन्वये ०८/०१/२०१६ पूर्वीच्या सदनिका/ घर करिता रु.१०००/- मलनिःस्सारण जोडणी शुल्क व ०८/०१/२०१६ या दिनांका नंतरच्या सदनिका/ घर करिता रु. २,०००/- प्रति सदनिका मलनिःस्सारण जोडणी शुल्क व तसेच रु. ७५०/- प्रति रनिंग मीटर रस्ता खोदाई फी घेऊन परवानगी देण्यात यावी. तसेच लाईन जोडण्याकरिता येणारा सर्व खर्च त्या मालमत्ता धारक/ सोसायटीने करावयाचा आहे, असा ठराव पारीत झालेला आहे. सद्यस्थितीत नगरपरिषदे मार्फत भुयार गटार योजना सदर ठिकाणी कार्यान्वित झालेली नाही.

तरी न.पा.ठरावा प्रमाणे सदर विंग-अ व विंग-बी मधील १४० सदनिका, ११ दुकाने, ६ ऑफिस असे एकूण १५७ युनिट करिता प्रति सदनिका जोडणी २०००/- प्रमाणे जोडणी शुल्क ३,१४,०००/- (अक्षरी रुपये तीन लक्ष चौदा हजार रूपये मात्र) भरून त्याचा पावती क्र.FI०४/१५३९, दि.१७/०५/२०१९ रोजी न.पा. या विभागात सादर केली. सदर मौजे बदलापूर, स.नं.१७४, हि.नं.५, या जागेवरील इमारतीतील सांडपाण्याकरीता अ) श्री.सुनिल कान्हू मसणे व इतर यांचे कु.मु.प.धारक मे.बिल्डटेक अॅन्ड डेव्हलपर्स प्रा.लि. तर्फे संचालक श्री.श्रीनंद अ. कन्हाडकर ब) श्री.सतिश बायकर यांचे कु.मु.प.धारक मे.साई विश्वा डेव्हलपर्स तर्फे भागीदार श्री.राज आर. द्वीवेदी व इतर दोन द्वारा श्री.अनिल जैन, वास्तुशिल्पकार, नवी मुंबई. यांनी सेप्टीक टँक व सोकपीट याचे बांधकाम करण्यात आलेले आहे.



पाणीपुरवठा नगर अभियंता

मुख्य अधिकारी



Scanned with OKEN Scanner

उह न - ४
२२२४ २०२४
४२५ ५०

कोरे पृष्ठ
BLANK PAGE



उहन - ४	
४२९४	२०२४
४३	५०

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHOLARAM HARJIRAM CHOUDHARY
HARJIRAM HEMARAM CHOUDHARY

01/07/1966
Permanent Account Number
ACQPC8415M

B. H. Choudhary
Signature



भारत सरकार
Government of India

भोलाराम हरजीरामजी चौधरी
Bholaram Harjiramji Choudhary
जन्म तारीख / DOB : 01/07/1966
पुरुष / Male




5123 1807 6206

माझे आधार, माझी ओळख

B. H. Choudhary

भारत सरकार
Government of India

श्रीनंद अच्युत कार्हाडकर
Shreenand Achyut Karhadkar

जन्म तारीख / DOB: 08/10/1976
पुरुष / Male

5757 7267 3159

मेरा आधार, मेरी पहचान





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHREENAND A. KARHADKAR
ACHYUT MADHUSUDAN KARHADKAR

08/10/1976
Permanent Account Number
ALOPK3077C

SS
Signature



SS



उहन - ४
२२९४ २०२४
४४ २०



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

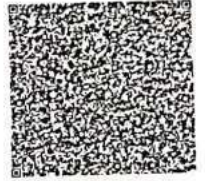
Enrollment No.: 2006/60042/13967

To
Hema Shivkumar Gowda
C/O: Shivkumar Gowda,
Bldg No 7A, Room No 2304, Kannamwar Nagar No 2,
Near Janta Market, Vikhroli East,
VTC, Mumbai,
PO: Tagore Nagar,
Sub District: Kurla, District: Mumbai Suburban,
State: Maharashtra,
PIN Code: 400083,
Mobile: 9167686733

44888753



MF448887532F1



आपका आधार क्रमांक / Your Aadhaar No. :

8450 4961 2447

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date : 20/07/2011



Hema Shivkumar Gowda
DOB : 24/03/1981
Female

8450 4961 2447

मेरा आधार, मेरी पहचान

भारत सरकार
GOVERNMENT OF INDIA

भास्कर वाळकू दरवडा
Bhaskar Valku Darwada
जन्म तारीख / DOB: 10/06/1988
पुरुष / MALE
Mobile No.: 9011332574

