

ONKARESHWAR DEVELOPERS

To,
The Assistant General Manager
State Bank of India
RACPC, Kalyan

Date: 27th June 2024

Dear Sir,

We, M/S. ONKARESHWAR DEVELOPERS, and here by certify that:

1. We have transferable rights to the property described below, which has been allotted by me/us to Mr. Aniket Gurunath Mhatre Now Purchase by Mr. Rahul Krishna Shelar, Krishna Govind Shelar & Vishal Rajaram Shelar hereinafter 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 29.01.2024 (herein after referred to as the Sale document)

Description of the property	
Flat No./ House No.	B-902
Building No./Name	Balaji Siddhivinayak Complex B Wing
Plot No	Old Survey no.131, New Survey no. 49, Hissa No. 5/1,6,7,8,13
Street No./Name	Maharashtra Nagar
Locality Name	Gopinath Chowk
Area Name	Near Jagdamba Mandir
City Name	Dombivli West
Pin Code	421202

2. That the total consideration for this transaction is Rs. 34,71,500/- (Rupees Thirty Four Lakhs Seventy One Thousand Five Hundred Only) towards sale document.

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

4. 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.





ONKARESHWAR DEVELOPERS


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.

6. After creation of proper charge/mortgage and after receipt of the copies there of 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. We undertake to inform and deposit Share certificate to the bank directly, as and when issued in the name of the applicant.

Yours faithfully,

For M/S ONKARESHWAR DEVELOPERS


PARTNER



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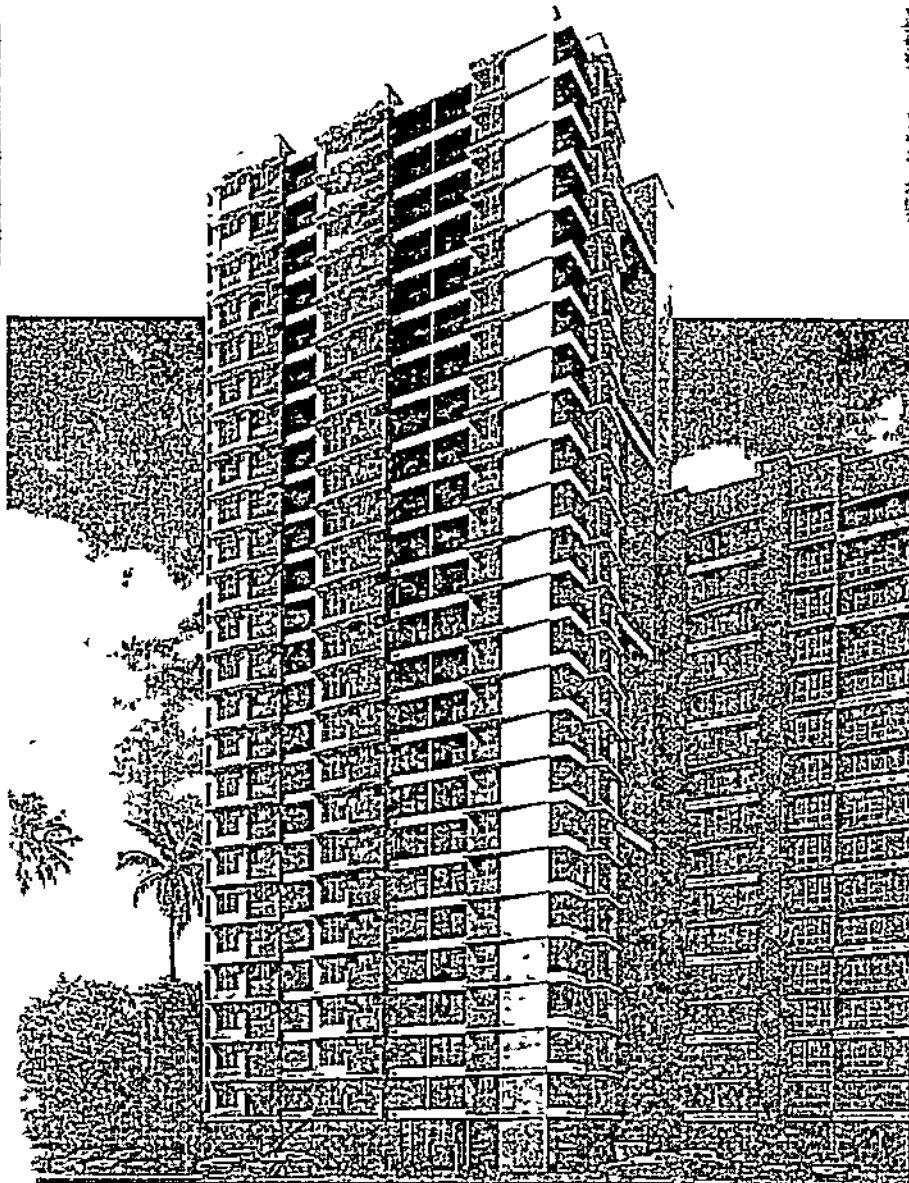


Balaji

Siddhivinayak Complex

— IT IS FOR YOU TO DREAM AND FOR US TO DELIVER —

B - Wing



AGREEMENT FOR SALE

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पावती

Original/Duplicate

Monday, April 22, 2024

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8 11 PM

Regn 39M

पावती क्र 6554 दिनांक 22/04/2024

गावाचे नाव गावदेवी
दम्तऐवजाचा अनुक्रमांक फलन3-5875-2024
दम्तऐवजाचा प्रकार : करारनामा
मादर करणान्याचे नाव राहुल कृष्णा शेलार


नोंदणी फी
दस्त हाताळणी फी
पृष्ठाची सख्या 97

₹ 30000 00
₹ 1940 00

एकूण

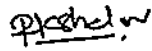
₹ 31940 00

आपणास मूळ दस्त ,थवनेल प्रिंट,सूची-२ अवाजे
8 31 PM ह्या वेळेस मिळेल.


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

वाजार मूल्य ₹ 3098000 /-
भोचदला ₹ 3471500/-
भरलेले मुद्राक शुल्क ₹ 243100/-

- 1) देयकाचा प्रकार DHC रक्कम ₹ 1940/-
डीटी/घनादेश/पे ऑर्डर क्रमांक 0424225719961 दिनांक 22/04/2024
बँकेचे नाव व पत्ता.
- 2) देयकाचा प्रकार eChallan रक्कम ₹ 30000/-
डीटी/घनादेश/पे ऑर्डर क्रमांक MH018549232202324E दिनांक 22/04/2024
बँकेचे नाव व पत्ता



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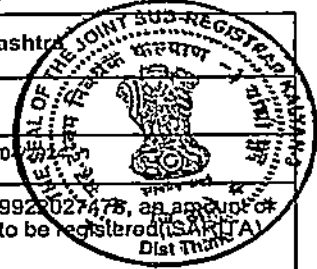
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मूल्यांकन पत्रक (शहरी क्षेत्र - बाधीव)					
Valuation ID कलन)	2024 229576	22 April 2024 07:53:15 PM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तात्काळ कल्याण				
उप मूल्य विभाग	7 28 विभाग 183A गावदेवी - मध्य रेल्वेच्या पश्चिमेकडील गाव भाग				
क्षेत्राचे नाव	Kalyan/Dombival Municipal Corporation	सहई नगर न मू क्रमांक	सहई नगर 449		
वार्षिक मूल्य दर सक्तानुसार मूल्यदर रु	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
21700	(18.00)	73100	85200	73100	मोजमापनाचे एकक चौ मीटर
बाधीव क्षेत्राची माहिती	बाधकाम क्षेत्र Built Up	मिळकतीचा वापर	निवासी सदनिका	मिळकतीचा प्रकार-	बाधीव
	46.244 चौ मीटर	मिळकतीचे ध्य	0 TO 28 वर्षे	बाधकामाचा दर-	Rs 26620/-
उदयवाहन सुविधा	आहे	भजला	5th to 10th Floor	कार्पेट क्षेत्र-	42.04 चौ मीटर
Sale Type First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018				
मजला निसाय घट/वाढ	= 105 / 100 Apply to Rate= Rs 66990/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - युन्या जमिनीचा दर) * घसा यानुसार टक्केवारी) + युन्या जमिनीचा दर) = (((66990-21700) * (100 / 100)) + 21700) = Rs 66990/-				
A) मुख्य मिळकतीचे मूल्य	= घरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 66990 * 46.244 = Rs 3097885.56/-				
Applicable Rules	3, 9, 18 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + संपन्नतेचे मूल्य + मेझोनाईन मजला क्षेत्र मूल्य + सगळ्या बाधीव मूल्या(खुली बाळकनी) + घरील बाधीव मूल्य + बंदित वाहन संपन्नतेचे मूल्य + युन्या जमिनीवरील वाहन संपन्नतेचे मूल्य + इमारती भोवतीच्या युन्या जमिनीचे मूल्य + बंदित बाळकनी + स्वयंपूर्ण वाहनसंपन्नतेचे मूल्य = A + B + C + D + E + F + G + H + I + J = 3097885.56 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.3097886/- = 0 तीस लाख सत्त्याण्णव हजार आठ शे सहाशेची /-				

कलन - 3
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0424225719961
Date	22/04/2024
Received from JOINT SUB REGISTRAR KALYAN, Mobile number 992027478, an amount of Rs 1940/-, towards Document Handling Charges for the Document to be registered (SAR/JA) in the Sub Registrar Joint S R Kalyan 3 of the District Thane	
Payment Details	
Bank Name	SBIN
Date	22/04/2024
Bank CIN	10004152024042218880
REF No	447983272164
This is computer generated receipt, hence no signature is required	



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CHALLAN
MTR Form Number-6

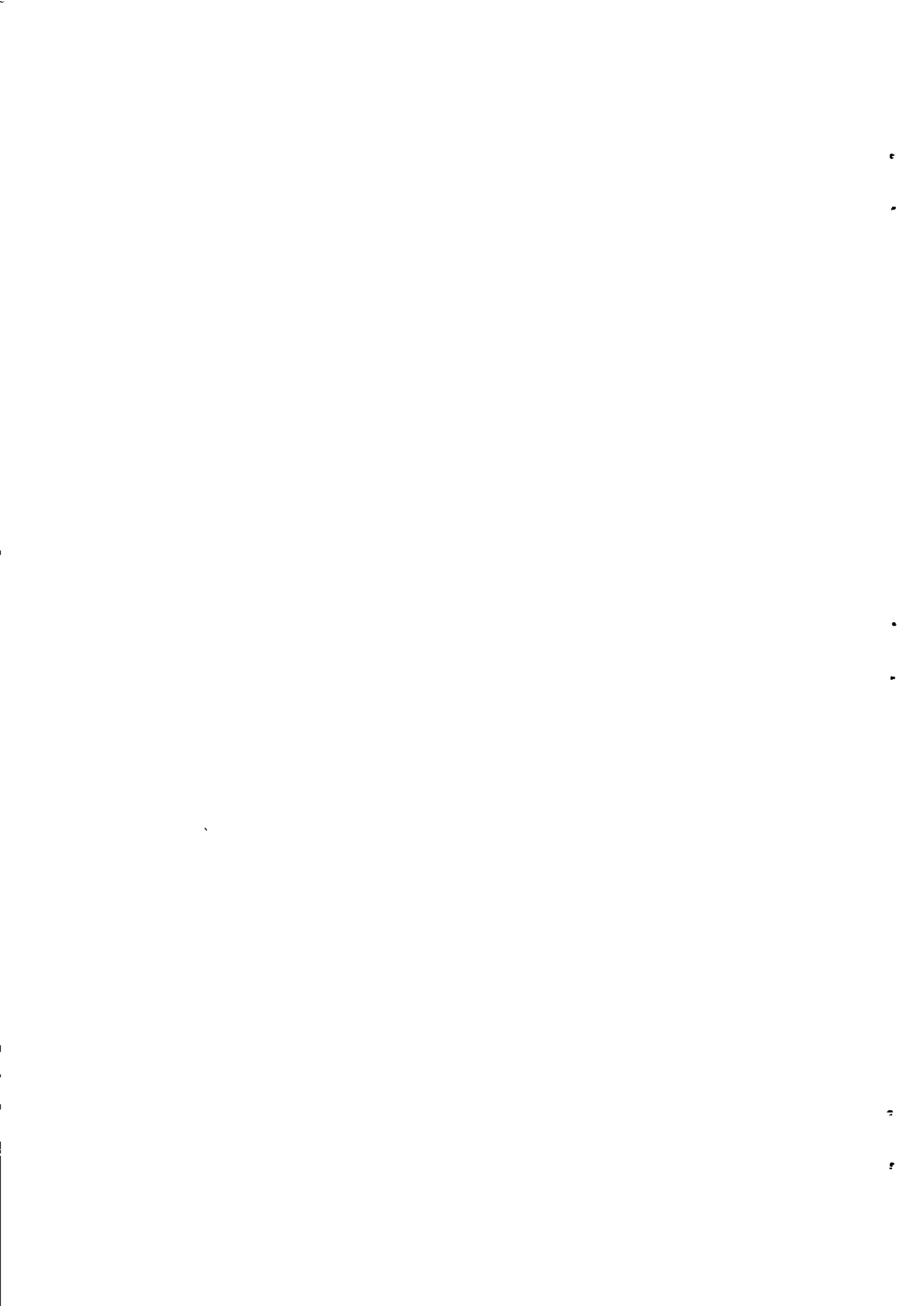


GRN	MH018549232202324E	BARCODE	[Barcode]		Date	30/03/2024 17:42:55	Form ID	25 2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				KLN3_KALYAN NO 3 JOINT SUB REGISTRA					
Location				THANE					
Year				2023-2024 One Time					
Account Head Details			Amount In Rs	Premises/Building					
0030046401 Stamp Duty			243100 00	FLAT NO 902 B WING BALAJI SIDDHIVINAYAK					
0030063301 Registration Fee			30000 00	COMPLEX BUILDING NO 1					
				Road/Street					
				VILLAGE GAONDEVI DOMBIVLI WEST					
				Area/Locality					
				DISTRICT THANE					
				Town/City/District					
				PIN					
				4 2 1 2 0 2					
				Remarks (If Any)					
				PAN2=AAEFO4760D-SecondPartyName=ONKARESHWAR					
				DEVELOPERS-					
				Amount In					
				Two Lakh Seventy Three Thousand One Hundred Rupees					
Total				2 73 100 00	Wards				
				Only					
Payment Details				IDBI BANK					
				FOR USE IN RECEIVING BANK					
Cheque/DD Details				Bank CIN	Ref No	69103332024033024628	2861608842		
Cheque/DD No				Bank Date	RBI Date	30/03/2024-17 44 11	Not Verified with RBI		
Name of Bank				IDBI BANK					
Name of Branch				Scroll No , Date					
				Not Verified with Scroll					

Department ID: [Blank]
 NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर घलन केवल दुस्यम नियमक कार्यालयात नोंदणी करावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी झालेले दस्तावेजांच्या दस्तावेजांसाठी केवळ घलन लागू नाही.

Mobile No: 7387827473
 दस्त क्र. YUY 2024
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AGREEMENT FOR SALE

This Agreement for Sale of Flat is made and executed at Dombivli on this ^{nd.} 22 day of April in the year 2024.

BETWEEN

M/S. ONKARESHWAR DEVELOPERS, a Partnership Firm duly formed and registered under the provisions of Indian Partnership Act, 1932, having its registered office at Shop No. 5, 6, 7 & 8, Balaji Emerald, Padmavati Building, Behind Balaji Aangan Complex, Thakurli (East), Taluka Kalyan, District Thane 421201, through its PARTNER MR. ANIL TULSHIRAM BHOIR, Age - 53 years, Indian Inhabitant, PAN-AAEFO4760D, hereinafter called and referred to as the "PROMOTERS / DEVELOPERS" (which expression shall unless be repugnant or contrary to the context or meaning thereof and with all its grammatical variations and cognate expressions shall mean and include all its existing partners, continuing partners, incoming partners, their respective heirs, administrators, executors, successors and assigns) of the ONE PART;

AND

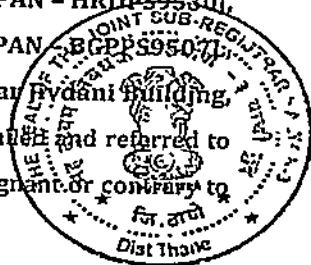
MR. ANIKET GURUNATH MHATRE, Age 29 years, occupation business, (PAN-CHZPM1311A), residing at 001, Om Sai Samadhan Co-Op. Hsg. Society Ltd., M. P. Road, Maharashtra Nagar, Dombivli (West)-421 202, Taluka Kalyan, District Thane, hereinafter called and referred to as the "SELLER" (which expression shall unless the context of meaning, thereof otherwise requires and repugnant thereto and with all of its grammatical variations and cognate expressions shall mean and include all of the partners

for the time being constituting the said firm and their respective legal heirs, successors in interest, assigns, executors and administrators) Party of the SECOND PART

AND

- 1) MR. RAHUL KRISHNA SHELAR, Age - 28 years, Indian Inhabitant, PAN - 9EKPS4841,
 - 2) MR. KRISHNA GOVIND SHELAR, Age - 51 years, Indian Inhabitant, PAN - HRDPS9530I,
 - 3) MR. VISHAL RAJARAM SHELAR, Age - 40 years, Indian Inhabitant, PAN - BGPPS9507I,
- all residing at Mahadev Haridas Patel Chawl, Shiv Vallabh Road, Near Jvdani Building, Hanuman Tekdi, Kajupada, Borivall (East),-400 066, hereinafter called and referred to as the "ALLOTTEE/PURCHASER" (which expression shall unless repugnant or contrary to

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दस्तावेज क्र. युयु	2024
पं. क्र. 9EKPS4841	20



Rkshelar
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 V R SHELAR

the context or meaning thereof and with all its grammatical variations and cognate expressions shall mean and include his/her/their respective heirs, administrators, executors, successors and assigns) of the OTHER PART,

WHEREAS-

(A) Shri Vijay Babu Mhatre and Other are the absolute owners of all that piece and parcel of land bearing Old Survey No 131, Hissa No 5/1, New Survey No 49, Hissa No 5/1, Admeasuring area 0H-06R-10P + P K. 0H-00R-50P, totally admeasuring 0H-06R-60P, situated at Revenue Village Gaondevi, Taluka Kalyan, District Thane and within the territorial limits of Kalyan Dombivli Municipal Corporation and within the Registration District Thane, Registration Sub District Kalyan, hereinafter called and referred to as "THE SAID PROPERTY - A" and more particularly described in the FIRST SCHEDULE hereunder written.

(B) By virtue of Deed of Conveyance dated 07/08/2010 executed by and between Mr Madhukar Shantaram Mhatre and others, therein as the Vendors and Mr Vijay Babu Mhatre and Mr Dilip Kashinath More, therein as the Purchasers, the said Vendors sold, transferred, assigned and conveyed the Said property-A and all its rights, title and interests unto and in favour of the said Purchasers for the consideration and upon the terms and conditions contained therein The said Deed of Conveyance dated 07/08/2010 is duly registered in the Office of Sub Registrar of Assurances Kalyan - 3 at serial no. KLN3-5228-2010 dated 07/08/2010 The said Deed of Conveyance dated 07/08/2010 is legal, valid, subsisting and enforceable under law and the same is binding on the parties executing the same and that the parties thereto have agreed to abide by the terms, conditions and obligations contained therein

कलन - 3	
(C)	Shri Dilip Kashinath More and others are the absolute owners of all that piece and
दस्त क्र. 5	parcel of land bearing Old Survey No 131, Hissa No 6, New Survey No 49, Hissa No 6,
5	Admeasuring area 0H-14R-40P + P K. 0H-01R-80P, totally admeasuring 0H-16R-20P,
5	situated at Revenue Village Gaondevi, Taluka Kalyan, District Thane and within the

territorial limits of Kalyan Dombivli Municipal Corporation and within the Registration District Thane, Registration Sub District Kalyan, hereinafter called and referred to as "THE SAID PROPERTY - B" and more particularly described in the SECOND SCHEDULE hereunder



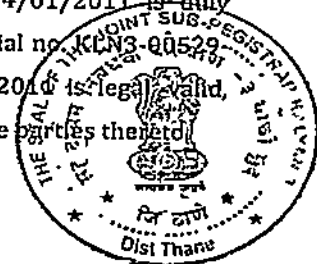
Rishidhar
 कृष्ण गोपीदत्त
 V. R. S. Nayak

(D) By virtue of Deed of Conveyance dated 27/11/2009 executed by and between Mr Kaba Govind Chaya and Mr Jayram Kaba Chaya, through their Constituted Attorney Mr Bharat Shivram Bhoir and Mr Mohan Janu Bhoir, therein as the Owners and Mr Dilip Kashinath More and Mr Kisan Babu Mhatre, therein as the Purchasers, the said Owners sold, transferred, assigned and conveyed the Said Property-B and all its rights, title and interests unto and in favour of the said Purchasers for the consideration and upon the terms and conditions contained therein The said Deed of Conveyance dated 27/11/2009 is duly registered in the Office of Sub Registrar of Assurances Kalyan - 3 at serial no KLN3-5885-2009 dated 27/11/2009 The said Deed of Conveyance dated 27/11/2009 is legal, valid, subsisting and enforceable under law and the same is binding on the parties executing the same and that the parties thereto have agreed to abide by the terms, conditions and obligations contained therein

(E) By virtue of Confirmation Deed dated 04/12/2010 executed by and between Mr Dilip Kashinath More and Mr Kisan Babu Mhatre, therein as the Party of the First Part and Smt. Meena Gautam Chaya and others, therein as the Party of the Second Part, the said Party of the Second Part granted and accorded their consent and confirmation to the transaction under Deed of Conveyance dated 27/11/2009 with respect to the Said Property-B upon the terms and conditions contained therein. The said Confirmation Deed dated 04/12/2010 is duly registered in the Office of Sub Registrar of Assurances Kalyan -3 at serial no KLN3-08110-2010 dated 04/12/2010. The said Confirmation Deed dated 04/12/2010 is legal, valid, subsisting and enforceable under law and that the same is binding on the parties thereto

(F) By virtue of Confirmation Deed dated 14/01/2011 executed by and between Mr Dilip Kashinath More and Mr Kisan Babu Mhatre, therein as the Party of the First Part and Mr Anantjibhai Daya Rathod and others, through their Constituted Attorney Mr. Nitin Jayram Chaya, therein as the Party of the Second Part, the said Party of the Second Part granted and accorded their consent and confirmation to the transaction under Deed of Conveyance dated 27/11/2009 with respect to the Said Property-B upon the terms and conditions contained therein. The said Confirmation Deed dated 14/01/2011 is duly registered in the Office of Sub Registrar of Assurances Kalyan -3 at serial no KLN3-00529-2011 dated 21/01/2011 The said Confirmation Deed dated 14/01/2011 is legal, valid, subsisting and enforceable under law and that the same is binding on the parties thereto

