

339/9007

पावती

Original/Duplicate

Wednesday, July 24, 2024

नोंदणी क्र. 39म

11:33 AM

Regn.:39M

पावती क्र.: 10323

दिनांक: 24/07/2024

गावाचे नाव: कोहोज-खुंटवली

दस्तऐवजाचा अनुक्रमांक: उहन3-9007-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: संतोष भगवान असवले - -

नोंदणी फी

₹. 25390.00

दस्त हाताळणी फी

₹. 1500.00

पृष्ठांची संख्या: 75

एकूण:

₹. 26890.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:53 AM ह्या वेळेस मिळेल.

Sub Registrar, Ulhasnagar 3

बाजार मूल्य: ₹.2233000 /-

मोवदला ₹.2539000/-

भरलेले मुद्रांक शुल्क : ₹. 152340/-

सह दुय्यम निबंधक धर्ज-२
उल्हासनगर क्र-३

1) देयकाचा प्रकार: DHC रक्कम: ₹.1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724238817755 दिनांक: 24/07/2024

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹.25390/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005631354202425E दिनांक: 24/07/2024

वँकेचे नाव व पत्ता:

S. B. Asawale

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

24/07/2024

दस्तावेज क्रमांक : 9007/2024

नोदणी :

Regn 63m

गावाचे नाव : कोहोज-खुंटवली

(1)चिक्क्याचा प्रकार	करारनामा
(2)मोबदला	2539000
(3) वाजाराभाव(भाडपट्टयाच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ने नमः करावे)	2233000
(4) अ-भाषण पोट्टिस्या व धरत्रमाक(असल्यास)	1) पालिकेचे नाव:अंबरनाथ इतर वर्णन : इतर माहिती: विभाग क्र. 1/2-ग(2)मीजे -कोहोज खुंटवली,अंबरनाथ पश्चिम,तातूका अंबरनाथ,जिल्हा ठाणे येथील मये नं. 40 डिग्मा नं. 2 मी.मि.टी.एम्.नं. 81 मधील वाळेकर होम्स मधील निवासी मदतिका नं. 607,महावा मजळा,विंग - प.क्षेत्र 35.80 चौ.मी. कापेट अर्थी मिळकत.((Survey Number : 40/2C ;))
(5) अक्षर	1) 35.80 चौ.मीटर
(6)आकारणी किंवा जूडी देण्यात असलेले नक्शा.	
(7) दस्तावेज करन देणा-या/विहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स वाळेकर अँड मन्स डेव्हलपर्स तर्फे भागीदार भूषण अरविंद वाळेकर यांचे तर्फे क्यूबी जवावाचरिना व. मू.धारक म्हणून रवी चिदंबरम नायडू - - वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, रजॉक नं:-, गेट नं: हाऊस नं. 826, वाळेकर बंगला, शिवलिंग नगर, भवानी चौक, खुंटवली, अंबरनाथ पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421505 फोन नं:-AACFW9521E
(8)दस्तावेज करन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोप भगवान असवले - - वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, रजॉक नं:-, गेट नं: रूम नं २२४, न्यू ह्रिश्चंद्र कॉलनी, त्रिमुर्ती चाळ नं २, मेकथन २३, आशंले गाव, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421004 फोन नं:-AXKPA5758L 2): नाव:-सविता मनोप असवले - - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, रजॉक नं:-, गेट नं: रूम नं २२४, न्यू ह्रिश्चंद्र कॉलनी, त्रिमुर्ती चाळ नं २, मेकथन २३, आशंले गाव, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421004 फोन नं:-ENUPA2220K
(9) दस्तावेज करन दिल्याचा दिनांक	24/07/2024
(10)दस्त नोदणी केल्याचा दिनांक	24/07/2024
(11)अनुक्रमक खंड व पृष्ठ	9007/2024
(12)वाजाराभावप्रमाण मूद्राक शूल्क	152340
(13)वाजाराभावप्रमाण नोदणी शूल्क	25390
(14)अक्षर	



सह दुय्यम निबंधक दर्ज-२
उल्हासनगर क-३

मन्नादनासाठी विचारात घेतलेला तपशील:-

मूद्राक शूल्क आकारनामा नियदलेला अनुच्छेद :-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Defence Number	Defence Code
1	MS WALEKAR AND SONS DEVELOPERS	eChallan	02810672024072388120	MH005631354202425E	152340.00	SD	0003073013212425	24072024
2		DHC		0724238817755	1500	RF	0724238817755	24072024
3	MS WALEKAR AND SONS DEVELOPERS	eChallan		MH005631354202425E	25390	RF	0003073013212425	24072024

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



CHALLAN
MTR Form Number-6



GRN	MH005631354202425E	BARCODE			Date	23/07/2024-15:50:45	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
Office Name	ULH3_ULHASNAGAR 3 JT SUB REGISTRAR				PAN No.(If Applicable)			
Location	THANE				Full Name	MS WALEKAR AND SONS DEVELOPERS		
Year	2024-2025 One Time				Flat/Block No.	FLAT NO 607 6TH FLOOR A WING WALEKAR		
					Premises/Building	HOMES		

Account Head Details	Amount In Rs.	Road/Street	VILLAGE KOHOJ KHUNTAVALI CTS NO 81 SURVEY NO 40/2C							
0030046401 Stamp Duty	152340.00		Area/Locality	AMBARNATH						
0030063301 Registration Fee	25390.00		Town/City/District							
			PIN		4	2	1	5	0	5
			Remarks (If Any)	SecondPartyName=SANTOSH BHAGWAN ASAWALE-						
			Amount In	One Lakh Seventy Seven Thousand Seven Hundred Thir						
			Words	ty Rupees Only						
Total	1,77,730.00									