Issue Date: 30/01/2014

5235 0809 2043

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EBMPG2904L

नाम / Name
HEMA SHIVKUMAR GOWDA

पिता का नाम / Father's Name
SUDHAKAR BHALERAO

जन्म की तारीख /
Date of Birth
24/03/1981

12122022

PAN Application Digitally Signed, Card Not Valid unless Physically Signed

हेमा S गौवडा



उह न - ४	
क्र. ४२९४	२०२४
४६	५०

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKCPG9850E

नाम / Name
SANDEEP MADHAV GHUGE

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रमांक / Enrollment No.: 1249/2398

To
संदीप माधव घुगे
Sandeep Madhav Ghuge
S/O. Madhav Vitthal Ghuge,
703, Building No. 1, Amrut Heaven Complex B
Road
Godrej Hill
VTC, Kalyan,
PO. Kalyan D.c.,
Sub District: Kalyan, District: Thane,
State: Maharashtra,
PIN Code: 421301,
Mobile: 8424015142

271102019
6639811

UA045404637IN

आपका आधार क्रमांक / Your Aadhaar
4340 2047 178
मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

संदीप माधव घुगे
Sandeep Madhav Ghuge
जन्म तिथि / DOB: 08/03/1981



उहन - ४
६२९४/२०२४
४८ ५०

(Handwritten signature)

541/6214

सोमवार, 06 मे 2024 4:54 म.नं.

दस्त गोपवारा भाग-1

उहन4

दस्त क्रमांक: 6214/2024

दस्त क्रमांक: उहन4 /6214/2024

बाजार मूल्य: रु. 40,07,000/-

मोवदला: रु. 75,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,25,000/-

डु. नि. सह. डु. नि. उहन4 यांचे कार्यालयात

पावती:6610

पावती दिनांक: 06/05/2024

अ. क्रं. 6214 वर दि.06-05-2024

सादरकरणाराचे नाव: हेमा शिवकुमार गौडा

रोजी 4:52 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

हेमा S गौवडा

दस्त हजर करणाऱ्याची सही:

एकुण: 31000.00

Joint S.S.R.Ulhasnagar 4

Joint S.S.R.Ulhasnagar 4

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 06 / 05 / 2024 04 : 52 : 26 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 06 / 05 / 2024 04 : 53 : 21 PM ची वेळ: (फी)

दस्ताएवजासादत जांडलल वजादपत्र, कुलमुखत्यारण
व्यवती इत्यादी बनावट आढळून आल्यास याची
संपूर्ण जबाबदारी निष्पादकाची राहिल

लिहून घेणार

लिहून देणार

हेमा S गौवडा



06/05/2024 4 56:44 PM

दस्त क्रमांक : उहन4/6214/2024

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: मे विल्डेटेक विल्डर्स अँड डेव्हलपर्स प्रा लि तर्फे डायरेक्टर श्रीनंद अच्युत कःहाडकर पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी - 3 आनंद दीप को ऑप होमिंग सोसा लि लेन नं 2 पेंडरे नगर, आंध्रा बँक जवळ डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन नंबर:	लिहून देणार वय :-48 स्वाधरी:-		
2	नाव: मान्यता देणार भोलाराम हरजीरामजी चौधरी पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी 602 मुंदरम बालाजी आंगण नव्वद फुट रोड ठाकुली कल्याण डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन नंबर:	लिहून देणार वय :-20 स्वाधरी:-		
3	नाव: हेमा शिवकुमार गौडा पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: विल्डिंग नं 7अ रूम नं 2304 कन्नमवार नगर 2 विक्रोळी पूर्व जनता मार्केट जवळ मुंबई, महाराष्ट्र, मुंबई. पिन नंबर:	लिहून घेणार वय :-43 स्वाधरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 06 / 05 / 2024 04 : 55 : 28 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव: संदीप घुगे -- वय: 42 पत्ता: बदलापूर पिन कोड: 421503		
2	नाव: भास्कर वाळकु दरवडा -- वय: 36 पत्ता: मु पायाणे ता कर्जत जि रायगड पिन कोड: 410101		

शिक्षा क्र.4 ची वेळ: 06 / 05 / 2024 04 : 56 : 13 PM

Joint S. B. R. Ulhasnagar 4

Payment Details.

Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS. HEMA SHIVKUMAR GOWDA	eChallan	000405720240228391099	MH016185307202324M	525000.00	SD	0000928411202425	06/05/2024
2		DHC		0524065515890	1000	RF	0524065515890D	06/05/2024
3	MRS. HEMA SHIVKUMAR GOWDA	eChallan		MH016185307202324M	30000	RF	0000928411202425	06/05/2024

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

प्रमाणित करण्यात येते की सबर दस्त
क्र. ६२१४ मध्ये... ५० पाने आहेत
पुस्तक क्रमांक... १... वर नोंदला
दिनांक... ०६-०५-२०२४

सह. दुय्या निबंधक वर्ग-२, उल्हासनगर-४.

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

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

6214 /2024