27/11/2009	3
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 श्रीका. गोविंदचोपा २
 V. R. SNEH

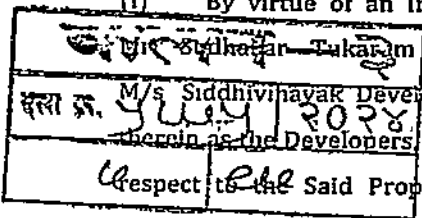
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(G) Shri Sudhakar Tukaram Bhoir and others are the absolute Owners of all that piece and parcel of land bearing Old Survey No 131, Hissa No. 7, New Survey No 49, Hissa No 7, Admeasuring area OH-09R-60P + P K OH-01R-00P, totally admeasuring OH-10R-60P, situated at Revenue Village Gaondevi Taluka Kalyan, District Thane and within the territorial limits of Kalyan Dombivli Municipal Corporation and within the Registration District Thane, Registration Sub District Kalyan, hereinafter called and referred to as "THE SAID PROPERTY - C" and more particularly described in the THIRD SCHEDULE hereunder written

(H) By virtue of Development Agreement dated 09/10/2007 executed by and between Mr Sudhakar Tukaram Bhoir & Others, therein as the Owners and M/s. Siddhivinayak Developers, through its partners Mrs Kavita Gorakhanath Mhatre & Others, therein as the Developers, the said Owners granted development rights and full power and absolute authority to develop the Said Property-C in favour of the Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement dated 09/10/2007 is duly registered in the office of Sub-Registrar of Assurances, Kalyan-3 vide a Deed of Confirmation dated 06/05/2010 executed between Mr Sudhakar Tukaram Bhoir & Others, therein as the Owners and M/s Siddhivinayak Developers, through its partners Mr Kisan Babu Mhatre & Others, therein as the Developers, and registered at Serial No. KLN-3-3181-2010 dated 06/05/2010. The said Development Agreement dated 09/10/2007 is legal, valid, subsisting and enforceable under law and the same is binding on the parties executing the same and that the parties thereto have agreed to abide by the terms, conditions and obligations contained therein

(I) By virtue of an Irrevocable Power of Attorney dated 06/05/2010 executed by ~~Shri Sudhakar Tukaram~~ Bhoir & Others, therein as the Owners in favour of ~~M/s Siddhivinayak Developers~~, through its partners Mr. Kisan Babu Mhatre & Others, ~~herein as the Developers~~, the said Owners granted full power and absolute authority with respect to the Said Property-C unto and in favour of the said Developers The said

Irrevocable Power of Attorney dated 06/05/2010 is duly registered in the Office of Sub Registrar of Assurances Kalyan -3 at serial no. KLN3-03182-2010 dated 06/05/2010. The said Irrevocable Power of Attorney dated 06/05/2010 is legal, valid, subsisting and enforceable under law and that the same is binding on the parties



R.K. Shinde
 कृष्ण गोविंद मोताड
 V. R. Shinde

(J) Also by virtue of a Release Deed dated 15/02/2014 executed by and between Mr Kachru Kalu Bhoir and others, therein as the Releasers and Mr Sudhakar Tukaram Bhoir and others, therein as the Releasees, the said Releasers have duly relinquished and released their respective undivided share, right, title and interest in and over the Said Property-C unto and in favour of the Releasees upon the terms and conditions contained therein. The said Release Deed dated 15/02/2014 is duly registered in the Office of Sub Registrar of Assurances Kalyan - 3 at serial no. KLN3-684-2014 dated 15/02/2014

(K) Shri. Madan Shivram Bhoir and others are the absolute Owners of all that pieces and parcels of lands bearing Old Survey No 131, Hissa No 8, New Survey No 49, Hissa No. 8, Admeasuring area OH-07R-10P + P. K. OH-00R-50P, totally admeasuring OH-07R-60P and Old Survey No 131, Hissa No 13, New Survey No. 49, Hissa No. 13, admeasuring area OH-03R-50P + P.K. OH-01R-60P, totally admeasuring OH-05R-10P, situated at Revenue Village Gaondevi, Taluka Kalyan, District Thane and within the territorial limits of Kalyan Dombivli Municipal Corporation and within the Registration District Thane, Registration Sub District Kalyan, hereinafter called and referred to as "THE SAID PROPERTY-D" and "THE SAID PROPERTY-E" respectively and are more particularly described in the FOURTH SCHEDULE hereunder written.

(L) By virtue of the Development Agreement dated 05/05/2011 executed by and between Mr Madan Shivram Bhoir & Others, through their Constituted Attorney Mr Sadashiv Dattatray Bhoir, therein as the Owners and M/s Siddhivinayak Developers, through its partners Mr. Dilip Kashinath More and Mr Kisan Babu Mhatre, therein as the Developers, the said Owners granted and assigned development rights and also full power and absolute authority with respect to the Said Property-D to the Developers. The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalyan-2 at Serial No. KLN-2-4924-2011 dated 11/05/2011. The said Development Agreement dated 05/05/2011 executed between the parties thereto is legal, valid, subsisting and enforceable under law and the same is binding on the parties executing the same and that the parties thereto have agreed to abide by the terms, conditions and obligations contained therein

Sub-Registrar of Assurances at Kalyan-2	३
The said Development Agreement dated 05/05/2011 executed between the parties thereto is legal, valid, subsisting and enforceable under law and the same is binding on the parties executing the same and that the parties thereto have agreed to abide by the terms, conditions and obligations contained therein	दस्तावेज क्र. ५८५५/२०२४
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R. K. Shelar
 R. K. Shelar
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 V. O. Shelar



(M) Also by virtue of the Development Agreement dated 05/05/2011 executed by and between Mr Madan Shivram Bhoir & Others, through their Constituted Attorney Mr Sadashiv Dattatray Bhoir, therein as the Owners and M/s Siddhivinayak Developers, through its partners Mr Dilip Kashinath More and Mr Kisan Babu Mhatre, therein as the Developers, the said Owners granted and assigned development rights and also full power and absolute authority with respect to the Said Property-E to the Developers. The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalyan-2 at Serial No KLN-2-4925-2011 dated 11/05/2011 The said Development Agreement dated 05/05/2011 executed between the parties thereto is legal, valid, subsisting and enforceable under law and the same is binding on the parties executing the same and that the parties thereto have agreed to abide by the terms, conditions and obligations contained therein

(N) By and under an Irrevocable Power of Attorney dated 05/05/2011 executed by Mr Madan Shivram Bhoir & Others, through their Constituted Attorney Mr. Sadashiv Dattatray Bhoir, therein as the Owners in favour of M/s Siddhivinayak Developers, through its partners Mr. Dilip Kashinath More and Mr. Kisan Babu Mhatre, therein as the Developers, the said Owners granted full power and absolute authority with respect to the Said Property-D and the Said Property-E in favour of the said Developers The said Irrevocable Power of Attorney dated 05/05/2011 is duly registered in the Office of Sub Registrar of Assurances Kalyan - 2 at serial no. 165 dated 11/05/2011. The said Irrevocable Power of Attorney dated 05/05/2011 is legal, valid and enforceable under law and is binding on the parties therein.

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 (1) By virtue of the Development Agreement dated 31/03/2016 executed by and between (1) M/s Siddhivinayak Developers, (2) Mr. Vijay Babu Mhatre, (3) Mr Dilip Kashinath More, (4) Mr. Dilip Kashinath More and (5) Mr. Kisan Babu Mhatre, therein as the Vendors and M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, the said Vendors granted and assigned development rights and absolute authority with respect to the development of the Said Property-E (hereinafter collectively called and referred to as "THE SAID PROPERTY-E") to the Developers for the consideration and upon the terms and conditions contained herein. The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalyan-5 at Serial No. KLN-5-2691-2016 dated 31/03/2016. The



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said Development Agreement dated 31/03/2016 is legal, valid, subsisting and enforceable under law and the same is binding on the parties executing the same and that the parties thereto have agreed to abide by the terms, conditions and obligations contained therein

(P) By virtue of an Irrevocable Power of Attorney dated 31/03/2016, executed by and between (1) M/s. Siddhivinayak Developers, (2) Mr Vijay Babu Mhatre, (3) Mr Dilip Kashinath More, (4) Mr. Dilip Kashinath More and (5) Mr Kisan Babu Mhatre, therein as the Vendors and M/s Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, the said Vendors granted full power and absolute authority with respect to the the Said Property - A, B, C, D & E to the said Developers The said Irrevocable Power of Attorney dated 31/03/2016 is duly registered in the Office of Sub Registrar of Assurances Kalyan - 5 at Serial No KLN-5-2692-2016 dated 31/03/2016 The said Irrevocable Power of Attorney dated 31/03/2016 is legal, valid, subsisting and enforceable under law and the same is binding on the parties executing the same and that the parties thereto have agreed to perform and discharge all and any of the powers and authorities granted thereunder.

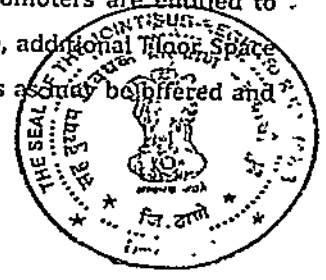
(Q) Pursuant to the aforementioned Development Agreement, Power of Attorney and related title documents, the Promoters herein are solely and exclusively entitled to develop the Said Properties (being the Said Property - A, B, C, D & E) and/or any part thereof, more particularly described in the First, Second, Third and Fourth Schedules hereunder written, at their own costs, charges, expenses and on their own account by amalgamating the Said Properties and by carrying out construction work of the proposed new building/s thereon

(R) In accordance to the Development Plan of the Kalyan Dombivli Municipal Corporation some portion out of the Said Properties is reserved for "D. P. Road", "Nala" and "MSEDCL", and accordingly the Promoters shall surrender and hand over the reserved area out of the total area of the Said Properties to the Kalyan Dombivli Municipal Corporation by executing necessary documents for effectively transferring and assigning the said area under reservation unto and in favour of the Kalyan Dombivli Municipal Corporation.

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(S) The Promoters represent, declare and assure that the Promoters are entitled to consume, utilize and load Transferable Development Rights (TDR), additional Floor Space Index (FSI), benefit Floor Space Index (FSI) on the Said Properties as may be offered and

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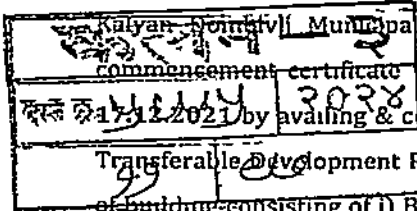


permitted by the Kalyan Dombivli Municipal Corporation in accordance with the Development Control Rules of the Municipal Corporation against the Promoters conveying and transferring the aforesaid reservation area in favour of the Kalyan Dombivli Municipal Corporation and in accordance to the plans, permissions and sanctions and/or revised sanctions approved by the Kalyan Dombivli Municipal Corporation

(T) The Promoters have obtained Search Reports dated 06/09/2018 of the Said Properties for the period of 30 years from the year 1989 to 2018 from Mr. Mayur N Surte and pursuant to the same the Promoters have obtained Title Certificate from their Attorneys M/s Ray Legal and that the Said Properties are free from all defects and encumbrances and the title of the Said Properties is clear and marketable.

(U) The Promoters have obtained N.A. permission for using the Said Properties for residential purpose from the office of the Tahsildar, Kalyan bearing No. MAHASUL/T-2/LAND/NAP/VILLAGE-GAONDEVI/SR-269/16 dated 14/10/2016 under the provisions of the Maharashtra Land Revenue Code, 1966.

(V) The Kalyan Dombivli Municipal Corporation have granted i) Development Permission/Commencement certificate bearing No KDMC/NRV/BP/DOM/2018-19/04 dated 16/08/2018 ii) Revised Building construction permission bearing No KDMC/TPD/BP/DOM/2018-19/04/396 dated 17.12.2021 and revised approval on Building Plans therewith from the Kalyan Dombivli Municipal Corporation & at present the



Kalyan Dombivli Municipal Corporation has granted revised building permission and commencement certificate vide Number KDMC/TPD/BP/DOM/2018-19/04/396 dated 17.12.2021 by availing & consuming entire Basic F. S. I., Premium F. S. I., Ancillary F. S. I. Transferable Development Rights (TDR) and thereby revised permission for construction of building consisting of i) Building No. 1, Wing-A Stilt Plus Ground Floor part Plus First to Fourteen Floors plus Fifteen Upper Floors for Residential purpose, ii) Building No. 1, Wing- B Stilt Plus First to Twenty Four Upper Floors for Residential Purpose.

Pursuant to the said Development Agreements, Power of Attorneys and other related title documents, the Promoters herein have agreed to allot to the said original owners/vendors constructed area as per the development agreements mentioned hereinbefore, out of the total constructed area in the form residential Flats free of cost and

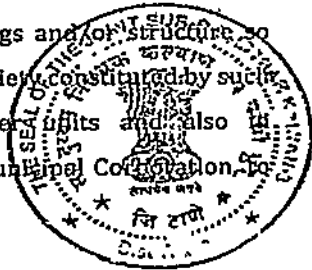
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on ownership basis, being the consideration under and in accordance with the said Development Agreements, Power of Attorneys, and other related title documents and accordingly the Promoters herein have offered to reserve for the said original owners vendors various residential Flats in the buildings proposed to be constructed on the Said Properties in accordance with the plans, designs drawings, permissions and sanctions approved by the Kalyan Dombivli Municipal Corporation and / or Concerned authorities, and that the said original owners / vendors have duly agreed for the same.

(X) The Promoters represent, declare and assure that the Promoters are fully entitled to develop the Said Properties and construct buildings thereon in accordance with the plans, permissions and specifications sanctioned by the Kalyan Dombivli Municipal Corporation and/or Concerned Authorities The Promoters have obtained approval from the Kalyan Dombivli Municipal Corporation and/or Concerned Authorities the building plans, specifications, elevations, sections and details of the said buildings proposed to be constructed on the Said Properties The Promoters have obtained Commencement Certificate from the Kalyan Dombivli Municipal Corporation and/or Concerned Authorities before commencement of construction work on the Said Properties.

(Y) Pursuant to the said Development Agreement and Irrevocable Power of Attorney both dated 31/03/2016, the Promoters herein became absolutely entitled to develop the Said Properties (Said Property – A, B, C, D & E) at their own cost, charges, expenses and on their own account by amalgamating all the Said Properties and carrying out construction work of the proposed new building/s thereon consisting of several flats/open terraces/ terraces /other units and to sell those flats/open terrace/ terraces/other units on ownership basis to the prospective Allottees / Buyers / Purchasers in accordance with the provisions of The Real Estate (Regulation and Development) Act, 2016 and Maharashtra Rules and Regulations, 2017 made thereunder (hereinafter referred to as "RERA Act" for the sake of brevity) and to receive sale price thereof and then to convey and transfer or caused to be conveyed and transferred the Said properties, land, buildings and/or structure so developed in favour of a corporate body or co-operative housing society constituted by such Allottees/Buyers/Purchasers acquiring the respective flats/other units and also to discharge the Promoters' liability towards the Kalyan Dombivli Municipal Corporation.

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effect along with the demand letter being issued to the Allottee/s, which shall only be applicable on subsequent payments

(iv) The Seller herein may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee/s by discounting such early payments @ ___% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Allottee/s by the Seller herein.

(v) The Promoters shall confirm the final carpet area that has been allotted to the Allottee/s after the construction work of the Building is complete and the Occupancy Certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 3% percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Seller herein shall refund the excess money paid by Allottee/s within forty-five (45) days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to Allottee/s, the Seller herein shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in this Agreement.

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The Allottee/s authorize/s the Promoters & Seller herein to adjust/ appropriate all payments made by him/her under any head/s of dues against lawful outstanding, if any, in his/her name and the Promoters & Seller may in its sole discretion deem fit and the Allottee/s undertake/s not to object/demand/direct the Promoters & Seller to adjust his payments in any manner.



OBLIGATIONS OF THE PROMOTERS/SELLER

The Promoters have commenced the construction of the B-wing of Building No. 1 namely ABALAKI SIDDHIVINAYAK COMPLEX BUILDING NO. 1 "B" WING" in accordance with the plans, designs, specifications that are approved by the Corporation and/or Competent Authority and with only such variations and modifications as may be required

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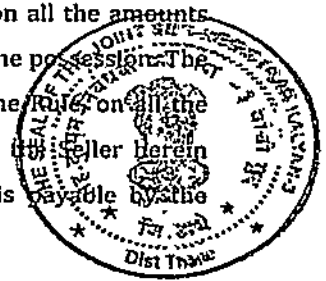
by the Corporation and/or Competent Authority and/or any other concerned authority/ies to be made by them The Promoters shall obtain prior written consent of the Allottees in respect of such variations and modifications which may adversely affect the Said Flat of the Allottees except such variations or modifications as may be required by the Competent Authority

(ii) The Promoters hereby agree to observe, perform and comply with all the terms, conditions stipulations and restrictions, if any which may have been imposed by the Corporation and/or concerned local authority at the time of sanctioning the Building Permissions and which may be imposed at the time of sanction of the Revised plans or thereafter and shall, before handing over possession of the Said Flat to the Allottee/s obtain from the Corporation and/or concerned local authority necessary Occupation and/or Completion Certificates in respect of the Said Flat

(iii) Time is essence for the Promoters/Seller as well as the Allottee/s. The Promoters shall abide by the time schedule for completing the project and handing over the Said Flat to the Allottee/s and the common areas to the association of the Allottees / Purchasers after receiving the Occupancy Certificate or the Completion Certificate or both, as the case may be Similarly, the Allottee/s shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 2 herein above ("Payment Plan")

(iv) It is explicitly agreed and confirmed between the parties hereto that in the event the Promoters fail to abide by the time schedule for completing the project and handing over the Said Flat to the Allottee/s, the Promoters agree to pay to the Allottee/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/s, for every month of delay, till the handing over of the possession. The Allottee/s agree/s to pay to the Seller herein, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee/s to the Seller herein under the terms of this Agreement from the date the said amount is payable by the Allottee/s to the Seller herein.

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4. DEFAULT BY THE ALLOTTEES AND THE CONSEQUENCES

Without prejudice to the right of Promoters & Seller herein to charge interest in terms of clause 3(iv) above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Land Owner/Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee/s committing three defaults of payment of installments, the Promoters & Seller herein shall at their own option, may terminate this Agreement.

Provided that, the Promoters/Seller herein shall give notice of fifteen (15) days in writing to the Allottee/s, by Registered Post AD at the address provided by the Allottee/s and mail at the e-mail address provided by the Allottee/s, 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 Allottee/s fail/s to rectify the breach or breaches mentioned by the Promoters/Seller herein within the period of notice then at the end of such notice period, the Promoters & Seller herein shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Seller shall refund to the Allottee/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to the Land Owner/ Promoters) within a period of thirty (30) days of the termination, the installments of sale consideration of the Said Flat which may till then have been paid by the Allottee/s to the Seller herein

280	FITTINGS AND FIXTURES
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The fixtures, fittings and amenities to be provided by the Promoters in the Said Project Building and the Said Flat are those that are set out and annexed hereto as List of Amenities



The Promoters shall give possession of the Said Flat to the Allottee/s on or before December 2025, if the Promoters fail or neglect to give possession of the Said Flat to the Allottee/s on account of reasons beyond his control and of his/their agents by the aforesaid

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date or dates, then the Seller herein shall be liable on demand to refund to the Allottee/s the amount already received by him/them in respect of the Said Flat with simple interest 9% per annum from the date the Seller herein received the sum till the date the amounts and interest thereon is repaid

Provided that the Promoters shall be entitled to reasonable extension of time for giving possession of Said Flat on the aforesaid date, if the completion of building in which the said flat is to be situated is delayed on account of :

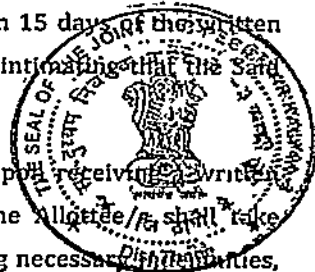
- (a) Non-availability of steel, cement, other building material, water or electric supply.
- (b) War, civil commotion or act of God
- (c) Any notice, order, rule notification or the Government and / or other public body or competent authority.

(ii) The Promoters/Seller herein, upon obtaining the Occupancy Certificate from the Corporation and/or Competent Authority and the payment being made by the Allottee/s as per the present Agreement, shall offer in writing the possession of the Said Flat to the Allottee/s in terms of this Agreement to be taken within 15 days from the date of issue of such notice or intimation and the Promoters/Seller shall give possession of the Said Flat to the Allottee/s The Promoters/Seller agree and undertake to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, documentation on the part of the Promoters/Land Owner. The Allottee/s agree/s to pay the maintenance charges to the Promoters as determined by the Promoters or association of Allottees, as the case may be. The Promoters/Seller on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the Occupancy Certificate of the Said Project, being R-wing of Building No. 1 known as "BALAJI SIDDHIVINAYAK COMPLEX BUILDING NO - 1" WING".

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(iii) The Allottee/s shall take possession of the Said Flat within 15 days of the written notice or intimation from the Promoters/Seller to the Allottee/s intimating that the Said Flat is ready for use and occupancy

(iv) It is specifically agreed between the parties hereto that upon receiving written intimation from the Promoters/Seller as per sub clause (iii) the Allottee/s shall take possession of the Said Flat from the Promoters/Seller by executing necessary formalities,



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undertakings and such other documentation as prescribed in this Agreement, and the Promoters/Seller shall give possession of the Said Flat to the Allottee/s In case the Allottee/s fail/s to take possession within the time provided in clause 6(i) such Allottee/s shall continue to be liable to pay maintenance charges as applicable.

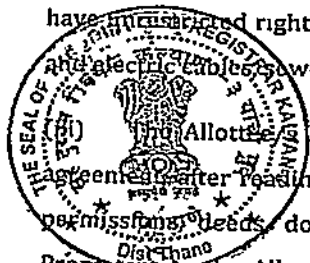
(v) If within a period of five (5) years from the date of handing over the possession of the Said Flat to the Allottee/s, the Allottee/s bring/s to the notice of the Promoters any structural defect in the Said Flat or the building in which the Said Flat is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at his own cost and in case it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoters/ Land Owner, compensation for such defect in the manner as provided under the said RERA Act and the Rules and Regulations thereunder

7 REPRESENTATIONS, DECLARATIONS AND COVENANTS OF THE ALLOTTEES

(i) The Allottee/s shall use the Said Flat or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the Corporation. Any unauthorized change of use shall render this Agreement voidable at the option of the Promoters.

(ii) The Allottee/s has seen the layout of the Said Project building and the said scheme on the said Properties and has agreed and understood the common amenities like common roads, drainage sewers, water pipe lines, common lights etc., shall be the common property and shall be available for common use by all the Allottees/ Purchasers of the Flats in the said Project buildings proposed to be constructed thereon and accordingly the Allottees/ Purchasers of the premises in the said buildings and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.

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The Allottee/s hereby declare and confirm that he / she have entered into this Agreement after reading and having understood the contents of all the aforesaid building permissions, deeds, documents, writings and papers and all disclosures made by the Promoters to the Allottee/s and with full knowledge and information thereof and upon taking due search of all the details and information as available with RERA Authority and/or

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concerned authorities and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned Town Planning Authority and all other Concerned Government bodies and authorities

(iv) The Allottee/s hereby declare and confirm that he / she have entered into this agreement, after inspecting all the documents of title relating to the Said Project and the Said Properties such as the Deeds of Conveyance, Agreements, Development Agreements, Power of Attorneys, Title Certificate issued by Promoters' Attorney M/s Ray Legal, Non Agricultural Permission, Commencement Certificate dated, Sanctioned Plans obtained from the Corporation and/or Concerned Authorities with respect to the Said Project and said scheme as are specified under the Real Estate (Regulation and Development) Act 2016 and the Rules and Regulations made thereunder and that the Allottee/s has/have understood and examined the details thereof and is/are fully satisfied with the same

(v) The Allottee/s hereby declare and confirm that he/she have entered into this agreement, after being fully satisfied with the plans, designs and drawings of the Said Project being B-wing of Building No. 1 known as "BALAJI SIDDHIVINAYAK COMPLEX BUILDING NO. 1 "B" WING" to be constructed on the Said Properties and also after being fully satisfied with the quality of building materials proposed to be used for construction work of the Said Flat such as sand, bricks, cement, cement blocks, steel, floor tiles, bathroom fittings, doors, window panels, kitchen platform, and all other fittings, fixtures and furniture exhibited by the Promoters. The Allottee/s further represent, declare and assure that the Allottee/s has/have understood and are satisfied with the electric connection, water supply connection, rain water harvesting system, Solar system, Fire fighting system, lift, overhead water tanks, underground water tanks, and all external amenities and facilities including safety norms exhibited and proposed to be provided by the Promoters for the Said Project.

(vi) The Allottees have granted his/her/their express, unconditional and irrevocable consent to the Promoters to get the said plans and specification revised, renewed and altered as may be required by the Corporation and/or Competent Authority.

(vii) The Allottee/s or himself/themselves with intention to bring all persons into whatsoever hands the said flat may come, hereby covenants with the Promoters as follows:

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(a) To maintain the said flat at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the said flat is taken and shall not do or suffer to be done anything in or to the said building in which the said flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said flat is situated and the said flat itself or any part thereof without the consent of the local authorities, if required

(b) Not to store in the said flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said building in which the said flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care common passages or any other structure of the said building in which the said flat is situated, including entrances of the said building in which the said flat is situated or the said flat on account of negligence or default of the Allottees in this behalf, the Allottees shall be liable for the consequences of the breach

(c) To carry out at his own cost all internal repairs to the said flat and maintain the said flat in the same condition, state and order in which it was delivered by the Promoters to the Allottees and shall not to do or suffer to be done which may be contrary to the rules and regulations and bye-laws of the concerned act in contravention of the above provision, the Allottees shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority

(d) Not to demolish or cause to be demolished the said flat or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said flat or any part thereof, nor any alteration in the elevation and outside colour

scheme of the said building in which the said flat is situated and shall keep the portion, scheme of the said building in which the said flat 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 said building in which the said flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC Partis or other structural members in the said flat without the prior written permission of the Promoters and/or the society or the Limited Company



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(e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said project land and the said project building in which the said flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance

(f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said property, project land and the said building in which the said flat is situated

(g) Not to put any flowers, flower pots on the window/s, balcony or balconies, verandahs, sajjas or any hangings on lofts attached with the said flat

(h) Not to put M.S Grill or Collapsible Shutter of any design outside the Window or balconies except the one design which is approved by the Promoters

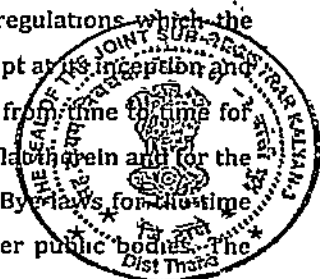
(i) Pay to the Promoters within fifteen days of demand by the Promoters, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the said project building in which the said Flat is situated.

(j) 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 change of user of the said flat by the Allottees for any purposes other than for purpose for which it is sold

(k) The Allottees shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said flat until all the dues payable by the Allottees to the Promoters under this Agreement are fully paid up.

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(l) The Allottees shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Project building and the said flat therein and for the observance and performance of the Building Rules, regulations and By-laws for the time being of the concerned local authority and of Government and other public bodies. The



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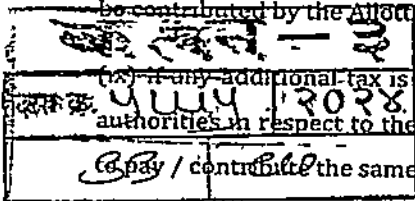
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Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company /Apex Body/Federation regarding the occupancy and use of the said flat in the said project building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

(m) Till a conveyance of the structure of the building in which the said flat is situated is executed favour of society/Limited Society, the Allottees shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said project building or any part thereof to view and examine the state and condition thereof

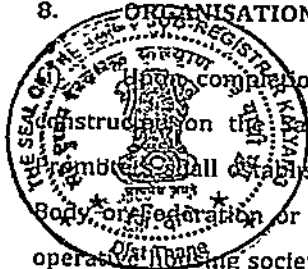
(n) Till a conveyance of the said properties on which the said project building in which the said flat is situated, excluding the said reserved to be transferred to the Municipal Corporation, is executed in favour of Apex Body or Federation, the Allottees shall permit the Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said properties or any part thereof to view and examine the state and condition thereof

(viii) It is also agreed between the parties hereto that if the MSEDCL Authority proposes to install an electric transformer on the said Properties, then the cost of such installation shall be contributed by the Allottee/s in proportion to the area of the Said Flat.



(ix) If any additional tax is levied by the Government, the Corporation and / or any other authorities in respect to the said Property or the Said Flat then the Allottees shall be liable to pay / contribute the same to the Promoters

8. ORGANISATION AND APEX BODY



Upon completion of construction work of the all the buildings proposed to be constructed on the Said Properties and/or such further amalgamated properties, the members shall establish and register or cause to be established and registered an Apex Body or Federation or Holding Company, as the case may be, comprising of all the co-operating societies including the society proposed to be formed and registered of the occupants of the Said Project building for smooth and proper administration of all such

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V. R. Sharma

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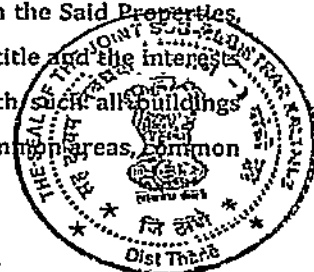
co-operative housing societies, and that the Allottees have granted his/her/their unconditional and irrevocable consent for the same

(ii) The Allottee/s along with other Allottee/s of residential Flats in the Said Project shall join in forming and registering the Cooperative Housing Society or Association or a Limited Company to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee/s, so as to enable the Promoters to register the common organisation of Allottees. No objection shall be taken by the Allottee/s if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9. CONVEYANCE / ASSIGNMENT OF LEASE

(i) The Promoters shall within 04 months from such registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Owners/Promoters in the said building structure of the Said Project building in which the Said Flat is situated and thereby sign, execute and register and cause to be executed and registered a Deed of Conveyance of the said Project building structure excluding area of stilt, if any, in the said Project building in favour of the Society or Association or Limited Company. The Promoter shall further, within three months of registration of the Apex Body or Federation of the Societies of the Said Project building and such other buildings already constructed on the Said Properties, cause to be transferred to the Apex body or Federation all the rights, title and the interests of the Promoters in the undivided and inseparable land underneath such all buildings constructed on the Said Properties together with structures of stilt, common areas, Common amenities and facilities

Deed of Conveyance of
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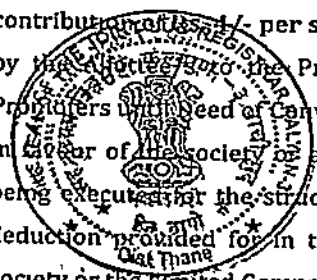
(ii) At the time of registration of Deed of Conveyance of the structure of the Said Project Building, the Allottee/s shall pay to the Promoters, the Allottee/s' share of stamp duty and registration charges payable by the said Society or Limited Company on such Deed of Conveyance and/or any document or instrument of transfer in respect of the structure of the said Project building. At the time of registration of Deed of Conveyance of the Said Properties, the Allottee/s shall pay to the Promoters, the Allottee/s' share of stamp duty and registration charges payable by the said Apex Body or Federation on such Deed of Conveyance or Deed of Transfer and/or any document or instrument of transfer in respect of the Said Properties, excluding the area under reservation, to be executed in favour of the Apex Body or Federation.

10. OUTGOINGS

(i) Within 15 days after notice in writing is given by the Promoters to the Allottee/s that the Said Flat is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Said Flat) of outgoings in respect of the Said Properties and Said Project building namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the

Management and maintenance	of the Said Properties and the Said Project. Until the Society or Limited Company is formed and the said building structure of the building/s or wings is transferred to it, the Allottee/s shall pay to the Promoters such proportionate share of outgoings as may be determined. The Allottee/s further agree/s that till the Allottee/s' share is so determined the Allottee/s shall pay to the Promoters provisional monthly contribution of less than 1/- per sq. ft. - per month towards the outgoings. The amounts so paid by the Allottee/s to the Promoters shall not carry any interest and remain with the Promoters until the Deed of Conveyance of the structure of the said Project building is executed in favour of the Society or a limited company as aforesaid. On such Deed of Conveyance being executed the structure of the Said Project building the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society or the Limited Company, as the case may be.
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management and maintenance of the Said Properties and the Said Project. Until the Society or Limited Company is formed and the said building structure of the building/s or wings is transferred to it, the Allottee/s shall pay to the Promoters such proportionate share of outgoings as may be determined. The Allottee/s further agree/s that till the Allottee/s' share is so determined the Allottee/s shall pay to the Promoters provisional monthly contribution of less than 1/- per sq. ft. - per month towards the outgoings. The amounts so paid by the Allottee/s to the Promoters shall not carry any interest and remain with the Promoters until the Deed of Conveyance of the structure of the said Project building is executed in favour of the Society or a limited company as aforesaid. On such Deed of Conveyance being executed the structure of the Said Project building the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society or the Limited Company, as the case may be.



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(ii) The Allottee/s shall on or before delivery of possession of the Said Flat keep deposited with the Promoters a sum of Rs. 600/- for share money, application entrance fee, formation and registration charges/expenses, proportionate share of taxes and other charges/levies, deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body, Deposit towards Water, Electric, and other utility and services connection charges & deposits of electrical receiving and Sub Station provided in the Said Project building.

(iii) The Allottee/s shall pay to the Promoter a sum of Rs 5,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoters in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the Deed of Conveyance or Deed of Transfer and/or such other documents

11. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS

The Promoters hereby represent and warrant to the Allottee/s as follows

i) The Promoters has clear and marketable title with respect to the Said Properties "A", "B", "C", "D" & "E" more particularly described in the First, Second, Third and Fourth Schedules hereunder written, as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the Said Properties by amalgamating the Said Properties and also has actual, physical and legal possession of the Said Properties for the implementation of the Said Project and the Said Scheme;

ii) The Promoters have lawful rights and requisite approvals from the Municipal Corporation and/or Competent Authorities to carry out development of the Said Project building and shall obtain requisite approvals from time to time to complete the development of the Said Project building;

iii) There are no encumbrances upon the Said Property or the Said Project building, except the area under reservation of "D. P. Road", "Nala" and "MSEDCL" as per the Development Plan of Kalyan Dombivli Municipal Corporation;

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iv) There is no judgement, decree or Order of Injunction, Temporary or Permanent, passed by any Courts of Law whereby the Promoters are restrained from constructing the Said Project building by developing the Said Properties;

v) All approvals, licenses and permits issued by the Municipal Corporation and/or Competent Authorities with respect to the Said Project building 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 Corporation and/or Competent Authorities with respect to the Said Project building shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Said Project building and common areas;

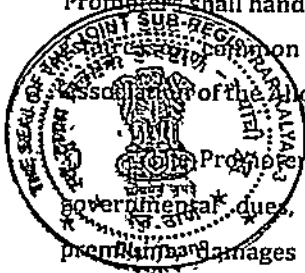
vi) The Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein, may prejudicially be affected;

vii) The Promoters have not entered into any agreement for sale and/or any other agreement / arrangement with any person or party with respect to the Said Properties, including the Said Project building which will, in any manner, affect the rights of Allottee/s under this Agreement,

viii) The Promoters confirm that the Promoters are not restricted in any manner whatsoever from selling the Said Flat to the Allottee/s in the manner contemplated in this Agreement;

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(२)		At the time of execution of the Deed of Conveyance of the said project building structure to the Co-operative Housing Society or Association of Allottees/Purchasers, the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas [common passages and common terrace] of the Structure to the Society or Association of the Allottees/Purchasers;	

(2) At the time of execution of the Deed of Conveyance of the said project building structure to the Co-operative Housing Society or Association of Allottees/Purchasers, the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas [common passages and common terrace] of the Structure to the Society or Association of the Allottees/Purchasers;



The Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums and damages and/or penalties and other outgoings, whatsoever, payable with

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respect to the said project building to the Municipal Corporation and / or competent Authorities,

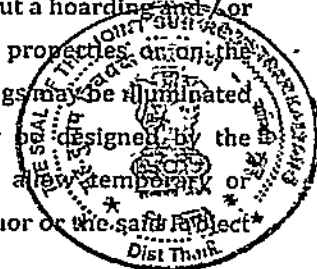
xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said properties or any part thereof) has been received or served upon the Promoters in respect of the Said Properties and/or the Said Project.

xii) The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee/s as advance of deposits, sum received on account of the share capital for the promotion of the Co-operative Society or Limited company or towards the outgoing legal charge and shall utilize the amount only for the purpose for which they have been received

xiii) The Promoters have brought to the clear notice and knowledge of the Allottee/s that during the course of development they shall sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said properties and / or the said Project building or any part thereof. The Promoters have brought to the notice and knowledge of the Allottee/s that during the course of construction / development, the Promoters may avail and procure financial assistance, construction loan, Project Loan, cash credit facilities and other mode of monetary assistance and borrowing by mortgaging the Said properties and the scheme of construction thereby creating charge, mortgage on the said properties and/or the Said Project building and/or the residential flats in the Said Project building, excluding the Said Flat agreed to be sold to the Allottee/s, and the Allottee/s is aware of the same and the Allottee/s shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoters. Provided, such charge and mortgage shall not prejudicially affect the rights of the Allottee/s under this agreement.

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xiv) It is expressly agreed that the Promoters shall be entitled to put a hoarding and / or cable network station mobile phone set up or station on the said properties or on the building to be constructed on the said properties and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoters and for the purpose Promoters is fully authorized to allow temporary or permanent construction or erection in installation either on the exterior or the said Project



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building or on the Said properties as the case may be and the Allottee/s agree not to object or dispute the same Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance of the said project building structure. The Promoters or their nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter The Allottee/s shall not be entitled to any abatement in the price of the said flat or to object to the same for any reason and shall allow the Promoters, their agents, servants etc., to enter into the Said Properties and the Said Project including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc The Promoters shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the Allottee/s shall not raise any objection thereto

12. GRANT AND DEMISE

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flat or of the Said Properties and the Said Project building or any part thereof. The Allottee/s has/ have no claim save and except in respect of the Said Flat hereby agreed to be sold to him/her/them. All Stilts, open spaces, parking spaces, lobbies, staircase, terraces, recreation spaces, etc will remain the property of the Promoters until the Said Properties and the Said Project building is conveyed and transferred as hereinabove mentioned

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GENERAL	COVENANTS
The Promoters & Land Owners have shown the plans of the Said properties and the said scheme of construction to the Allottee/s and it is agreed and understood by and between the parties that taking into consideration the said plans the Allottee/s covenant with the Promoters as under -	



that as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed

(b) fence or partition, retaining walls will not be constructed between the buildings

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(c) cable/drainage/telephone lines etc, should be allowed in open space of the building undertaken for development.

(d) common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Promoters

(e) the execution of the external compound wall will be as per the design and specification of the architect of Promoters and the elevation of the buildings shall not be changed or altered

(f) each building shall be maintained in good and proper condition along with the unobstructed right of access.

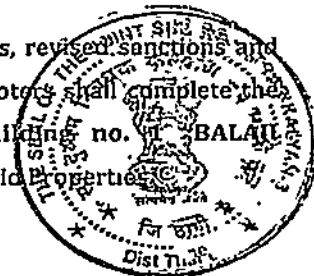
(ii) The Promoters have clearly brought to the notice and knowledge of the Allottee/s that the land underneath the said project building on which the building is constructed forms an integral part of the entire scheme of construction on the said properties and accordingly the Promoters and the Allottee/s herein shall have the rights, interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction on the said properties along with the other Allottees of the Said Project building and also of the other buildings in the said scheme of construction and accordingly the Allottees shall co-operate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoters herein.

(iii) The Promoters have clearly brought to the notice and knowledge of the Allottee/s and clearly shown and disclosed to the Allottee/s that -

(a) presently the Promoters are carrying out the construction work on the said properties in accordance with the Sanctioned plan bearing No. KDMC/NRV/BP/DDM/2018-19/04 dated 16/08/2018

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No. KDMC/NRV/BP/DDM/	
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(b) that in pursuance to the sanctioned plans and permissions, revised sanctions and permissions which may be obtained by the Promoters, the Promoters shall complete the construction work of the Said Project being B-wing of building no. 1 BALAJI SIDDHIVINAYAK COMPLEX BUILDING NO. 1 "B" WING" on the Said Properties



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(c) That in pursuance to the sanctioned plans and permissions the Promoters have agreed to sell and transfer residential flats in the above mentioned B-wing of building no. 1 being "BALAJI SIDDHIVINAYAK COMPLEX BUILDING NO. 1 "B" WING" to various Allottee/s and upon request of such Allottee/s may, at its discretion, hand over possession of the said flats therein for the purpose of carrying out renovation and for their use and occupation

(v) The Promoters have brought to the knowledge of the Allottee/s herein that the common facilities and amenities in the said scheme will be handed over to the Apex Body or Federation to be formed and registered as mentioned under this Agreement on completion of the entire scheme, formation of the society and at the time of execution of the conveyance of the inseperable and undivided land underneath all buildings and the said properties in favour of Apex Body / Federation, and the same shall be vested in favour of the Apex Body or Federation absolutely and forever. The Allottees is/are aware of the same and has granted his/their express, unconditional and irrevocable consent for the same. The Allottee/s herein agree and assure to pay the corpus fund in advance as and when demanded by the Promoters irrespective of the completion of the above amenities and facilities in the scheme of construction and same will not be withhold by the Allottee/s on any reason whatsoever.

(vi) Till the completion of the Said Project building and/or the said scheme of construction, the Promoters shall be paying the maintenance, municipal taxes, local taxes and all outgoings as aforesaid in respect of the Said Properties for and on behalf of the Allottee/s of the Project and it shall be the paramount responsibility and obligation of the Allottee/s to pay to the Promoters all the outgoings regularly. In the event of the default being committed by the Allottee/s herein or any of the Allottees/Purchasers of any other units and in such event the Promoters shall not be bound to pay the outgoings for and on behalf of defaulting persons and in the event of any essential supply being discontinued, it shall be the responsibility of the Allottee/s.

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Forwarding this Agreement to the Allottee/s by the Promoters/Seller does not create a binding obligation on the part of the Promoters/Seller or the Allottee/s until, firstly, the

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 V. P. SHEKHAR

[Signature]

Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoters & Land Owner If the Allottee/s fails to execute and deliver to the Promoters & Seller this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoters/Land Owner, then the Promoters/Sellers shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s by the Seller herein without any interest or compensation whatsoever

15. OVERRIDING EFFECT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the Said Flat as the case may be.

16. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties herein.

17. APPLICABILITY

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Project building shall equally be applicable to and enforceable against any subsequent Allottee/s of the Said Flat, in case of a transfer, as the said obligations go along with the said Flat for all intents and purposes

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(ii) The Allottees and/or Seller shall present this Agreement as well as the Deed of conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoters will attend such office and admit execution thereof

22. NOTICES AND COMMUNICATIONS

(i) That all notices to be served on the Allottee/s, Seller and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or Seller & the Promoters by Registered Post A D and notified Email ID/Under Certificate of Posting at their respective addresses specified above

(ii) It shall be the duty of the Allottee/s, Seller and the Promoters to inform each other their address, email ID or any change in address or email ID subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters, Seller or the Allottee/s, as the case may be

(iii) That in case there are Joint Allottee/s all communications shall be sent by the Promoters/Seller to the Allottee/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottee/s

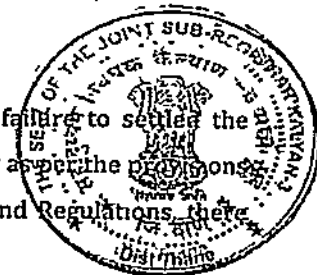
23. STAMP DUTY AND REGISTRATION CHARGES

The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, Service Tax, Goods and Service Tax, Value Added Tax and all other direct and indirect taxes shall be borne by the Allottee/s alone

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24. DISPUTE RESOLUTION

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under



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25. The Purchaser herein has agreed to purchase the said flat, with an intent to sell the same to a prospective purchaser within One year from the date of these presents, hence the Purchaser has paid the proper stamp duty chargeable on the present agreement in accordance with the provisions of Art 5(g-a) (ii) of the Maharashtra Stamp Act

26. GOVERNING LAWS

That the rights and obligations of the parties under or 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 Civil Courts will have the jurisdiction for this Agreement.

FIRST SCHEDULE

("SAID PROPERTY-A")

All that pieces and parcels of land bearing Old Survey No. 131, Hissa No 5/1, New Survey No 49, Hissa No. 5/1, Admeasuring area 0H-06R-10P + P K. 0H-00R-50P, totally admeasuring 0H-06R-60P, situated at Revenue Village Gaondevi, Taluka Kalyan, District Thane and within the territorial limits of Kalyan Dombivli Municipal Corporation and within the Registration District Thane, Registration Sub District Kalyan and bounded as under:

On or towards North :

On or towards South

On or towards East .

On or towards West :

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SECOND SCHEDULE

("SAID PROPERTY-B")

All that piece and parcel of land bearing Old Survey No 131, Hissa No. 6, New Survey No 49, Hissa No 6, Admeasuring area OH-14R-40P + P. K. OH-01R-80P, totally admeasuring OH-16R-20P, situated at Revenue Village Gaondevi, Taluka Kalyan, District Thane and within the territorial limits of Kalyan Dombivli Municipal Corporation and within the Registration District Thane, Registration Sub District Kalyan and bounded as under.

On or towards North :
 On or towards South :
 On or towards East :
 On or towards West :

THIRD SCHEDULE

("SAID PROPERTY - C")

All that piece and parcel of land bearing Old Survey No. 131, Hissa No. 7, New Survey No 49, Hissa No 7, Admeasuring area OH-09R-60P + P. K. OH-01R-00P, totally admeasuring OH-10R-60P, situated at Revenue Village Gaondevi, Taluka Kalyan, District Thane and within the territorial limits of Kalyan Dombivli Municipal Corporation and within the Registration District Thane, Registration Sub District Kalyan and bounded as under:

On or towards North :
 On or towards South :
 On or towards East :
 On or towards West :

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FOURTH SCHEDULE

("SAID PROPERTY - D & E")

All that piece and parcel of lands bearing Old Survey No 131, Hissa No. 8, New Survey No 49, Hissa No 8 Admeasuring area 0H-07R-10P + P K 0H 00R-50P, totally admeasuring 0H-07R-60P and Old Survey No. 131, Hissa No 13, New Survey No. 49, Hissa No 13, admeasuring area 0H-03R-50P + P.K. 0H-01R-60P, totally admeasuring 0H-05R-10P, situated at Revenue Village Gaondevi, Taluka Kalyan, District Thane and within the territorial limits of Kalyan Dombivli Municipal Corporation and within the Registration District Thane, Registration Sub District Kalyan and bounded as under

Survey no 49/8 is bounded as under:

On or towards North

On or towards South :

On or towards East .

On or towards West .

Survey no 49/13 is bounded as under.

On or towards North

On or towards South :

On or towards East .

On or towards West

AB

R.K. Khan

कुछला गोपीदेवला 2

N.D. S. P. 100

<i>कुछला गोपीदेवला - 2</i>	
<i>सु</i>	<i>२०२४</i>
<i>सु</i>	<i>२०२४</i>

[Handwritten signature]



FIFTH SCHEDULE

("SAID FLAT")

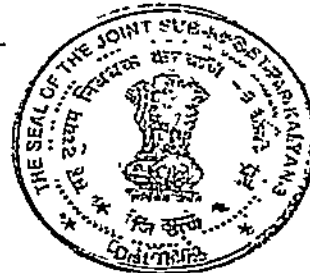
All that piece and parcel of RESIDENTIAL FLAT bearing No. 902, on Nineth Floor, admeasuring 335.62 Sq. Fts (31.18 Sq Mtrs) Carpet Area, Excluding balcony area of 81.37 Sq. Fts (7.56 Sq. Mtrs) (balcony area to be enclosed as per permission of KDMC), Excluding Open Balcony area of 35.52 Sq. Fts (3.30 Sq. Mtrs) and excluding Cupboard area ___ Sq. Fts. (___ Sq. Mtrs) (As per the Floor Plan annexed hereto) in the Said Project being B-wing of Building Number 1, known as "BALAJI SIDDHIVINAYAK COMPLEX BUILDING NO. 1 "B" WING" (B-wing of building no. 1 as shown in the sanctioned plan), being constructed on the lands bearing Old Survey No. 131, Hissa No. 5/1, New Survey No. 49, Hissa No. 5/1, Admeasuring area OH-06R-10P + P. K. OH-00R-50P, totally admeasuring OH-06R-60P, Old Survey No. 131, Hissa No 6, New Survey No. 49, Hissa No 6, Admeasuring area OH-14R-40P + P. K. OH-01R-80P, totally admeasuring OH-16R-20P, Old Survey No. 131, Hissa No 7, New Survey No 49, Hissa No. 7, Admeasuring area OH-09R-60P + P. K. OH-01R-00P, totally admeasuring OH-10R-60P, Old Survey No. 131, Hissa No 8, New Survey No. 49, Hissa No. 8, Admeasuring area OH-07R-10P + P. K. OH-00R-50P, totally admeasuring OH-07R-60P and Old Survey No 131, Hissa No. 13, New Survey No. 49, Hissa No. 13, admeasuring area OH-03R-50P + P K OH-01R-60P, totally admeasuring OH-05R-10P, situated at Revenue Village Gaondevi, Taluka Kalyan, District Thane and within the territorial limits of Kalyan Dombivli Municipal Corporation and within the Registration District Thane, Registration Sub District Kalyan




D. K. Sharma

शुभा गोविंद वेताड
V. O. P. H. K. V.

कल्याण - ३	
दस्ता क्र. ५५५	२०२४
४८	६०



IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THESE PRESENTS ON THE DAY, DATE AND PLACE MENTIONED HEREINABOVE.

SIGNED AND DELIVERED BY
THE WITHINNAMED PROMOTERS/
DEVELOPERS
M/S. ONKARESHWAR DEVELOPERS
THROUGH ITS PARTNER
MR. ANIL TULSHIRAM BHOIR
AND



SIGNED AND DELIVERED BY
THE WITHINNAMED SELLER
MR. ANIKET GURUNATH MHATRE
AND



SIGNED AND DELIVERED BY
THE WITHINNAMED ALLOTTEES/
PURCHASERS

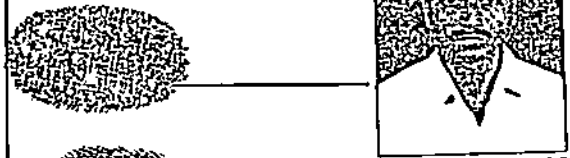
1) MR. RAHUL KRISHNA SHELAR

Rahul Shelar



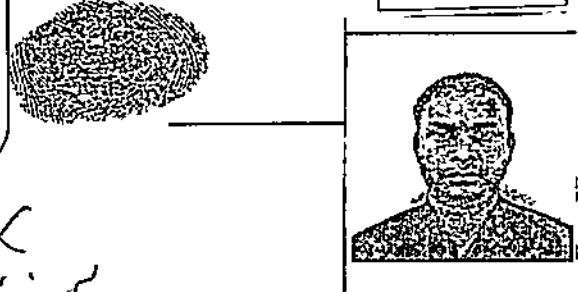
2) MR. KRISHNA GOVIND SHELAR

कृष्णा गोविंद शेळार



3) MR. VISHAL RAJARAM SHELAR

V. R. Shelar



In the presence of

1) *Kishor D. Mahapatra*
2) *Rajeshwar D. Bahipatna*

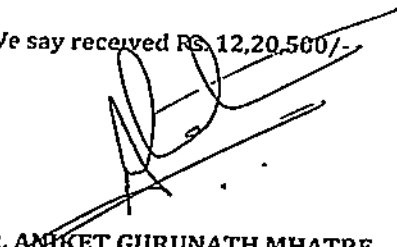
<i>1) Kishor D. Mahapatra</i>	
<i>2) Rajeshwar D. Bahipatna</i>	
दिनांक <i>५/०५</i>	<i>२०२४</i>
<i>se</i>	<i>eee</i>



RECEIPT

Received with thanks from the within named purchasers Mr Rahul Krishna Shelar, Mr Krishna Govind Shelar & Mr Vishal Rajaram Shelar the sum of Rs. 12,20,500/- (Rupees Twelve Lakhs Twenty Thousand Five Hundred Only) vide RTGS UTR No HDFCR52024020175688887 dated 01.02 2024, drawn on HDFC Bank, towards Part payment of consideration amount for purchaser of Flat No. 902, on the Nineth Floor in building being B-wing of Building No. 1 known as "BALAJI SIDDHIVINAYAK COMPLEX BUILDING NO. 1 "B" WING" being constructed on the lands bearing Old Survey No 131, New Survey No 49, Hissa Nos. 5/1, 6, 7, 8 & 13, lying, being and situate at Revenue Village Gaondevi, Taluka Kalyan, District Thane and within the territorial limits of Kalyan Dombivli Municipal Corporation

We say received Rs. 12,20,500/-


MR. ANIKET GURUNATH MHATRE
(Seller)

कलम - ३	
दस्त क्र. ५५५	२०२४
५०	६६



LIST OF AMENITIES

Sr. No.	Particulars	Nature of Amenity
1	STRUCTURE	RCC Structure with external and internal brick walls with Neeru plaster from inside and double coat plaster with cement paints from outside
2	FLOORING	Porsilano Vetrified Tiles in living and passage bedroom and kitchen
3	KITCHEN PLATFORM	Black granite top cooking platform with steel sink
4	TOILET TILES	Full tiles on walls in Toilets
5	KITCHEN TILES	Glazed tiles Dado up to beam level in Kitchen above Platform
6	PLUMBING	Concealed type plumbing, Indian W C. Pan, Wash Basin, Shower and C P Taps etc
7	ELECTRIC WIRING	Concealed electric cooper wiring with adequate electric points for lights, fans and bell
8	WATER TANKS	Under Ground and overhead tanks with electric water pump
9	DOORS	Factory made internal Flush doors.
10	WINDOWS	Powder Coated aluminium sliding windows
11	COLOUR PAINTS	Distemper colour on internal walls and Cement Paint on external walls
12		M. C connection
13		from any standard company



Rishel m
कृष्णा गोविंदबोलेकर
V R SNEHAR

गाव नमुना हतत

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकाऱ अधिलेख अधिनियम नोंदवहा (तयार करणे व सुविधीत ठेवणे) नियम, १९७३ यातील नियम ३, ५,
६ आणि ७)

गाव - गावदेवी

तालुका - कल्याण

जिल्हा - ठाणे

नोंदवहा फेरफार क्रमांक 585 व दिनांक . 16/10/2016

गट क्रमांक व उपविभाग : 49/5/अ

गट क्रमांक व उपविभाग 49/5/अ	पुढनणा पद्धती भोगवटारार्या -1	भोगवटाराराचे नाव				
शेतकरी स्थानिक नाव		शेत	आकार आणे व	पेट.छ.	के.पा.	उपारत क्रमांक
शेत दल्लत	हे आर.पी.पी	विजय बाबू म्हाडे			(404)	369
विपणन	0 06.10	दिलीप कामिनाथ चौ			(404)	मुळाचे नाव
नागावत	-	-----	0 06 10 1 06	0,00.50		इतर अधिकार
तरी	-					मुक्कत
बाकत	-					मुक्कत (1334)
इतर	-					
एकुण क्षेत्र	0 06.10					
पोटछयन (सागवडीत अयोष्य)						
वर्ग (अ)	0.00 50					
वर्ग (ब)	-					
एकुण पो छ	0 00.50					
आकारणी	1.06					
मुळी मिला	-					
विधीय	-					
आकारणी	-					
(62),(130),(238),(400),(502),(585),(1526),(2842)						मोवा मांरि पुषावर जिडे

गाव नमुना बात

विकाये नोंदवहो
(महाराष्ट्र जमीन महसूल अधिकाऱ अधिलेख अधिनियम नोंदवहा (तयार करणे व सुविधीत ठेवणे) नियम, १९७३ यातील नियम ३९)

गाव - गावदेवी

तालुका - कल्याण

जिल्हा :- ठाणे

नोंदवहा क्रमांक 585 व दिनांक 16/10/2016

गट क्रमांक व उपविभाग : 49/5/अ

विकायसाठी क्षेत्राचा तपशील												सागवडीसाठी उपलब्ध	जुल सिधलाचे	गैत		
मिश्र विकायसाठी क्षेत्र												विकेय	विकेय	विकेय	विकेय	
वर्षे	इंगण	मिश्रणाचा संकेत क्रमांक	जल सिधित	अजल सिधित	विकाये नाव	जल सिधित	अजल सिधित	विकाये नाव	जल सिधित	अजल सिधित	विकाये नाव	जल सिधित	अजल सिधित	विकाये नाव	जल सिधित	अजल सिधित
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
2015-16	घणेर															
2016-17	घणेर															
2017-18	घणेर															

सुलाबा सजा मंडळी
ता. कल्याण, जि. ठाणे.

अद्यतन दिनांक : 03/07/2018

गाव वसुधारा

अधिकार अभिलेख धरात
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवट्टा (तथा कारणे व सुविधातीत देवणे) विधय, १९७० चातील विधय ३, ५, ६ आणि ७)

गाव - गावदेवी ठातुका - कल्याण विहारा - ठाणे शेवटचा फेरफार क्रमांक : --- व दिनांक : ---
 गट क्रमांक व उपविभाग 49/6

गतीचे स्थानिक नाव	क्षेत्र	आकार आणे व	पो.छ.	फ.फा	छाते क्रमांक
क्षेत्र एकूण ३ अ.पौ.ची ची	० 14 40	० 14 40 1 94	0 01 80	(420) (420)	372 कुळाचे नाव इतर अधिकार मुक्कत
विधयवट					
मलायत					
वट्टी					
वापसात					
इतर					
एकुण क्षेत्र	0 14 40				
शेवटचा फेरफार (तापवटीत अद्यतन)					
वर्ग (अ)	0.01 80				
वर्ग (ब)	-				
एकुण वी घ	0 01 80				
अकारणी	1.94				
नूतन किंवा विधेय अकारणी	-				
(527),(641),(648),(1073),(1334),(1546),(2455),(2842)					सीध आणि पुनारुपन विन्हे

गाव वसुधारा

विकासी नोंदवट्टी
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवट्टा (तथा कारणे व सुविधातीत देवणे) विधय, १९७० चातील विधय ११)

गाव - गावदेवी ठातुका - कल्याण विहारा - ठाणे शेवटचा फेरफार क्रमांक : --- व दिनांक : ---
 गट क्रमांक व उपविभाग : 49/6

वर्षे	वर्षाचे	विकासातील क्षेत्राचा वपारीत						निर्मळ विकासातील क्षेत्र			सापयवटीतानी उपसन्ध नसावेसी जमीन		जल सिंचनाचे साधन	शेरा
		मिळव्यापि सिकेत प्रदीप्त	जल सिंचित	अजल सिंचित	विकासे पास विस सिंचित	अजल सिंचित	अजल सिंचित	विकासे नाय	जल सिंचित	अजल सिंचित	एकरूप	शेरा		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
2015-16	घटप							भात		0.1440				
2016-17	घटप							भात		0 1440				
2017-18	घटप							भात		0 1440				

http://10.195.33.67/Registrar2b/.../Html/2018.aspx



(Signature) 03-07-2018
 ज. कल्याण, जि. ठाणे.

गाव नमुना गाव

अधिकार अभिलेख पत्रक
(भद्रावट्ट जमीन पडहसून अधिकार अभिलेख आणि नोंदवट्टा (तयार करणे व सुविधतीक ठेवणे) नियम, १९७९ चातील नियम १, ५, ६ आणि ७)

गाव - गावदेवी तालुका - कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 609 व दिनांक : 16/05/2017
गट क्रमांक व उपविभाग : 49/7

गट क्रमांक व उपविभाग 49/7	सुधारणा पद्धती सोपवट्टात वर्ग -1	सोपवट्टात राखे बांध				छाने क्रमांक	
शेतीचे स्थानिक नंबर	क्षेत्र	आकार	आणे	दे	पों.छ.	फे.फा.	छाने क्रमांक
क्षेत्र एकूण	०.०९ ६०					(123)	84
विद्यमान						(123)	सुळाचे बांध
बागायत						(123)	शेत अधिकार
हजे						(123)	सुळा
घरकत		० ०९.६०	१.७५		० ०१००	(123)	सुळा (1334)
इतर						(123)	
एकूण क्षेत्र	०.०९.६०					(528)	
सोपवट्टा (सामान्य अयोग्य)						(534)	
वर्ग (अ)	० ०१.००					(534)	
वर्ग (ब)	-					(534)	
एकूण पों छ	० ०१.००					(534)	
अधकारणी	१७५						
मुदी स्थान	-						
प्रकारणी							
						(237),(332),(406),(609),(1547),(1716),(2492),(2493),(2842),(4016)	सोप आणि सुधारण पत्रके

गाव नमुना गाव

पिकांची नोंदवट्टा
(भद्रावट्ट जमीन पडहसून अधिकार अभिलेख आणि नोंदवट्टा (तयार करणे व सुविधतीक ठेवणे) नियम, १९७९ चातील नियम २९)

गाव - गावदेवी तालुका - कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 609 व दिनांक : 16/05/2017
गट क्रमांक व उपविभाग : 49/7

पिकवट्टातील क्षेत्राचा तपशील											
विश्व पिकावट्टातील क्षेत्र						विश्व पिकावट्टातील क्षेत्र					
वर्ष	हंगाम	विरुग्णता	पक्ष	अजल	पिकाचे नाव	जल सिंचित	अजल	पिकाचे नाव	जल सिंचित	अजल	पिकाचे नाव
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)
		ह.अ.प.	ह.अ.प.	ह.अ.प.	ह.अ.प.	ह.अ.प.	ह.अ.प.	ह.अ.प.	ह.अ.प.	ह.अ.प.	ह.अ.प.
2015-16	घर							भाड		० ०९६०	
2016-17	घर							भाड		० ०९६०	
2017-18	घर							भाड		० ०९६०	

03-07-2018
सा. कल्याण, जि. ठाणे.

दत्तु सखन भोईर	(44)	
दावला गोताप्य भोईर	(392)	
अवली शंकर भोईर	(392)	
अमिठी विवेकानंद मढवी	(392)	
मदय गजानन भोईर	(392)	
फारिदा विठोईर काकर	(392)	
कृष्णा बदन काकरभाई	(392)	
मेशाय गजानन भोईर	(392)	
गुरुनाथ गोविंद फडू	(392)	
पैनु साहूदेव जाधव	(392)	
छत्रु चवन भोईर	(392)	
अनसुवाई म्हात्रे	(392)	
दावलीनाई उजापय चौधरी	(392)	
नितीन वनर काकरभाई	(392)	
पार्वती गोनीनाथ चौधरी	(392)	
पार्वती गोविंद रोहता	(392)	
प्रसाद शंकर भोईर	(392)	
प्रेमनाथ हुनुपंत पाटील	(392)	
बळीराज काळू भोईर	(392)	
बसुनाई इरीबाळ गायकवाड	(392)	
बाळकृष्ण गजानन भोईर	(392)	
बाळापय साहूदेव जाधव	(392)	
बाळापय चवन भोईर	(392)	
बाळुनाई गंगापय चौधरी	(392)	
बेनी	(392)	
भगवान शिवराय भोईर	(392)	
भाटी धीरज वैदेकर	(392)	
शरद किशोरय भोईर	(392)	
शरवत काळू भोईर	(392)	
शरवत वनर काकरभाई	(392)	
मैनुनाई गजानन भोईर	(392)	
भोगिळा विनायक गायकवाड	(392)	
लेश काळू भोईर	(392)	
राजेश साहूदेव जाधव	(392)	
रोहिणी रत्नराय शिवाळ	(392)	
रंजन लेशा पाटील	(392)	
अनेका काळू भोईर	(392)	
दितानाई विघ्नाय पाटील	(392)	
सखत काळू भोईर	(392)	
विताळ काळू जोशी	(392)	
रोबती मधुकर म्हात्रे	(392)	
संगिता शिवराय भोईर	(392)	
साहूनाई साहूदेव जाधव	(392)	
सुनील शिवाळ भोईर	(392)	
सुनील वनर काकरभाई	(392)	
		0.03 50 0 66 0 01 60
(44),(283),(284),(346),(392),(546),(578),(609),(1012),(2842), (392),(5743)		हीना आणि धुपापन विन्हे

हस्त नं. यु००५ २०२४
 यु० ए०



गाव नमुना वारदा

अधिकार अधिनियम प्रत्यक्ष
(महाराष्ट्र जमीन महसूल अधिनियम अन्वयेत आधि वीदवद्वा (तयात कोणे व सुस्थितीत वेपणे) नियम, १९७१ च्यातील नियम २९)

गाव - गावदेवी

तालुका - धारवाण

जिल्हा :- ठाणे

रोबटचा वेतणार क्रमांक 609 व दिनांक : 16/05/2017

गट क्रमांक व उपविभाग : 49/13

पिकाखालील शेताचा तपशील												सातवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनचे साधन	शेत
मिळविलेला पिकाखालील क्षेत्र						निर्मित पिकाखालील क्षेत्र								
वर्ष	हंगाम	पिकाच्या संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	एकूट क्षेत्र	शेत	शेत	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर.पी.सी.	हे.आर.पी.सी.		हे.आर.पी.सी.	हे.आर.पी.सी.		हे.आर.पी.सी.	हे.आर.पी.सी.		हे.आर.पी.सी.		
2015-16	खरेप							भात		0.0350				
2016-17	खरेप							भात		0.0350				
2017-18	खरेप							भात		0.0350				

(Signature)
श्री. कल्याण, जि. ठाणे.

कलम - ३	
दस्त क्र. ५५५	२०२४
५८	६६





महाराष्ट्र शासन

तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, कल्याण

पत्ता - दिवाणी न्यायालयासमोर, स्टेशन जवळ, कल्याण (प)

दुरध्वनी क्र ०२५१-२३१५१२४ फॅक्स क्र ०२५१-२३१५१२४

Email id - tahkalyan@gmail.com

क्र/महसूल/टे-२/जमिनबाब/विनिश्चिती/मौजे गावदेवी/एसआर २६९/१६.

दिनांक.

प्रति,

14 OCT 2016

नगररचनाकार
कल्याण डोंबिवली महानगर पालिका,
कल्याण. (नगररचना विभाग)

विषय:- महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२अ
१(अ)प्रमाणे वर्ग, भोगवटा व भार विनिश्चितीबाबत.
मौजे गांवदेवी, ता. कल्याण, जि. ठाणे.

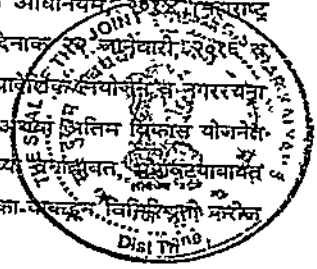
स.नं.	एकूण क्षेत्र (७/१२ प्रमाणे)	विनिश्चितीकरीता क्षेत्र (ची.मी.)
४९/५/१ (जुना स न १३१/५/१)	६६०.००	६६०.००
४९/६ (जुना स न १३१/६)	१६२०.००	१६२०.००
४९/७ (जुना स न. १३१/७)	१०६०.००	१०६०.००
४९/८ (जुना स न १३१/८)	७६० ००	७६० ००
४९/१३ (जुना स न १३१/१३)	५१० ००	५१० ००
एकूण क्षेत्र	४६१० ००	४६१०.००



संदर्भ:- नगररचनाकार (क.वि.) कल्याण डोंबिवली महानगरपालिका, कल्याण
याचेकडील पत्र क्र जा.क्र.कडॉमपा/नरवि/२४२, दिनांक २७/०९/२०१६

मौजे गांवदेवी, ता. कल्याण येथील घर नमुद वर्गनाच्या जमीन मिल्कती बाबत महाराष्ट्र जमीन महसूल
संहिता, १९६६ च्या कलम ४२ अ (१) (अ) प्रमाणे वर्ग व भार विनिश्चिती बाबत महाराष्ट्र जमीन महसूल
डोंबिवली महानगरपालिका, कल्याण यांचेकडील क्र कडॉमपा/नरवि/२४२, दिनांक २७/०९/२०१६ रोजी या कार्यालयास
प्राप्त झाले आहे. सदर पत्राचे अनुषंगाने मंडळ अधिकारी ठाकुलौ यांचे कडील दिनांक २७/१०/२०१६ रोजीच्या
अहवालाचे अनुषंगाने व महाराष्ट्र जमीन महसूल संहिता, १९६६ (दुसरी सुधारणा) अधिनियम, १९६६ च्या
अधिनियम ३७/२०१४) व शासन निर्णय क्रमांक एनएपी २०१६/प्र.क्र ७/टी - १, दिनांक २७/०९/२०१६ रोजीच्या
महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२ अ(१)(अ) अनुसार महाराष्ट्र प्रादेशिक विकास योजना अन्वयेत नगररचना
अधिनियम, १९६६ च्या तरतुदीन्वये तयार करण्यात आलेल्या प्रारूप विकास योजना अन्वयेत अंतिम विकास योजनेत
निश्चित केलेल्या बाबतानुसार भोगवटादार वर्ग एक म्हणून धारण केलेल्या जमिनीच्या बाबत महाराष्ट्र जमीन महसूल
तसेच अशा जमीनीवरील भाराबाबत विनिश्चिती करण्यासाठी सचिधत महसुली प्राधिका-कारांचे कार्यालय ठाणे येथे

क्र. ३
२०१४
२७/१०/२०१६



प्र/महसूल/टे-२/जमिनीचाच/विनिश्चिती/मौजे गावदेवी/ पसआर २६९/१६

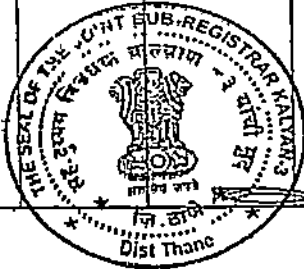
असे नमुद आहे सदर तरतुदीनुसार खालील जमीनीचा वर्ग व त्यावर्गसुद्धा भार याबाबतची खालील अटी व शर्तीवर विनिश्चिती कळविणेत येत आहे.

- मंडळ अधिकारी ठाकुली यांचे अहवाला नुसार तसेच प्रकरणात दाखल तलाठी सजा ठाकुली यांचे कडील ७/१२ उतारे पहाता, व कल्याण डोंबिवली महानगर पालिका यांनी प्रस्तावासोबत सादर केलेले जमीनीचे आजरोजीचे ७/१२ पहाता मौजे गावदेवी, ता कल्याण येथील खालील वर्णन केलेल्या जमीनीबाबत जमीनीचा वर्ग, महसूल अभिलेखानुसार असणारे भोगवट्यादाराचे नाव (जमीनीचा भोगवटा) तसेच इतर हक्कातील नोंदीनुसार असणारा जमीनीवरील भार खालील प्रमाणे दिसून येत आहे

जमिन मिळकतीचे वर्णन
(परिशिष्ट "अ")

अ.क्र	गावाचे नाव	स.नं.	एकूण क्षेत्र (७/१२ प्रमाणे) (चौ.मी.)	जमिनीचा वर्ग	कब्जेदाराचे नाव	इतर हक्कातील नोंदी
१	गावदेवी	४९/५/१ (जुना स.नं १३१/५/१)	६६० ००	वर्ग - १	विजय बाबु म्हात्रे दिलीप काशिनाथ मोरे	निरंक
२	गावदेवी	४९/६ (जुना स.नं १३१/६)	१६२० ००	वर्ग - १	दिलीप काशिनाथ मोरे किसन बाबु म्हात्रे	निरंक
३	गावदेवी	४९/७ (जुना स.नं. १३१/७)	१०६० ००	वर्ग - १	सुधाकर तुकाराम भोईर प्रल्हाद तुकाराम भोईर आशिष बाबु भोईर	निरंक
४	गावदेवी	४९/८ (जुना स.नं. १३१/८)	७६०.००	वर्ग - १	दत्त सजन भोईर बळाराम सजन भोईर छत्रु सजन भोईर झिपरुबाई सजन भोईर हारक्या शांताराम भोईर आनसुबाई म्हात्रे वारक्या गजानन भोईर केशव गजानन भोईर कदम गजानन भोईर येणुबाई गजानन भोईर सगीता शिवराम भोईर नदन शिवराम भोईर हनुमान शिवराम भोईर भगवान शिवराम भोईर येणुबाई गजानन भोईर सजय वासुदेव जाधव वाळाराम वासुदेव जाधव चैनु वासुदेव जाधव	निरंक

वर्णन - ३
स.नं. ५५५ २०१४
६९ ६०



					राजेश वासुदेव जाधव प्रेमाबाई हनुमत पाटील अजनी शंकर भोईर प्रशांत शंकर भोईर आदिती चिवेकानंद भडारी	
५	गावदेवी	४९/१३ (पुना स.न १३१/१३)	५१० ००	वर्ग - २	धारक्या गजानन भोईर केशव गजानन भोईर कादम गजानन भोईर येणुबाई गजानन भोईर सगीता शिवराम भोईर नदन शिवराम भोईर हनुमान शिवराम भोईर भगवान शिवराम भोईर येनुबाई गजानन भोईर सजय वासुदेव जाधव बाळाराम वासुदेव जाधव चैनु वासुदेव जाधव राजेश वासुदेव जाधव प्रेमाबाई हनुमत पाटील अजनी शंकर भोईर प्रशांत शंकर भोईर आदिती चिवेकानंद भडारी दत्त सजन भोईर बाळाराम सजन भोईर छत्रु सजन भोईर हारक्या शाताराम भोईर आनसुबाई म्हाप्रे धारक्या गजानन भोईर शंकर गजानन भोईर येणुबाई गजानन भोईर केशव गजानन भोईर कादम गजानन भोईर सगीता शिवराम भोईर नदन शिवराम भोईर हनुमान शिवराम भोईर भगवान शिवराम भोईर रजना रमेश भोईर अनंता काळु भोईर यस्तंत काळु भोईर यशवत काळु भोईर चळीराम काळु भोईर रमेश काळु भोईर पार्वती गोविंद शेलार शेचती नधुकर म्हाप्रे बाळुबाई गंगाराम चौधरी धारकुबाई गंगाराम चौधरी द्वांदकीबाई गंगाराम चौधरी लिलाबाई गंगाराम चौधरी पार्वतीबाई गंगाराम चौधरी	निरक



१५/०५/२०२४
६२/६०



				गुरुनाथ गोविंद कडु विलास काळू जोशी आशा उर्फ रोहीणी मिशाळ उर्मिला कथिता ठाकुर सत्य वासुदेव जाधव वाळारान वासुदेव जाधव चैनु वासुदेव जाधव गजेश वासुदेव जाधव प्रेनाबाई वासुदेव जाधव अजनी शंकर भोईर प्रशांत शंकर भोईर आदिती विवेकानंद मडवी यशयत बबन कारभारी नितीन बबन कारभारी कृष्णा बबन कारभारी भारती श्रीकर वेडेकर योगिता यिनायक गायकथाड आशा बबन कारभारी	
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- उपरोक्त विषयांकित जमीन भोगवटादार वर्ग १ ची असून गाव नमुना न ७/१२ चे इतर हक्का मध्ये कोणत्याही प्रकारचा चोंगा अथवा भार दाखल नाही
- उपरोक्त परिशिष्टात नमुद केल्याप्रमाणे जमीनीचा वर्ग दर्शविण्यात आलेला असून आज रोजीच्या गांव नमुना न ७/१२ चे भोगवटादारामध्ये वर परिशिष्टात नमुद केलेल्या खातेदाराची नावे दाखल आहेत.
- विषयांकीत जमीन मिळकती पैकी स.नं. ४९/७, जुना स न १३७/७ ही जमीन कुळ कायदा कलम ४३ ला पुत्र होती मा. उपविभागीय अधिकारी ठाणे याचेकडील टिडी/टे-६/कल्याण/वि.प्र./एसआर १५६/१० दिनांक २२/०९/२०१० चे आदेशानुसार कुळ कायदा कलम ४३ ची शर्त शिथिल करणेत आलेली आहे. या संदर्भात फेरफार क्रमांक ४०६, दिनांक २२/०९/२०१६ नुसार नोंद घेण्यात आलेली आहे
- सदरची विनिश्चिती ही शासन निर्णय दिनांक २२/०७/२०१६ नुसार करणेत आलेली असून आपणा मार्फत विकास प्रस्ताव दाखल करणारे व्यक्ती/संस्था/कंपनी यांनी जमीनीचे आज रोजीचे ७/१२ नुसार असणारे भोगवटादार यांचे कडून कायदेशिररित्या विकासनाचे हक्क प्राप्त करून घेतले असलेबाबतची खात्री प्रथम आपले स्तरावरून करणेत यावी



प्रस्तुत प्रकल्प विकास प्रकल्पाची देण्यापूर्वी अथवा अंतिम मान्यता देणेपूर्वी जमीनीच्या फेरफारा बाबत / अभिलेखाबाबत कोणत्याही दिवाणी न्यायालयात किंवा इतर कोणत्याही संक्षम प्राधिकारी याचे न्यायालयात दावा / दावा असल्याबाबत नोंद घ्यावी. जमीनमालिक/विकासक यांचे कडून प्रतिज्ञापत्र आपले स्तरावर घेणेत यावे.

७ नियोजन प्राधिकरणसमक्षीलप्रमाणे विनिश्चिती कळविण्यात येत असली तरी, या प्रमाणपत्रान्वये भोगवटादार वर्ग २ या धारणाधिकाराची विनिश्चिती करण्यात आलेली जमीन भविष्यात भोगवटादार वर्ग - २ या धारणाधिकाराची असल्याने विना न्यायालयास त्यासाठी प्रचलित तरतूदी विचारात घेतल्यानंतर शासनाकडे नियमानुसार देय असणारी जबाबदारी जमाखान्यास देय असलेली अन्य रक्कम विहित कार्यपध्दती अवलंबून संबंधित महसूल अधिकारी यांनी जमाखान्यास देण्यात येणे आवश्यक आहे. सदर रक्कम शासनास जमा करणे ही संबंधित भोगवटादाराची जबाबदारी राहिल आहे. संबंधित भोगवटादार यांच्याकडून वधपत्राच्या स्वरूपात नियोजन प्राधिकरणसमक्षील घेणे अनिवार्य राहिल



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८. सदर जमीन खाजगी बने सपादन कायदा, आदिवासी हस्तांतरण कायदा इत्यादी कायदयाने बाधित होत नाही
९. तसेच विषयाकित जमीन कोणत्याही शासकिय विभाग अथवा महामंडळ याचेकडील प्रकल्पाबाबतचे अधिसूचनेने/आरक्षणाने बाधित होत आहे, किंवा नाही याबाबतची खात्री आपल्या स्तरावर करण्यात यावी
१०. विषयाकित जमीन भुसपादनामध्ये येत आहे अग्नर कसे ? याबाबत आपले स्तरावर त्ववधित सक्षम प्राधिकारी यांचे अभिप्राय घेणे त यावेत
११. सदर जमिनीबाबत नागरी जमीन (कमाल मर्यादा व विनियमन) अधिनियम १९७६ मधील तरतुदीबाबत, मा सक्षम प्राधिकारी यांचे अभिप्राय आपले स्तरावर घेणे त यावेत.
१२. शासन निर्णय दिनांक २२/०१/२०१६ मधील निर्देशानुसार महाराष्ट्र जमीन महसूल संहिता, १९६६ चे कलम ४२ अ (१) (अ) व (ब) च्या अनुषंगाने ज्या कोणत्याही व्यक्तीला जमीनीच्या वापरामधील बदलास परवानगी देण्यात आली असेल, त्याने असा वापरातील बदल सुरु केल्यापासून ३० दिवसांच्या आत या कार्यालयास लेखी फळविणे बंधनकारक आहे तदनंतर कलम ४७ अ मध्ये नमुद केलेल्या दराप्रमाणे रूपांतरण कराचा आणि त्याबद्दल अकृषिक आकारणीचा भरणा करणे आवश्यक असून असा भरणा केल्यावर ३० दिवसांच्या कालावधीत सनद घेणे अनिवार्य आहे याप्रमाणे अट आपले विकास परवानगी मध्ये नमुद करण्यात यावी
१३. महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम १५७ अन्वये अधिकार अभिलेखातील नोंद व फेरफार नोंदवहीतील प्रमाणित नोंद ही एतद्विरुद्ध सिध्द करण्यात येईपर्यंत किंवा त्याबद्दल नवीन नोंद कायदेशिररित्या दाखल करण्यात येईपर्यंत खरी असल्याचे गृहीत धरण्यात येते, या तरतुदीच्या अधीन राहून सदरची विनिश्चिती ही सदर जमीनी संदर्भातील अद्ययावत अधिकार अभिलेख व फेरफाराची तपासणी करून देण्यात येत आहे
१४. विषयाकित मिळकतीबाबतचे कोणतेही अभिलेख अथवा फेरफार हे कोणत्याही सक्षम न्यायालयाने रद्द केल्यास सदरची विनिश्चिती आपोआप रद्द झाले, असे समजणेत येईल, व त्याफरीता कोणतेही स्वतःज आदेश काढणेची आवश्यकता राहणार नाही याप्रमाणे अट आपले विकास परवानगीमध्ये नमुद करण्यात यावी.



सहासिलदार कल्याण

कलम ३	
दस्त क्र. ५५५	२०२४
E/ e	





TITLE CERTIFICATE

(A) DESCRIPTION OF PROPERTY -

Old Survey No. 131, Hissa No 5/1, New Survey No. 49, Hissa No 5/1, Admeasuring area 0H-06R-10P + P K. 0H-00R-50P, totally admeasuring 0H-06R-60P, situated at Mouje Gaondevi, Taluka Kalyan, Distnct Thane (hereinafter referred to as the "SAID PROPERTY-A")

INVESTIGATION OF TITLE:-

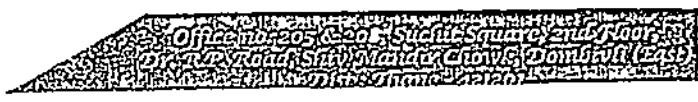
The inspection of the copy of 7/12 extract and documents provided by our client M/s. Onkareshwar Developers and the Search Report of Mr Mayur Surte dated 06/09/2018 for the period of 30 years i.e. from 1989 to 2018 as available at the office of Sub-Registrar Kalyan - 1 to 5 through their index II register reveals that the aforesaid property is standing in the name of MR. VIJAY BABU MHATRE & OTHERS. The search of the above mentioned property for the year 1997 is not available as the Index II Registers are in police custody and for the year 2013 and 2016 to 2018 the Index II Registers are still not ready in the office of Sub-Registrar, Kalyan-1 and for the year 2013 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-4 and for the year 2015 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-3 and for the year 2018 the Index-II Registers are still not ready in the office of Sub-Registrar,

कल्याण - 1	2013
कल्याण - 4	2015
कल्याण - 3	2018

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www.raylegal.in * info@raylegal.in
Dist Thane



Kalyan-2 & 5 However, the Searcher Mr Mayur Surte have also taken E Search for the years 1989 to 2018 in the office of Sub-Registrar Kalyan 1, 2, 3 ,4 and 5 and thereby, have issued the said Search Report.

Upon perusal of the photocopies of the documents provided by our client and the Search Report, it reveals that by virtue of Deed of Conveyance dated 07/08/2010 executed by and between Mr. Madhukar Shantaram Mhatre and others, therein as the Vendors and Mr. Vijay Babu Mhatre and Mr Dilip Kashinath More, therein as the Purchasers, the said Vendors sold, transferred, assigned and conveyed the Said property-A and all its rights, title and interests unto and in favour of the said Purchasers for the consideration and upon the terms and conditions contained therein. The said Deed of Conveyance dated 07/08/2010 is duly registered in the Office of Sub Registrar of Assurances Kalyan - 3 at serial no KLN3-5228-2010 dated 07/08/2010.

It further reveals that by virtue of the Development Agreement and Irrevocable Power of Attorney both dated 31/03/2016 executed by and between (1) M/s. Siddhivinayak Developers, (2) Mr. Vijay Babu Mhatre, (3) Mr Dilip Kashinath More, (4) Mr Dilip Kashinath More and (5) Mr. Kisan Babu Mhatre, therein as the Vendors and M/s. Gokarshitwari Developers, through its Partner Mr Sanjay Ramnareyan Singh, therein as the Developers, the said Vendors granted and assigned

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31/03/2016
31/03/2016
31/03/2016



development rights and also full power and absolute authority with respect to the development of the Said Property-A to the Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalyan-5 at Serial No KLN-5-2691-2016 and KLN-5-2692-2016 respectively dated 31/03/2016

Report.-

On going through the photocopies of the documents provided by our client M/s Onkareshwar Developers, through its Partner Mr Sanjay Ramnarayan Singh, the undersigned is of the opinion that the title of the Said Property-A rests in the name of Mr. Vijay Babu Mhatre & Mr. Dilip Kashinath More and the development rights with respect to the Said Property-A rests with M/s. Onkareshwar Developers.

(B) DESCRIPTION OF PROPERTY:-

Old Survey No. 131, Hissa No. 6, New Survey No. 49, Hissa No. 6, Admeasuring area 0H-14R-40P + P K. 0H-01R-80P, totally admeasuring 0H-16R-20P, situated at Mouje Gaondevi, Taluka Kalyan, District Thane (hereinafter referred to as the "SAID PROPERTY-B").

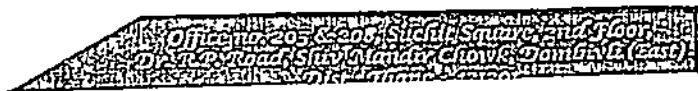
INVESTIGATION OF TITLE:-	
DATE: 20/07/2018	BY: EL

The inspection of the copy of 7/12 extract and documents provided by our client M/s. Onkareshwar Developers and the Search Report of Mr. Mayur Surte dated 06/09/2018 for the period of 30 years i.e. from 1989

is available at the office of Sub-Registrar Kalyan - 1 to 5



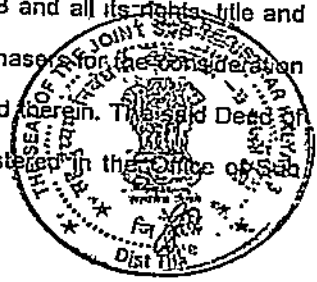
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through their index II register reveals that the Said Property-B is standing in the name of MR. DILIP KASHINATH MORE & OTHERS. The search of the above mentioned property for the year 1997 is not available as the Index II Registers are in police custody and for the year 2013 and 2016 to 2018 the Index II Registers are still not ready in the office of Sub-Registrar, Kalyan-1 and for the year 2013 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-4 and for the year 2015 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-3 and for the year 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-2 & 5. However, the Searcher Mr. Mayur Surte have also taken E Search for the years 1989 to 2018 in the office of Sub-Registrar Kalyan 1, 2, 3 ,4 and 5 and thereby have issued the said Search Report.

Upon perusal of the photocopies of the documents provided by our client and the Search Report, it reveals that by virtue of Deed of Conveyance dated 27/11/2009 executed by and between Mr. Kaba Govind Chaya and Mr. Jayram Kaba Chaya, through their Constituted Attorney Mr. Bharat Shivram Bhoir and Mr Mohan Janu Bhoir, therein as the Owners and Mr Dilip Kashinath More and Mr. Kisan Babu Mhatre, therein as the Purchasers, the said Owners sold, transferred, assigned and conveyed the Said Property-B and all its rights, title and interests unto and in favour of the said Purchasers for the consideration and upon the terms and conditions contained therein. This said Deed of Conveyance dated 27/11/2009 is duly registered in the Office of Sub

through their Constituted
 Attorney Mr. Bharat Shivram Bhoir and Mr Mohan Janu Bhoir, therein
 as the Owners and Mr Dilip Kashinath More and Mr. Kisan Babu
 Mhatre, therein as the Purchasers, the said Owners sold, transferred,



Registrar of Assurances Kalyan – 3 at serial no KLN3-5885-2010 dated 27/11/2009

It further reveals that by virtue of Confirmation Deed dated 04/12/2010 executed by and between Mr Dilip Kashinath More and Mr. Kisan Babu Mhatre, therein as the Party of the First Part and Smt. Meena Gautam Chaya and others, therein as the Party of the Second Part, the said Party of the Second Part granted and accorded their consent and confirmation to the transaction under Deed of Conveyance dated 27/11/2009 upon the terms and conditions contained therein. The said Confirmation Deed dated 04/12/2010 is duly registered in the Office of Sub Registrar of Assurances Kalyan -3 at serial no KLN3-08110-2010 dated 04/12/2010

It also reveals that by virtue of Confirmation Deed dated 14/01/2011 executed by and between Mr Dilip Kashinath More and Mr. Kisan Babu Mhatre, therein as the Party of the First Part and Mr. Anantjibhai Daya Rathod and others, through their Constituted Attorney Mr. Nitin Jayram Chaya, therein as the Party of the Second Part, the said Party of the

Second Part granted and accorded their consent and confirmation to the transaction under Deed of Conveyance dated 27/11/2009 upon the terms and conditions contained therein. The said Confirmation Deed dated 14/01/2011 is duly registered in the Office of Sub Registrar of Assurances Kalyan -3 at serial no KLN3-00529-2011 dated



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- It reveals that by virtue of the Development Agreement and Irrevocable Power of Attorney both dated 31/03/2016 executed by and between (1) M/s. Siddhivinayak Developers, (2) Mr Vijay Babu Mhatre, (3) Mr Dilip Kashinath More, (4) Mr Dilip Kashinath More and (5) Mr Kisan Babu Mhatre, therein as the Vendors and M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, the said Vendors granted and assigned development rights and also full power and absolute authority with respect to the development of the Said Property-B to the Developers for the consideration and upon the terms and conditions contained therein The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalyan-5 at Serial No KLN-5-2691-2016 and KLN-5-2692-2016 respectively dated 31/03/2016

Report:-

On going through the photocopies of the documents ~~submitted by the client~~ **दस्तावेज** **३**
 M/s. Onkareshwar Developers, through its Partner **Mr. Sanjay Ramnarayan**
 Singh, the undersigned is of the opinion that the **दस्तावेज क्र. ५६२५/२०२४**
 title of the Said Property-B
 rests in the name of **Mr. Dilip Kashinath More & Mr. Kisan Babu Mhatra**
 and the development rights with respect to the Said Property-B **१०** **१०**
 Onkareshwar Developers **३** **३**



(C) DESCRIPTION OF PROPERTY:-

Old Survey No. 131, Hissa No. 7, New Survey No 49, Hissa No. 7, Admeasuring area 0H-09R-60P + P K. 0H-01R-00P, totafly admeasuring 0H-10R-60P, situated at Mouje Gaondevi, Taluka Kaiyan, District Thane (hereinafter referred to as the "SAID PROPERTY-C")

INVESTIGATION OF TITLE:-

The inspection of the copy of 7/12 extract and documents provided by our client M/s Onkareshwar Developers and the Search Report of Mr. Mayur Surte dated 06/09/2018 for the period of 30 years i.e from 1989 to 2018 as available at the office of Sub-Registrar Kalyan - 1 to 5 through their index II register reveals that the Said Property-C is standing in the name of MR. SUDHAKAR TUKARAM BHOIR & OTHERS The search of the above mentioned property for the year 1997 is not available as the Index II Registers are in police custody and for the year 2013 and 2016 to 2018 the Index II Registers are still not ready in the office of Sub-Registrar, Kalyan-1 and for the year 2013 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-4 and for the year 2015 to 2018 the Index-II Registers

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are still not ready in the office of Sub-Registrar, Kalyan-3 and for the year 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-2 & 5. However, the Searcher Mr Mayur Surte have also taken E Search for the years 1989 to 2018 in the office of Sub-Registrar Kalyan 1, 2, 3 ,4 and 5 and thereby have issued the said



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Upon perusal of the photocopies of the documents pertaining to the Said Property-C as provided by our client, it reveals that by virtue of Development Agreement dated 09/10/2007 executed by and between Mr Sudhakar Tukaram Bhoir & Others, therein as the Owners and M/s Siddhivinayak Developers, through its partners Mr. Dilip Kashinath More & Others, therein as the Developers, the said Owners granted development rights and full power and absolute authority to develop the Said Property-C In favour of Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement dated 09/10/2007 is duly registered in the office of Sub-Registrar of Assurances, Kalyan-3 vide a Deed of Confirmation dated 06/05/2010 executed between Mr. Sudhakar Tukaram Bhoir & Others, therein as the Owners and M/s Siddhivinayak Developers, through its partners Mr Dilip Kashinath More & Others, therein as the Developers, and registered at Senal No KLN-3-3181-2010 dated 06/05/2010.

It also reveals that by virtue of an Irrevocable Power of Attorney dated 06/05/2010 executed by Mr Sudhakar Tukaram Bhoir & Others, therein as the Owners in favour of M/s Siddhivinayak Developers through its partners Mr. Dilip Kashinath More & Others, therein as the Developers, the said Owners granted full power and absolute authority with respect to the Said Property-C unto and in favour of the said Developers. The said Irrevocable Power of Attorney dated 06/05/2010 is duly registered in the Office of Sub Registrar of Assurances, Kalyan, Dist. Thane, at Senal No KLN3-03182-2010 dated 06/05/2010.

Handwritten signature and date: 06/05/2010



Report:-

On going through the photocopies of the documents provided by our client M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh, the undersigned is of the opinion that the title of the Said Property-C rests in the name of Mr. Sudhakar Tukaram Bhoir & Others and the development rights with respect to the Said Property-C rests with M/s. Onkareshwar Developers

(D) DESCRIPTION OF PROPERTY -

Old Survey No. 131, Hissa No. 8, New Survey No. 49, Hissa No. 8, Admeasuring area 0H-07R-10P + P. K. 0H-00R-50P, totally admeasuring 0H-07R-60P, situated at Mouje Gaondevi, Taluka Kalyan, Distnct Thane (hereinafter referred to as the "SAID PROPERTY-D").

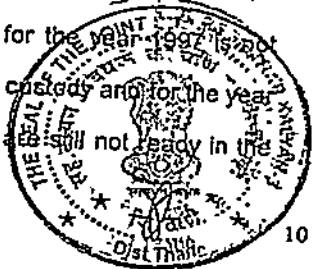
INVESTIGATION OF TITLE:-

The inspection of the copy of 7/12 extract and documents provided by our client M/S. Onkareshwar Developers and the Search Report of Mr. Mayur Surte dated 06/09/2018 for the period of 30 years i.e. from 1989

to 2018 as available at the office of Sub Registrar, Kalyan through their Index II register reveals that the Said Property-D is standing in the name of SHRI. MADAN SHIVRAM BHOIR & OTHERS

The search of the above mentioned property for the year 1992 to 2013 and 2016 to 2018 the Index II Registers are in police custody and for the year 2013 and 2016 to 2018 the Index II Registers will not ready in the

श्री. मदन शिवराम भोईर	३
Sub Registrar, Kalyan	1 to 2028
<i>[Signature]</i>	



office of Sub-Registrar, Kalyan-1 and for the year 2013 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-4 and for the year 2015 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-3 and for the year 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-2 & 5 However, the Searcher Mr Mayur Surte have also taken E Search for the years 1989 to 2018 in the office of Sub-Registrar Kalyan 1, 2, 3 ,4 and 5 and thereby have issued the said Search Report.

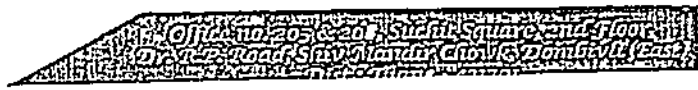
- Upon perusal of the photocopies of the documents provided by our client and the Search Report, it reveals that by virtue of the Development Agreement dated 05/05/2011 executed by and between Mr Madan Shivram Bhoir & Others, through their Constituted Attorney Mr Sadashiv Dattatray Bhoir, therein as the Owners and M/s Siddhivinayak Developers, through its partners Mr. Dilip Kashinath More and Mr. Kisan Babu Mhatre, therein as the Developers, the said Owners granted and assigned development rights and also full power and absolute authority with respect to the Said Property-D to the Developers. The said Development Agreement is duly registered in the

Office of Sub-Registrar of Assurances at Kalyan-2 at Serial No. KLN-2-	
1924-2011 dated 11/05/2011:	
दस्तावेज क्र. युयु	२०२४
५५	१११

It further reveals that by virtue of an Irrevocable Power of Attorney dated 05/05/2011 executed by Mr Madan Shivram Bhoir & Others,

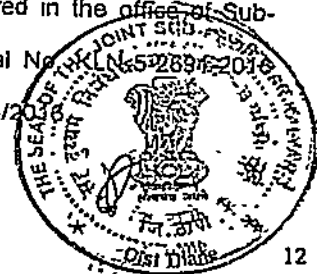
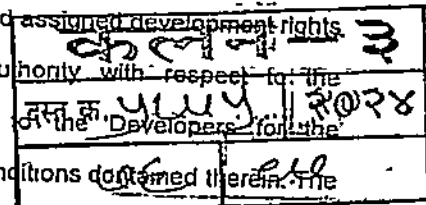


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through their Constituted Attorney Mr. Sadashiv Dattatray Bhoir, therein as the Owners in favour of M/s Siddhivinayak Developers, through its partners Mr. Dilip Kashinath More and Mr. Kisan Babu Mhatre, therein as the Developers, the said Owners granted full power and absolute authority with respect to the Said Property-D in favour of the said Developers. The said Irrevocable Power of Attorney dated 05/05/2011 is duly registered in the Office of Sub Registrar of Assurances Kalyan - 2 at serial no 165 dated 11/05/2011.

It reveals that by virtue of the Development Agreement and Irrevocable Power of Attorney both dated 31/03/2016 executed by and between (1) M/s. Siddhivinayak Developers, (2) Mr. Vijay Babu Mhatre, (3) Mr. Dilip Kashinath More, (4) Mr Dilip Kashinath More and (5) Mr Kisan Babu Mhatre, therein as the Vendors and M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, the said Vendors granted and assigned development rights and also full power and absolute authority with respect to the development of the Said Property-D of the Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalyan-5 at Serial No. KLN-5-2892-2016 and KLN-5-2692-2016 respectively dated 31/03/2016.



Report:-

On going through the photocopies of the documents provided by our client M/s Onkareshwar Developers through its Partner Mr. Sanjay Ramnarayan Singh, the undersigned is of the opinion that the title of the Said Property-D rests in the name of Shri. Madan Shivram Bhoir & Others and the development rights with respect to the Said Property-D rests with M/s. Onkareshwar Developers.

(E) DESCRIPTION OF PROPERTY:-

Old Survey No. 131, Hissa No. 13, New Survey No. 49, Hissa No. 13, admeasuring area 0H-03R-50P + P.K. 0H-01R-60P, totally admeasuring 0H-05R-10P, situated at Mouje Gaondevi, Taluka Kalyan, District Thane (hereinafter referred to as the "SAID PROPERTY-E").

INVESTIGATION OF TITLE:-

- The inspection of the copy of 7/12 extract and documents provided by our client M/S. ONKARESHWAR DEVELOPERS and the Search Report of Mr. Mayur Surte dated 25/10/2018 for the period of 30 years i.e from 1989 to 2018 as available at the office of Sub-Registrar Kalyan - 1 to 5 through their Index II register reveals that the Said Property-E is standing in the name of SHRI. MADAN SHIVRAM BHOIR &

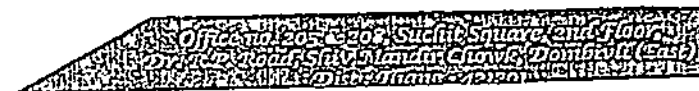
SHRI. MADAN SHIVRAM BHOIR & OTHERS.	3
दस्तावेज क्र. ५८५५/१९९७	१९९७
७०६	६६

the search of the above mentioned property for the year 1989 to 2018 is not available as the Index II Registers are in police custody and for the year 2013 and 2016 to 2018 the Index II Registers are still not ready in the office of Sub-Registrar, Kalyan-1 and for the year 2013 to

the Index-II Registers are still not ready in the office of Sub-



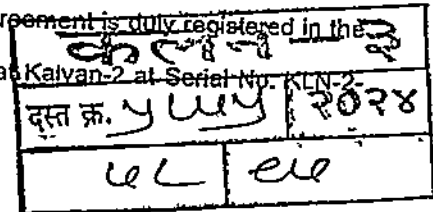
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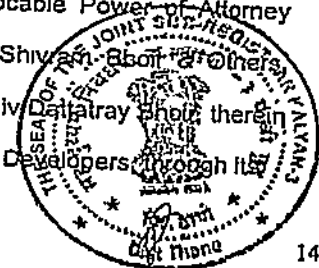
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Registrar, Kalyan-4 and for the year 2015 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-3 and for the year 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-2 & 5. However, the Searcher Mr. Mayur Surte have also taken E Search for the years 1989 to 2018 in the office of Sub-Registrar Kalyan 1, 2, 3 ,4 and 5 and thereby have issued the said Search Report.

Upon perusal of the photocopies of the documents provided by our client and the Search Report, it reveals that by virtue of the Development Agreement dated 05/05/2011 executed by and between Mr. Madan Shivram Bhoir & Others, through their Constituted Attorney Mr. Sadashiv Dattatray Bhoir, therein as the Owners and M/s Siddhivinayak Developers, through its partners Mr. Dilip Kashinath More and Mr Kisan Babu Mhatre, therein as the Developers, the said Owners granted and assigned development rights and also full power and absolute authority with respect to the Said Property-E to the Developers. The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalvan-2 at Serial No. KLN-2/4925-2011 dated 11/05/2011.



It further reveals that by virtue of an Irrevocable Power of Attorney dated 05/05/2011 executed by Mr Madan Shivram Bhoir & Others through their Constituted Attorney Mr Sadashiv Dattatray Bhoir therein as the Owners in favour of M/s. Siddhivinayak Developers through its



partners Mr Dilip Kashinath More and Mr. Kisan Babu Mhatre therein as the Developers, the said Owners granted full power and absolute authority with respect to the Said Property-E in favour of the said Developers. The said Irrevocable Power of Attorney dated 05/05/2011 is duly registered in the Office of Sub Registrar of Assurances Kalyan - 2 at serial no 165 dated 11/05/2011

- It reveals that by virtue of the Development Agreement and Irrevocable Power of Attorney both dated 31/03/2016 executed by and between (1) M/s. Siddhivinayak Developers, (2) Mr Vijay Babu Mhatre, (3) Mr. Dilip Kashinath More, (4) Mr Dilip Kashinath More and (5) Mr Kisan Babu Mhatre, therein as the Vendors and M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, the said Vendors granted and assigned development rights and also full power and absolute authority with respect to the development of the Said Property-E to the Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalyan-5 at Serial No. KLN-5-2691-2016

and KLN-5-2692-2016 respectively dated 31/03/2016.

ॐ नमो भगवते वासुदेवाय	
दिनांक ३१/०३/२०१६	२०१६
ॐ	ॐ

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Report:-

On going through the photocopies of the documents provided by our client M/s Onkareshwar Developers through its Partner Mr Sanjay Ramnarayan Singh, the undersigned is of the opinion that the title of the Said Property-E rests in the name of Shri. Madan Shivram Bhoir & Others and the development rights with respect to the Said Property-E rests with M/s. Onkareshwar Developers.

CERTIFICATE:-

In view of the above investigation of title and on perusal of the photocopies of documents provided by our client M/s Onkareshwar Developers, through its partner Mr. Sanjay Ramnarayan Singh, I hereby certify that the above properties being Survey nos. 49/5/1, 49/6, 49/7, 48/8, and 49/13 (Said Properties "A", "B", "C", "D" & "E") are free from defects, having no encumbrance of any nature, and hence it is having a clean and marketable title

This certificate of title is issued on the request of our client and on perusal of the photocopies of the documents provided by M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh.

Under my signature on this 15th day of October, 2018 at

कलकत्ता - ३	
दिनांक।	१५/१०/२०१८
[Signature]	



- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदार' सर्वस्व आपली राहिल
- १२) जागेत जूने भाडेकरू असल्यास त्याच्याबाबत पोप ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल
- १३) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय नुजवू नये
- १४) सदर जागेत पाण्याचा नैसर्गिक निचर होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.)च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- १५) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिले असल्यास स.२१ बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल
- १६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणाऱे रक्कम (दंड झाल्यास त्यासह रक्कम) भुयची लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्याटीकाणी स्वखर्चाने वाढून टाकणे बंधनकारक राहिल.
- १७) प्रस्तुत भूखंडास पिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक तो जलवहिनी क.डों.म.पा.च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसारस्वखर्चाने टाकणे आवश्यक राहिल
- १८) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे
- १९) गटाचे व पावसांच्या पाण्याचा निचर होणेकरिता महानगरपालिकेच्या गटास जोडणेसाठी पध्दत्या स्वकपाची गटारे बांधावीत तसेच बांधकामासाठी नळचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतःबांधकामासाठीच्या पाण्याची व्यवस्था करावी
- २०) नकारात रस्ताअंतीकरणालाही दरविलेले जमीन तसेच अर्वागत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल तसेच पध्दत्यात रस्ता अंतीकरणासाठी जाणू लागल्यास तं क.डों.म.पा.स विनामूल्य हस्तांतरित करूची लागेल.
- २१) रेटांकन प्रस्तावातील सर्व भूखंड रस्ते, पुल्या जागा, याची प्रस्तावित नकाराप्रमाणे जागेवर आखणी तं.नि.पू.अ.याचे मार्फत करून घ्यावी व त्याचेकडील प्रमाणित मोजणी नकाराची प्रत,बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी
- २२) भूखंडातील विकास योजना रस्ते क.डों.म.पा.च्या सर्व बांधकाम विभागाच्या निर्देशाप्रमाणे खंडीकरण व गटार विकसित करून क.डों.म.पालिकेस विनामूल्य हस्तांतरित करावे
- २३) भूखंडातील आरक्षित भाग भरणो करून व वाडेपिढीचे बांधकाम करून रितसर कपस्ताना व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे
- २४) जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निरामन विभाग, पाणी पुरवठा विभाग,उद्यान विभाग,क.डों.म.पा. याचे कडील ना-हरकत दाखला बांधकाम नकारासह सादर करावा.
- २५) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल
- २६) वरीलप्रमाणे सर्व ना-हरकत दाखल्यानुसार इमारतीचे नकारात फेरबदल करणे आपणावर बंधनकारक राहिल
- २७) नकारात दाखलित्याप्रमाणे बांधकामाचा फक्त उद्देश साठी उपयोग करावा
- २८) भूखंडाचा पोटोच रस्ता पक्क्या स्वरूपात तयार केत्याखेरीज चापर परवाना मिळणार नाही.
- २९) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा चापर परवाना मिळणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी, वालुशिलपकार व स्थापत्यविशारद याच्या धित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.
- ३०) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्याची व्यवस्था करावी.
- ३१) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सोडणी उपकरणे बसवणे आवश्यक आहे
- ३२) रेल वॉटर हार्बेस्टिंगबाबत या कार्यकारी अधिपत पाणीपुरवठा विभागाकडून निर्देश घेऊन आपणावर बंधनकारक राहिल.
- ३३) प्रत्यक्ष जागेवर इमारतीचे बांधकाम चालू करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणावर बंधनकारक राहिल
- ३४) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहिल
- ३५) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी 'उद्यान' विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल
- ३६) मा.जिल्हाधिकारी, राणे याचेकडील 'सनद' बांधकाम पूर्णत्वाचा दाखला दाखला घेणेपूर्वी सादर करणे आपणावर बंधनकारक राहिल
- ३७) प्रकरणी बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी महसूल विभागाकडून गौम खनिज स्वीमित्वघन रक्कम सादर करणे आपणावर बंधनकारक राहिल
- ३८) M S E D C L. क.डों.म.पा.साठीचे बांधीत क्षेत्र बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी हस्तांतरित करणे आपणावर बंधनकारक राहिल.

इशासः- मजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलाबाबत आपण महाराष्ट्र प्रादेशिक अधिनियम १९६६ च्या तरतुदी नुसार दाखलापत्र गुन्हास पात्र राहिल.

कल्याण - ३
 दाखला क्र. २०२४
 २५



- १) उप अनुक्त, अनधिकृत बांधकाम विभाग, क.डों.म.पा.कल्याण
- २) कर निर्धारक व सकलक, क.डों.म.पा.कल्याण
- ३) पाणी पुरवठा विभाग, क.डों.म.पा., कल्याण
- ४) प्रभाग क्षेत्र अधिकारी 'ह' प्रभाग क्षेत्र, क.डों.म.पा.कल्याण
- ५) ई-गव्हर्नन्स विभाग, क.डों.म.पा.कल्याण, सदर आदेशाप्र महापालिकेच्या संकेत स्वाक्षेवर प्रसिध्द करणेकरिता

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
MR VIJAY BAHU MILATRE AND OTHERS
P.O.A M/S UNIKARSHWAR DEVELOPERS THROUGH PARTNER SANJAY
RAMNARAYAN SINGH
Architect - Mr THUN TUNSON THOMAS
Structural Engineer : M/s SHANTI CONSULTANTS

With reference to your application dated 25/10/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 263 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S N, 131 (Old) 49 (New) H.No. 5/1,6,7,8 & 13 MAUJE-Gaondevi the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:-

- 1 The land vacated in consequence of the enforcement of the setback rule shall form part of the public street in future
- 2 No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period
- 4 This permission does not entitle you to develop the land which does not vest in you

Office No. / KDMC / TPD / BP / DO / 2018-19 / 04 / 396 .

Office Stamp

Date: 17/12/2021

Yours faithfully,



[Signature] for Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.

17-12-2021	
सं. क्र. 444	2021
13	10





कल्याण डोंबिवली महानगरपालिका
नगर रचना विभाग

अटी व शर्ती

सुधारित बांधकाम परवानगी क्र. KDMC(ITPD)BP/DO/2018-19/04/396
07/17/12/2021

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे फलम ४४ तसेच मद्रा व नर अधिनियम १९६६ चे फलम ४५ नुसार मोजे-गावदेवी येथील स.नं १३१ (जुना) ४९ (नविन) दि.नं ५/१६.७.८ व १३ मध्ये १६९०.०० चौ.मी. क्षेत्राच्या भूखंडावर ३७१३.६९ चौ.मी. क्षेत्राकरीता दि. १६/०८/२०१८ अन्वये सुधारित बांधकाम परवानगी देण्यात आलेली आहे सदरस्थितीत Basic FSI, Premium FSI, Ancillary FSI क्षेत्र विचारत घेऊन एकूण १४२६३.१५ चौ.मी. बांधकाम क्षेत्राच्या भूखंडाच्या विकास फळवयास सुधारीत बांधकाम परवानगी मिळणेकामी दिनांक २८/१०/२०२१ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन चहून, तसेच नफाशावर हिरव्या रंगाने ठरविली बांधकामप्रमाणे वाडे-भित्तीच्या बांधकामासह, सुधारीत बांधकाम परवानगी देण्यात येत आहे

बांधकामाच्या तपशील :-

इमारत क्र.१- विंग A - स्टिक्ट (पे) + तळ (पे) + पहिला मजला ते चौदावा मजला

+ पंधरावा मजला (रहिवास)

इमारत क्र.१- विंग 'B' - स्टिक्ट + पहिला मजला ते चौदावा मजला (रहिवास)

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मजुरीचा फलक लावणे आपणावर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क्र. 1.5 Savings मध्ये नमूद अ. 10, h. वारत रजिस्ट्रारच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचनां आधारे बांधकाम मजुरीचा फलक लावला जाईल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभित्त व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कौणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे कोत्याचे आढळून आल्यास सदरचा विकास परवानगी रद्द समजण्यात येईल
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुदक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक याचेवर राहिल, याची नोंद घ्यावी
- ७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम संपूर्णपणे संपलेले असावे.

क्र. ३
दस्त क्र. ५५५/२०२४
५५५/२०२४



प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा "स" टोडरलत इमारतीकडे घेणा-पाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल

- ८) जगेत जुने भाडेकरू असल्यास त्याच्याबाबत चौथे वी ध्ययस्था करण्याबाबत जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये कधी वरद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल
- ९) सदर जगेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय भुजयू नये.
- १०) सदर जगेत पाण्याचा नैसर्गिक निचय होत असल्यास तो जलनि-सारण विभाग, (फ.डॉ.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये
- ११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागूगारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरवावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल
- १२) सदर जगेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिकरीत (Supersede) झाला असे समजण्यात यावे
- १३) रेखाकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, याची प्रस्तावित नकाशाप्रमाणे जगेवर आखणी भूमी अभिलेख याचेमार्फत करून घ्यावी व त्याचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- १४) भूखंडातील आरक्षित भाग समतल करून व वाडेभित्तीचे बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करण्यास व खरेदीखतासह क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावे.
- १५) वापर परवाना दाखला घेण्यापूर्वी कर विभाग, जलनि सारण विभाग व मलनि-सारण विभाग, अग्निशामन विभाग, पाणी पुढता विभाग, उद्यान विभाग, क.डॉ.म.पा. याचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल
- १६) जगेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे निराकरण करण्याची जबाबदारी आपली राहिल
- १७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्याची व्यवस्था करणे आपणावर बंधनकारक राहिल
- १८) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सोरडर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल
- १९) UDCPR मधील विनियम क. १३,३ नुसार भूखंडावरील इमारतीत रेन वॉटर, हावेस्टिंगवाढत अमलबजावणी करणे आपणावर बंधनकारक राहिल.
- २०) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २१) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील भनद सादर करणे आपणावर बंधनकारक राहिल.
- २२) UDCPR मधील विनियम क. १३४ नुसार ग्रे-वॉटर रिसायकलिंग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल
- २३) UDCPR मधील विनियम क. १३५ नुसार पनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

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क्र. ५००५	२०२४
५	६६



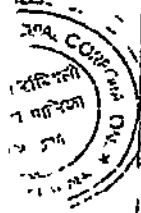
- तसेच सर्वधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल
- २४) नकारात हिरव्या रंगाने केलेल्या दुकल्या आपल्यावर बंधनकारक राहतो
- २५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाराप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.
- २६) सदर प्रकरणी चुकीची व अपुण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल
- २७) भुखंडाचा पौढोच रस्ता पक्क्या स्वरूपात तयार केल्याशिवाय यापर परवाना मिळणार नाही.
- २८) भविष्यात रस्ता रुंदी करण्यासाठी जागा लागल्यास ती कर्जापास इमारतीच्या सामासिक अंतरातून विनामूल्य उपलब्ध करून द्यावी लागेल.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी

इशारा:-मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलाबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार देखलपात्र गुन्ह्यास पात्र राहिल

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रकमेचा तपशिल

अ. क्र.	लेखाशिर्ष	रक्कम	पावती क्र.	दिनांक	अ.क्र.	शेरा
१	ARI 020101	1832001/-	F104/50452	07/12/21		
२	ARI 020102					
३	ARI 020103	61500/-	F104/50452	07/12/21		
४	ARI 020104	3454640/-	F104/50452	07/12/21		
५	ARI 020108	1670900/-	F104/50452	07/12/21		
६	ARI 020110	3501295/-	F104/50452	07/12/21		
७	ASI 010304	1788080/-	F104/50452	07/12/21		
८	ASI 010513	1096744/-	F104/50452	07/12/21		
९	ASI 010518	4970200/-	F104/50452	07/12/21		
१०	ASI 020519	8753238/-	F104/50452	07/12/21		
	एकूण	26618598/-				



सहाय्यक सहायक नगररचना अधिकारी
कल्याण डोंबिवली महापालिका,
कल्याण.

प्रत :-

- कनिष्ठाधिकारी व सहायक क.डो.म.पा.कल्याण.
- प्रमाण क्षेत्र अधिकारी 'ड' प्रमाण क्षेत्र.

कल्याण - ३	
दस्त क्र. ५८०५	२०२४
६६	६६



DESCRIPTION OF PROPOSAL & PROPERTY SHEET NO 371
 PROPOSED RESIDENTIAL BUNGALOW ON PLOT BEARING
 S. NO. 131 (OLD) & NO. 43 (NEW) IN PLOT BEARING
 AT VILLAGE GADODVA, DOMBIVLI (W) TAL. KATYAN, DIST. THANE
 FOR SHRI-DEEP R. MORE (P.A. HOLDER)

M/S. CHAKRESHWAR DEVELOPERS
 SHRI - SARJAY R. SINGH PARTNER

STAMP OF APPROVAL OF PLAN

OFFICE OF THE KATYAN (DOMBIVLI)
 MUNICIPAL CORPORATION KATYAN
 FORM NO. 118 Rev. 1/24/1996 19/04/2023
 Date 27/05/2023
 SANCTIONED



ASSISTANT DIRECTOR OF
 TOWN PLANNING
 Katyan Municipal Corporation

AREA STATEMENT	SQ.MT
1. AREA OF PLOT	100.00
2. AREA OF ROAD	10.00
3. AREA OF OPEN SPACE	10.00
4. AREA OF PLANTATION	10.00
5. AREA OF WATER BODY	10.00
6. AREA OF OTHER USES	10.00
7. AREA OF TOTAL PLOT	140.00
8. AREA OF BUNGALOW	10.00
9. AREA OF DRIVEWAY	10.00
10. AREA OF PATIO	10.00
11. AREA OF TERRACE	10.00
12. AREA OF BALCONY	10.00
13. AREA OF PORCH	10.00
14. AREA OF STAIRCASE	10.00
15. AREA OF UTILITY ROOM	10.00
16. AREA OF TOILET	10.00
17. AREA OF BATH	10.00
18. AREA OF KITCHEN	10.00
19. AREA OF LIVING ROOM	10.00
20. AREA OF BED ROOM	10.00
21. AREA OF STUDY	10.00
22. AREA OF STORAGE	10.00
23. AREA OF GARAGE	10.00
24. AREA OF WALL	10.00
25. AREA OF FENCE	10.00
26. AREA OF GATE	10.00
27. AREA OF ROOF	10.00
28. AREA OF FLOOR	10.00
29. AREA OF CEILING	10.00
30. AREA OF PAINT	10.00
31. AREA OF GLASS	10.00
32. AREA OF METAL	10.00
33. AREA OF WOOD	10.00
34. AREA OF PLASTER	10.00
35. AREA OF TILE	10.00
36. AREA OF CARPET	10.00
37. AREA OF FURNITURE	10.00
38. AREA OF APPLIANCES	10.00
39. AREA OF ELECTRICAL	10.00
40. AREA OF PLUMBING	10.00
41. AREA OF AIR CONDITIONING	10.00
42. AREA OF SECURITY	10.00
43. AREA OF LANDSCAPING	10.00
44. AREA OF LIGHTING	10.00
45. AREA OF SOUNDING	10.00
46. AREA OF VENTILATION	10.00
47. AREA OF INSULATION	10.00
48. AREA OF FIRE PROTECTION	10.00
49. AREA OF ELEVATOR	10.00
50. AREA OF STAIRCASE	10.00
51. AREA OF LIFT	10.00
52. AREA OF ESCAPE ROUTE	10.00
53. AREA OF SIGNAGE	10.00
54. AREA OF SECURITY SYSTEM	10.00
55. AREA OF ACCESSIBILITY	10.00
56. AREA OF ENERGY EFFICIENCY	10.00
57. AREA OF SUSTAINABILITY	10.00
58. AREA OF WELL-BEING	10.00
59. AREA OF COMMUNITY	10.00
60. AREA OF CULTURE	10.00
61. AREA OF HISTORY	10.00
62. AREA OF ART	10.00
63. AREA OF MUSIC	10.00
64. AREA OF DANCE	10.00
65. AREA OF THEATRE	10.00
66. AREA OF FILM	10.00
67. AREA OF TELEVISION	10.00
68. AREA OF RADIO	10.00
69. AREA OF INTERNET	10.00
70. AREA OF MOBILE	10.00
71. AREA OF SOCIAL MEDIA	10.00
72. AREA OF VIDEO	10.00
73. AREA OF AUDIO	10.00
74. AREA OF IMAGE	10.00
75. AREA OF TEXT	10.00
76. AREA OF GRAPHIC	10.00
77. AREA OF DESIGN	10.00
78. AREA OF ARCHITECTURE	10.00
79. AREA OF ENGINEERING	10.00
80. AREA OF SCIENCE	10.00
81. AREA OF TECHNOLOGY	10.00
82. AREA OF INNOVATION	10.00
83. AREA OF CREATIVITY	10.00
84. AREA OF IMAGINATION	10.00
85. AREA OF INSPIRATION	10.00
86. AREA OF MOTIVATION	10.00
87. AREA OF DETERMINATION	10.00
88. AREA OF PERSEVERANCE	10.00
89. AREA OF COURAGE	10.00
90. AREA OF BRAVERY	10.00
91. AREA OF COURTESY	10.00
92. AREA OF GRACE	10.00
93. AREA OF ELEGANCE	10.00
94. AREA OF BEAUTY	10.00
95. AREA OF FASHION	10.00
96. AREA OF STYLE	10.00
97. AREA OF TASTE	10.00
98. AREA OF CLASS	10.00
99. AREA OF DISTINCTION	10.00
100. AREA OF EXCELLENCE	10.00

APPENDIX - C
 THE DRAWING SHALL BE IN ACCORDANCE WITH THE WORKS AS SPECIFIED BY LOCAL STANDARDS
 AND SHALL BE IN ACCORDANCE WITH THE WORKS AS SPECIFIED BY LOCAL STANDARDS
 AND SHALL BE IN ACCORDANCE WITH THE WORKS AS SPECIFIED BY LOCAL STANDARDS

संलग्न नं. ५५५५ २०२३
 ५५५५ २०२३

CERTIFICATE OF AREA
 I HEREBY CERTIFY THAT THE AREA AS STATED IN THE ABOVE PLAN IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 I HAVE MEASURED THE AREA AND FOUND IT TO BE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 I HAVE MEASURED THE AREA AND FOUND IT TO BE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OWNER'S DECLARATION -
 I, THE UNDERSIGNED, HEREBY DECLARE THAT THE ABOVE PLAN IS TRUE AND CORRECT AND THAT I HAVE NOT MADE ANY CHANGES IN THE PLAN SINCE IT WAS APPROVED BY THE AUTHORITY.
 I HAVE NOT MADE ANY CHANGES IN THE PLAN SINCE IT WAS APPROVED BY THE AUTHORITY.
 I HAVE NOT MADE ANY CHANGES IN THE PLAN SINCE IT WAS APPROVED BY THE AUTHORITY.

NAME ADDRESS & SIGNATURE OF OWNER
 M/S. CHAKRESHWAR DEVELOPERS
 SHRI - SARJAY R. SINGH PARTNER
 ARCHITECT





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700018430

Project: *Balaji Siddhivinayak Complex Building No. 1 B Wing , Plot Bearing / CTS / Survey / Final Plot No.: Old Survey No.131, New Survey No. 49, H.No. 8, H. No. 13, H. No. 7, H. No. 5/H, H. No. 6 DOMBIVLI, Kalyan, Thana, 421202,*

1. *M/S Onkarashwar Developers* having its registered office / principal place of business at *Tahsil: Kalyan, District: Thana, Pin. 421202.*

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

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

OR

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

- The Registration shall be valid for a period commencing from 01/11/2018 and ending on 30/12/2023 and to be renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities

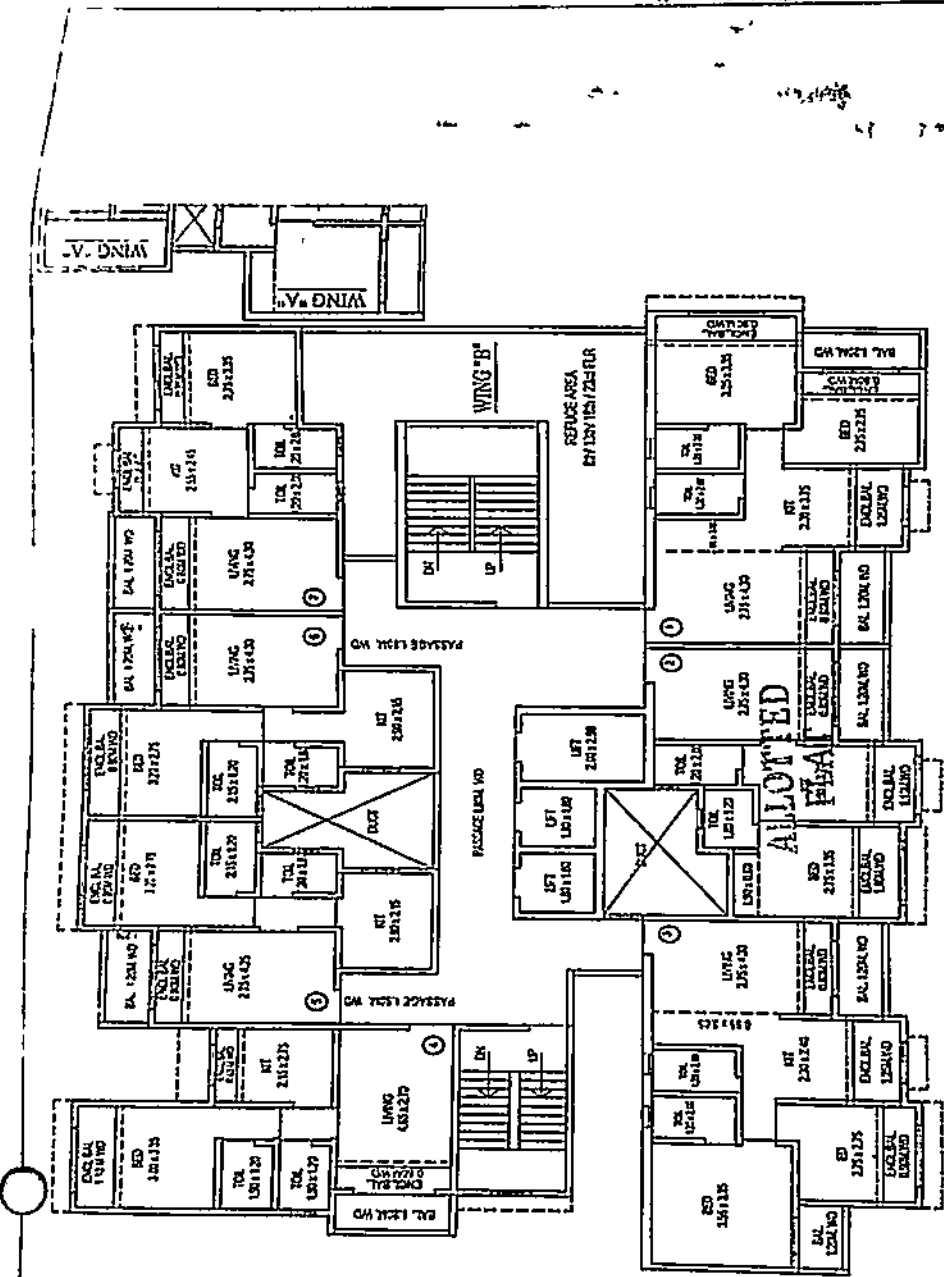
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasantrao Remanand Prabhu
(Secretary, MahaRERA)
Date: 09-09-2021 20:53:27

Dated: 09/09/2021
Place: Mumbai

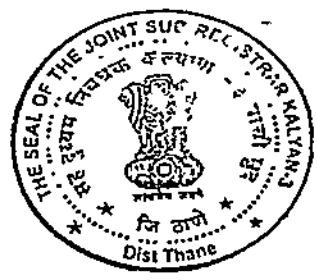
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority




1st to 24th FLOOR PLAN
FIG. NO. 1 - WING 'B'


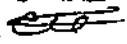
Rishabh
 ॐ नमो भगवते वासुदेवाय
 V. O. SURESH

2028
 ॐ ॐ

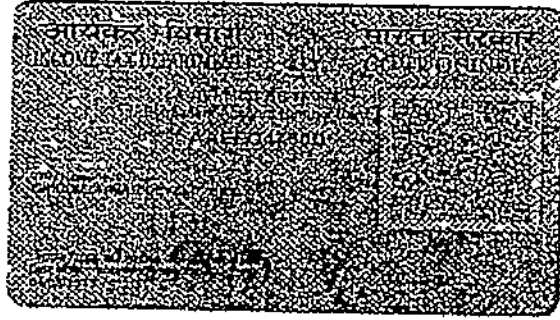


BUILDERS & DEVELOPERS	DESCRIPTION OF PROPOSAL & PROPERTY
ONKARSHWAR DEVELOPERS DOMBIVLI 	PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING S. NO. 131 (OLD), S. NO. 49 (NEW), H. NO. 51.67.8.13 AT VILLAGE GAONDEVI, DOMBIVLI (W), TAL. KALYAN, DIST. THANE

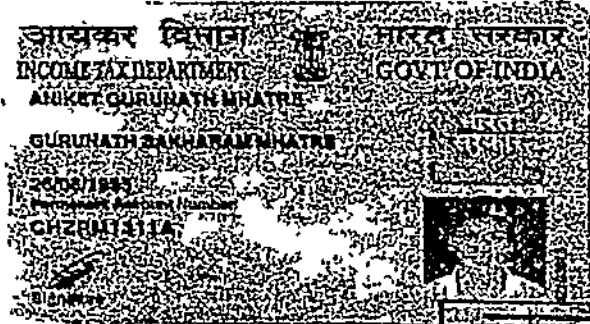
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संख्या - ३	
दस्तावेज क्र	२०२
	



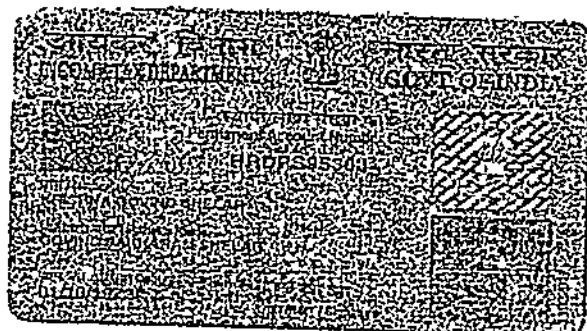
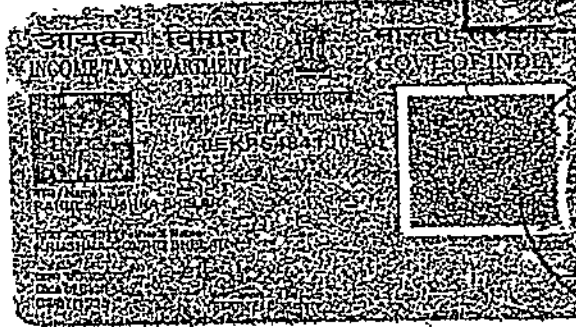


ATB

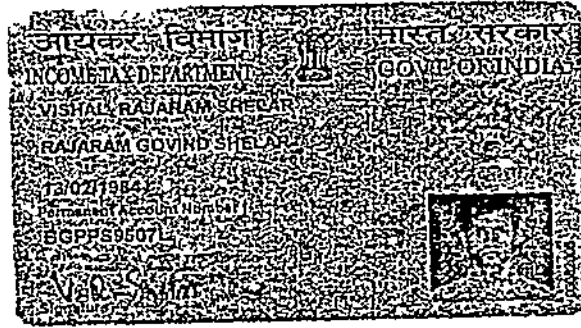


Handwritten signature or scribble.

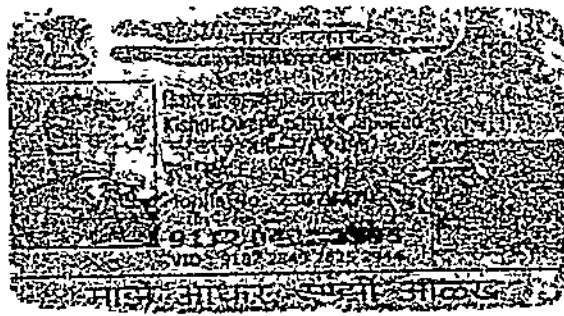
कलन - ३	
दस्ता क्र. ५८०५	२०२४
९९९९	९९



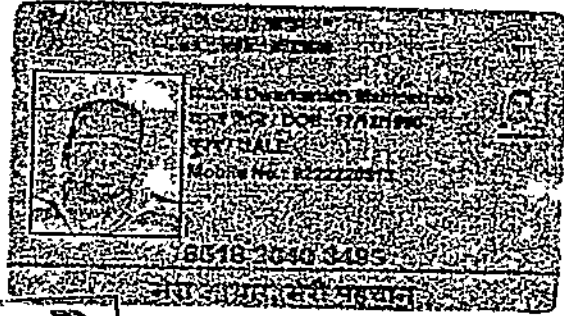
कृष्णा गोविंद रेगडा



VR Shekhar



72



10/20

<p>सं. २०२४</p>	
<p>दि. ५/५/२०२४</p>	<p>२०२४</p>
<p><i>ER</i></p>	<p><i>ER</i></p>



72/5875

गोमयाग, 22 एप्रिल 2024 8 12 म न

दस्त गोयबारा भाग-1

कलन 3 23/04/2024
दस्त क्रमांक 5875/2024

दस्त क्रमांक कलन 3 /5875/2024

वाजार मूल्य रु 30,98,000/-

माघदना रु 34,71,500/-

भरलेले मुद्राक शुल्क रु 2,43,100/-

दु नि मह दु नि कलन 3 याचे कार्यालयान

पावती 6554

पावती दिनांक 22/04/2024

अ क्र 5875 वर दि 22-04-2024

मादरकरणांराचे नाव राहुन कृष्णा शेळार

रोजी 8 10 म.न वा हजर केला

नोंदणी फी

रु 30000 00

दस्त हाताळणी फी


रु 1940 00

पृष्ठाची संख्या 97

एकूण 31940 00

दस्त हजर करणाऱ्याची सही


Joint Sub Registrar Kalyan 3


Joint Sub Registrar Kalyan 3

दस्ताचा प्रकार करारनामा

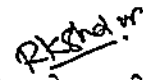
मुद्राक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खट (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

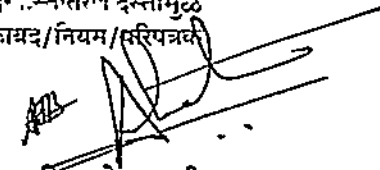
शिफ्टा क्र 1 22 / 04 / 2024 08 10 35 PM ची वेळ (सादरीकरण)

शिफ्टा क्र. 2 22 / 04 / 2024 08 11 33 PM ची वेळ (फी)

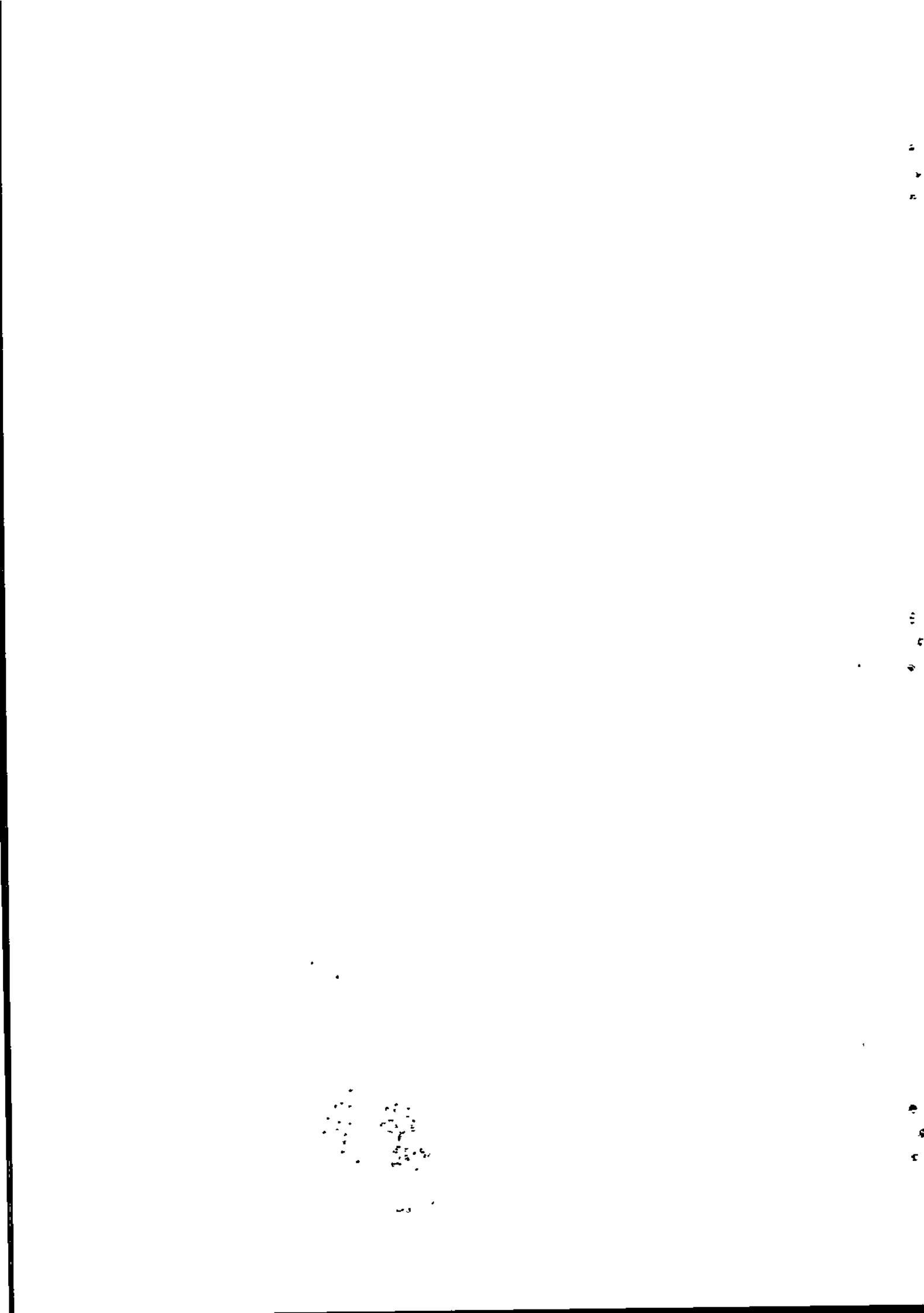
- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ व म नों का नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सन्धना कायदेगीत बाबिसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तमच मद्रा संनतरण दस्तामुळे रत्ननासन/केद्रनासन याच्या कोणत्याही कायदा/नियम/सरिपत्रकी याचे उल्लंघन होत नाही.


लिहून घेणार सही
श्री. वी. र. शेळार
V. R. Shelar


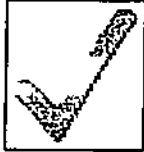

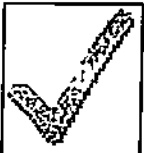





लिहून घेणार सही





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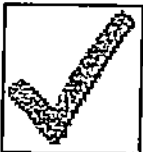


दस्त क्रमांक कलन3/5875/2024
दस्ताचा प्रकार - करारनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	दायाचित्र	ठसा प्रमाणित
1	नाम राहुच कृष्णा शेलार पत्ता-प्लॉट नं - माळा नं - इमारतीचे नाव मन्नादेव हरिदास पटेल चाळ ब्लॉक नं -, रोड नं शिव बल्लभ रोड जीवदानी विन्डींग जयळ हनुमान टेकडी, काजूपाडा, वोरिवली (पूर्व), महाराष्ट्र, मुम्बई पिन नंबर JEKPS4841J	लिहून घेणार वय -28 स्वाक्षरी- <i>Rashalor</i>		
2	नाम कृष्णा गोविंद शेलार पत्ता प्लॉट नं -, माळा नं -, इमारतीचे नाव मन्नादेव हरिदास पटेल चाळ, ब्लॉक नं -, रोड नं शिव बल्लभ रोड जीवदानी विन्डींग जयळ, हनुमान टेकडी, काजूपाडा वोरिवली (पूर्व), महाराष्ट्र, मुम्बई पिन नंबर HRDPS9530J	लिहून घेणार वय -51 स्वाक्षरी- <i>कृष्णा गोविंद शेलार</i>		
3	नाम विशाल राजाराम शेलार पत्ता-प्लॉट नं -, माळा नं -, इमारतीचे नाव मन्नादेव हरिदास पटेल चाळ, ब्लॉक नं -, रोड नं शिव बल्लभ रोड, जीवदानी विन्डींग जयळ, हनुमान टेकडी, काजूपाडा, वोरिवली (पूर्व), महाराष्ट्र, मुम्बई पिन नंबर BGPPS9507L	लिहून घेणार वय -40 स्वाक्षरी- <i>V.D. Shelar</i>		
4	नाम अनिकेत सुनमथ म्हात्रे पत्ता प्लॉट नं 001 माळा नं -, इमारतीचे नाव ओम साई समाधान को-ऑप हीलिंग सोसायटी लि, ब्लॉक नं -, रोड नं एम पी रोड, मन्नादेव नगर, वोरिवली पश्चिम, महाराष्ट्र, THANE पिन नंबर-CHZPM1311A	लिहून घेणार वय -29 स्वाक्षरी- <i>Aniket</i>		

वरील दस्तऐवज करून देणार तपासणीत करारनामा चा दस्त ऐवज करून दिल्याचे कबूल करतात

ओळख-

खालील प्रमाण असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीस ओळखतात, व त्याची ओळख पटविताना

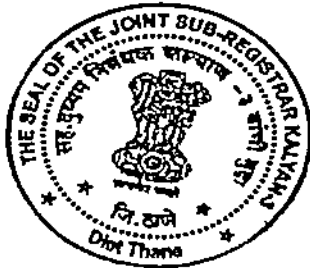
अनु क्र	पक्षकाराचे नाव व पत्ता	दायाचित्र	ठसा प्रमाणित	
1	नाम-निखोर डी महिपतराव वय-36 पत्ता-108, महालक्ष्मी आशिय, ठाकुली पूर्व पिन कोड-421201	स्वाक्षरी <i>Nikhora</i>		
2	नाम-निखिल महिपतराव - वय-33 पत्ता 108, महालक्ष्मी आशिय, ठाकुली पूर्व पिन कोड-421202	स्वाक्षरी <i>Nikhil</i>		

खालील पक्षकाराची कबुली उपसन्ध नाही

अनु क्र	पक्षकाराचे नाव व पत्ता
1	मे ओंकारेश्वर डेव्हलपर्स तर्फे भागीदार अनिल तुळशीराम भोईर प्लॉट नं- दुकान क्र 5, 6, 7 व 8, माळा नं: -, इमारतीचे नाव बालाजी एमराट्ट, पन्नावती विन्डींग, ब्लॉक नं: -, रोड नं- बालाजी आंगन कॉम्प्लेक्सच्यामागे, ठाकुली पूर्व, महाराष्ट्र, ठाणे AAEFO4760D

Signature

Joint Sub Registrar Kalyan 3



Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAHUL K SHELAR	eChallan	69103332024033024628	MH018549232202324E	243100 00	SD	0000565499202425	22/04/2024
2		DHC		0424225719961	1940	RF	0424225719961D	22/04/2024
3	RAHUL K SHELAR	eChallan		MH018549232202324E	30000	RF	0000565499202425	22/04/2024

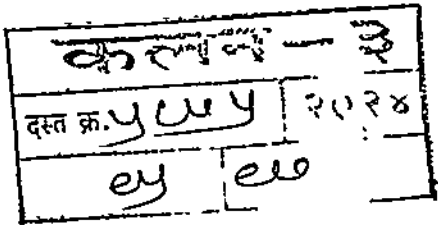
[SD Stamp Duty] [RF Registration Fee] [DHC: Document Handling Charges]

5875 /2024

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24/04/2024 5 26 55 PM

दस्ता क्रमांक 5875/2024
दस्ताचा प्रकार - मारगनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाम मे ओबारेभर डेव्हलपमेंट कॉर्पोरेशन अर्बन सुव्हासीगम भोईर निहून देणार पत्ता प्लॉट नं दुकान क्र 5 6 7 व 8 माळा न - इमारतीचे नाम वय -53 वालाजी एमरान्ड पदावनी विल्डींग ब्लॉक न - रोड न वालाजी स्वाक्षरी - आगन कॉमप्लेक्सच्यामागे ठाकुली पूर्व महाराष्ट्र ठाणे पिन नंबर AA EFO47600			

वरील दस्तावेज करून देणार तथाकथीत करगरनामा चा दस्ता वेवज करून दिल्याचे कथुन करताना
शिफ्टा क्र 3 ची वेळ 24 / 04 / 2024 05 24 35 PM

ओळख -

खालील इमम अमें निवेदीत करतात की ते दस्तावेज करून देणा-याना व्यक्तीश ओळखतात, व त्याची ओळख पटवितात

अनु क्र	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाम-किशोर डी महिपतराव वय 36 पत्ता-108, महालक्ष्मी आशिय ठाकुली पूर्व पिन क्र. 421201		
2	नाम निखिल महिपतराव - वय 33 पत्ता-108, महालक्ष्मी आशिय, ठाकुली पूर्व पिन क्र. 421202		

खालील पक्षकाराची कवुली उपलब्ध आहे

अनु क्र	पक्षकाराचे नाव व पत्ता
1	राहुन कृष्णा शेखार प्लॉट नं - , माळा नं - , इमारतीचे नाम महादेव हरिदास पटेल चाळ, ब्लॉक नं - , रोड नं शिव वल्लभ रोड, जीवदानी विल्डींग जवळ, हनुमान टेकडी काजूपाडा, बोरिवली (पूर्व), महाराष्ट्र, मुम्बई JEKPS4841J कृष्णा गोविंद शेखार
2	प्लॉट नं - , माळा नं - , इमारतीचे नाम महादेव हरिदास पटेल चाळ, ब्लॉक नं - , रोड नं शिव वल्लभ रोड, जीवदानी विल्डींग जवळ, हनुमान टेकडी, काजूपाडा, बोरिवली (पूर्व), महाराष्ट्र, मुम्बई HRDPS9530J विशाल राजाराम शेखार
3	प्लॉट नं - , माळा नं - , इमारतीचे नाम महादेव हरिदास पटेल चाळ, ब्लॉक नं - , रोड नं शिव वल्लभ रोड जीवदानी विल्डींग जवळ, हनुमान टेकडी, काजूपाडा, बोरिवली (पूर्व), महाराष्ट्र, मुम्बई. BGPPS9507L अनिकेत गुरुनाथ म्हाये
4	प्लॉट नं 001, माळा नं - , इमारतीचे नाम ओम साई समाधान फ्लॉ-ऑफ हौसिंग सोसायटी लि, ब्लॉक नं - रोड नं एम पी रोड, महाराष्ट्र नगर, डोविवली पश्चिम, महाराष्ट्र, THANE CHZPM1311A

खालील पक्षकाराची कवुली उपलब्ध आहे

अनु क्र	पक्षकाराचे नाव व पत्ता
1	राहुन कृष्णा शेखार प्लॉट नं - , माळा नं - , इमारतीचे नाम महादेव हरिदास पटेल चाळ, ब्लॉक नं - , रोड नं शिव वल्लभ रोड जीवदानी विल्डींग जवळ, हनुमान टेकडी, काजूपाडा, बोरिवली (पूर्व), महाराष्ट्र, मुम्बई JEKPS4841J कृष्णा गोविंद शेखार
2	प्लॉट नं - , माळा नं - , इमारतीचे नाम महादेव हरिदास पटेल चाळ, ब्लॉक नं - , रोड नं शिव वल्लभ रोड, जीवदानी विल्डींग जवळ, हनुमान टेकडी, काजूपाडा, बोरिवली (पूर्व), महाराष्ट्र, मुम्बई HRDPS9530J



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विशाल राजाराम शेजार

प्लॉट नं - माळा न - इमारतीचा नाव महादेव हरिदास पटेल चाळ ब्लॉक न - रोड न जिव नन्वभ राव जीवदानी विल्डींग जवळ, हनुमान टकडी काजूपाडा बोगिवनी (पूर्व) महाराष्ट्र मध्यई

BGPPS9507L

अनिकेत युक्त्याथ ध्याथे

प्लॉट नं 001 माळा न -, इमारतीचा नाव भोम नाई समाधान फो-ऑफ ह्रीमिंग मोनायटी नि ब्लॉक न - रोड न एम पी रोड, महाराष्ट्र नगर, डोविवनी पश्चिम, महाराष्ट्र, THANE CHZPM1311A

शिक्षा क्र 4 ची वेळ 24 / 04 / 2024 05 25 53 PM

शिक्षा क्र 4 ची वेळ 04 / 2024 05 26 50 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 3

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAHUL K SHELAR	eChallan	69103332024033024628	MH018549232202324E	243100 00	SD	0000565499202425	22/04/2024
2		DHC		0424225719961	1940	RF	0424225719961D	22/04/2024
3	RAHUL K SHELAR	eChallan		MH018549232202324E	30000	RF	0000565499202425	22/04/2024

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क्र. युयु मध्ये eu पाने आहेत
पुस्तक क्रमांक १ वर नोंदला
दिनांक २४/४/२०२४


जि.सु.र.दुय्यम निबंधक वर्ग-२, कल्याण-३ ।

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सूची क्र.2

दुय्यम नियमन मंत्र दिनि कल्याण 3

24/04 2024

दस्ता क्रमांक 5875/2024

नोदणी

Regn 63m

गावाचे नाव गावदेवी

(1) विनयाना प्रकार	करारनामा
(2) मातंगना	3471500
(3) या जागरभाव (भाडेपट्टयाच्या वादनिवटण्याकरिता आकारणी देतो की पट्टेदार ने नमुद करणे)	3098000
(4) भू-मागण, फोटो हिस्सा व परतमात्र (अमल्यास)	1) पालिकेचे नाव कल्याण-डोंबिवली इतर वर्णन , इतर माहिती मांजे गावदेवी येथील जुना सर्व्हे न 131, नवीन सर्व्हे न 49 हिस्सा न 5/1, 6, 7, 8 व 13 या जमीन मिळवनीवरील बालाजी मिडिविनायक कॉम्प्लेक्स विल्डींग न 1 (मजूर नकाशात दर्शविल्याप्रमाणे इमारत न 1) या इमारतीमधील निघामी मदतिका क्र 902, नववा मजला वी विंग क्षेत्र 335 62 ची फूट कारपेट (31 18 ची मी) + 81 37 ची फूट बाल्कनी (7 56 ची मी) + 35 52 ची फूट ओपन बाल्कनी (3 30 ची मी) (पेरा न-पी 51700018430) (Survey Number old survey no 131, new survey no 49 hissa no 5/1, 6, 7, 8 & 13 .)
(5) धपफळ	1) 335 62 ची फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तगवेज करून देणा-या/लिहून ठेवणा-या पदाकारनाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव-मे ओकारेश्वर डेव्हलपर्स तर्फे भागीदार अनिल तुळशीराम भोंईर वय -53, पत्ता -प्लॉट न- हुकान क्र 5, 6, 7 व 8, माळा न- , इमारतीचे नाव बालाजी एमराल्ड, पद्मावती विल्डींग, ब्लॉक न- , रोड न- बालाजी भागन कॉम्प्लेक्सच्यामागे, ठाकुली पूर्व, महाराष्ट्र, ठाणे पिन कोड -421201 पॅन न -AAEFO4760D 2) नाव-अनिकेत गुरुनाथ म्हात्रे वय -29, पत्ता-प्लॉट न- 001, माळा न- , इमारतीचे नाव ओम माई समाधान को-ऑप हौसिंग सोसायटी लि, ब्लॉक न- , रोड न- एम पी रोड, महाराष्ट्र नगर, डोंबिवली पश्चिम, महाराष्ट्र, THANE पिन कोड -421202 पॅन न-CHZPM1311A
(8) दस्तगवेज करून घेणा-या पदाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -राहुल कृष्णा शेलार वय -28, पत्ता-प्लॉट न- , माळा न- , इमारतीचे नाव महादेव हरिदास पटेल चाळ, ब्लॉक न- , रोड न- शिव वल्लभ रोड, जीवदानी विल्डींग जयळ, हनुमान टेकडी, काजूपाडा, चोरिवली (पूर्व), महाराष्ट्र, मुम्बई पिन कोड -400066 पॅन न -JEKPS4841J 2) नाव-कृष्णा गोविंद शेलार वय-51, पत्ता-प्लॉट न- , माळा न- , इमारतीचे नाव महादेव हरिदास पटेल चाळ, ब्लॉक न- , रोड न- शिव वल्लभ रोड, जीवदानी विल्डींग जयळ, हनुमान टेकडी, काजूपाडा, चोरिवली (पूर्व), महाराष्ट्र, मुम्बई पिन कोड -400066 पॅन न -HRDPS9530J 3) नाव-विशाल राजाराम शेलार वय -40, पत्ता-प्लॉट न- , माळा न- , इमारतीचे नाव महादेव हरिदास पटेल चाळ, ब्लॉक न- , रोड न- शिव वल्लभ रोड, जीवदानी विल्डींग जयळ, हनुमान टेकडी, काजूपाडा, चोरिवली (पूर्व) महाराष्ट्र, मुम्बई पिन कोड -400066 पॅन न- BGPPS9507L
(9) दस्तगवेज करून दिल्याचा दिनांक	22/04/2024
(10) दस्त नोदणी केल्याचा दिनांक	24/04/2024
(11) अनुक्रमांक, शब्द व पृष्ठ	5875/2024
(12) वाजारभावाप्रमाणे मुद्राक शुल्क	243100
(13) वाजारभावाप्रमाणे नोदणी शुल्क	30000
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(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

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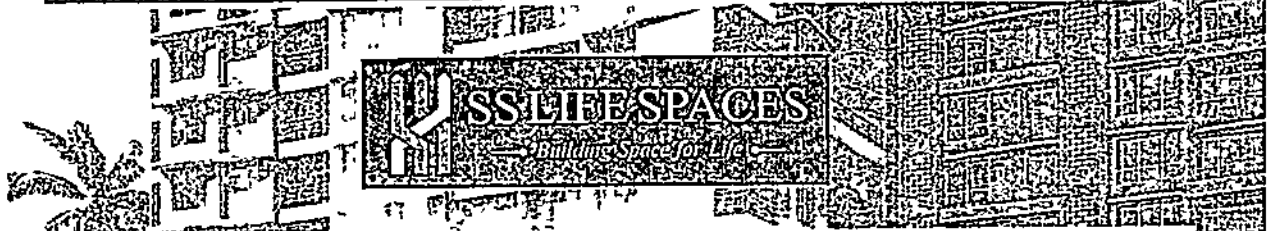
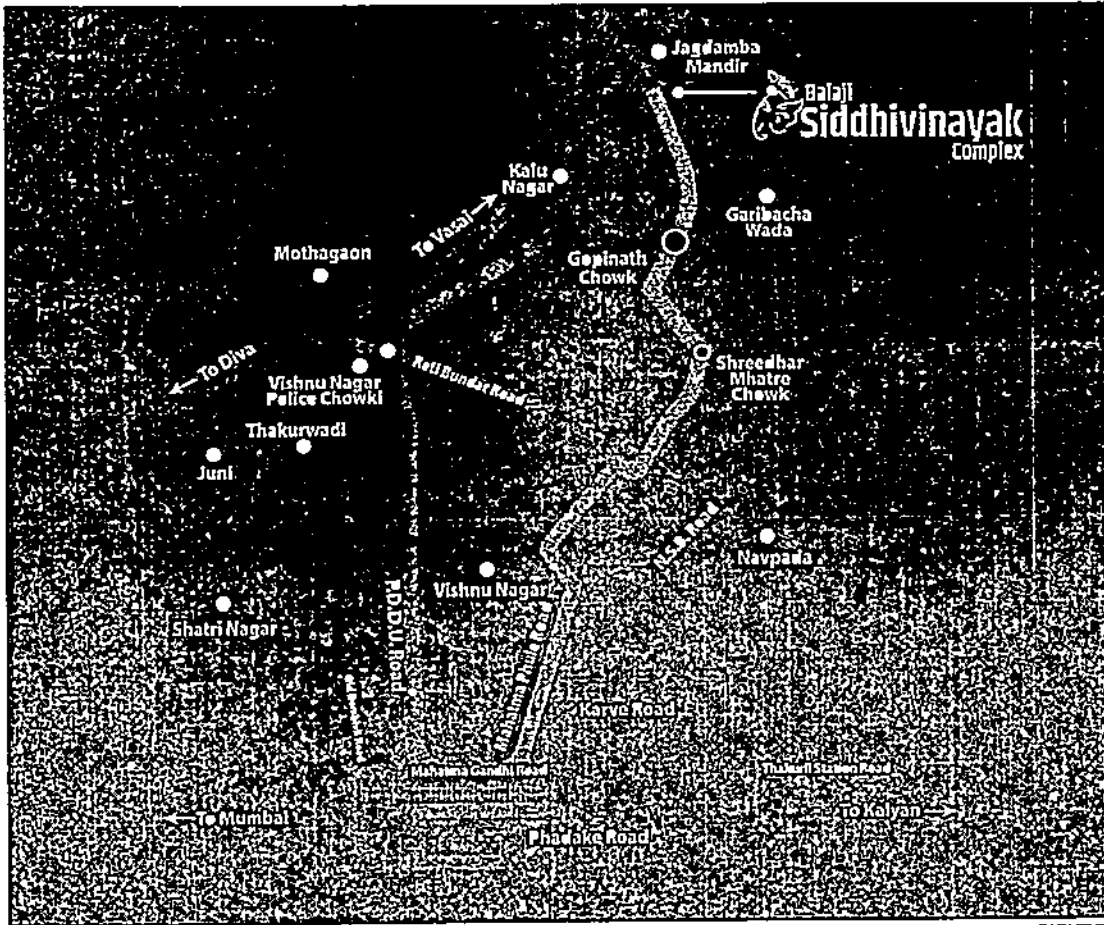
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Legal Advisor : Ray Legal
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