Payment Details		CENTRAL BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	02810672024072388120	607417507		
Cheque/DD No.		Bank Date	RBI Date	23/07/2024-15:51:32	Not Verified with RBI		
Name of Bank		Bank-Branch		CENTRAL BANK OF INDIA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 7276708779
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केंद्र दुर्यम निबंधक कार्यालयत नोंदणी करवायाच्या दस्तांसाठी लागू आहे. नोंदणी न करवायाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-339-9007	0003078018202425	24/07/2024-11:33:16	IGR130	25390.00



2	(IS)-339-9007	0003078018202425	24/07/2024-11:33:16	IGR130	152340.00
Total Defacement Amount					1,77,730.00

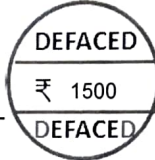


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0724238817755	Receipt Date	24/07/2024
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Received from walekar homes, Mobile number 7276708779, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered on Document No. 9007 dated 24/07/2024 at the Sub Registrar office Joint S.R. Ulhasnagar 3 of the District Thane Grm.



Payment Details

Bank Name	SBIN	Payment Date	23/07/2024
Bank CIN	10004152024072316825	REF No.	420505407681
Deface No	0724238817755D	Deface Date	24/07/2024

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



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उ. त. ज. म. २	
व. क्र. १०००	२०२४
५	७५

RERA REGN NO:	P5170002517
FLAT NO./FLOOR	607, 6 TH FLOOR
TYPE/WING	A - WING
BUILDING NAME	"WALEKAR HOMES"
CITY SURVEY NO.	81
SURVEY/HISSA NO.	40/2C
VILLAGE	KOHOJ KHUNTAVALI
AREA OF FLAT	35.80 SQUARE METERS
GOVT. VALUE	RS. 22,33,000/-
AGREEMENT VALUE	RS. 25,39,000/-
STAMP DUTY	RS. 1,52,340/-
REGISTRATION FEES	RS. 25,390/-

AGREEMENT FOR SALE OF FLAT


THIS AGREEMENT FOR SALE MADE AND ENTERED INTO AT AMBERNATH ON THE 24TH DAY OF JULY, 2024.

BETWEEN

M/S. WALEKAR & SON'S DEVELOPERS, (PAN No. AACFW9521E), a Partnership firm, having its office at House no. 826, Walekar Bungalow, Shivling Nagar, Bhavani Chowk, Khuntavali, Ambarnath-W, Dist-Thane, represented through its Partner/s **MR. BHUSHAN ARVIND WALEKAR**, hereinafter referred to as "**THE PROMOTORS/ BUILDERS/ DEVELOPERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and deemed to include the partners, heirs, legal representatives, survivors, successors, executors, administrators and assigns) of the **FIRST PART**

AND

MR. SANTOSH BHAGWAN ASAWALE, (PAN NO. AXKPA5758L), aged about 42 years & **MRS. SAVITA SANTOSH ASAWALE**, (PAN NO. ENUPA2220K), aged about 40 years, BOTH residing at ROOM NO 004, NEW HARISHCHANDRA COLONY, TRIMURTI CHAWL NO 2, SECTION 26, ASHELEGAON, ULHASNAGAR, THANE, MAHARASHTRA 421004. hereinafter referred to as "**THE PURCHASER/S**" (which expression shall unless it be


 PROMOTER/BUILDER/DEVELOPER

S.B. Asawale
 S.S. Asawale
 PURCHASERS/ALLOTTEES




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repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assigns), of the **SECOND PART**

WHEREAS THE PARTY OF THE FIRST PART/BUILDER/DEVELOPER are entitled to and in possession of and having development rights with respect to the land/property being all that piece and parcel of the land bearing Survey No. 40, Hissa No. 2 C, having corresponding CTS No. 81, land area admeasuring 60 Gunthas or 6000 square meters; lying, being and situated at Village-Kohoj Khuntavali, Taluka-Ambarnath, in the Registration Sub District Ulhasnagar-3 and Registration District Thane within the local limits of Ambarnath Municipal Council, more particularly described in the **SCHEDULE I** hereunder written (hereinafter for the sake of brevity referred to as "**THE SAID LAND/PROPERTY**").

WHEREAS earlier (1) Smt. Saraswati Babu Kotte; (2) Mr. Ganesh Babu Kotte; (3) Mr. Bai Babu Kotte, (4) Mr. Janardhan Babu Kotte (hereinafter referred to as the said "previous owners") were the owners of the land admeasuring 6000 square meters lying and situate in Survey no. 40, Hissa No.2 C, having corresponding CTS No. 81, Village-Kohoj Khuntavali, Taluka-Ambarnath, in the Registration Sub District Ulhasnagar-3 and Registration District Thane within the local limits of Ambarnath Municipal Council, hereinafter for the sake of brevity referred to as the "said Land/property". The names of the above said previous owners were mutated in the records of the rights maintained by the revenue department vide Mutation Entry No. 1530 dated 23-11-1990 and their names were reflected in the 7/12 extract with respect to the said land/property since the above said land/property was retained and devolved upon the Kote family vide ULC Order dated 15-06-1983.

WHEREAS the above said earlier owners sold the said land/property in favour of 1) Mr. Laxman Devadiga, 2) Mrs. Girija Devadiga, 3) Mr. Ravindra Shankar Shetty, 4) Mr. Kurmurthy Narayan, 5) Kum. Geeta V. Devadiga, 6) Mr. Ramachandra B. Parab, 7) Mr. Bharat Mohandas Pujari, 8) Mr. Mahabala Dooja Sherigar, 9) Mr. B. Kurmanna, 10) Mr. Mukhnath A. Sharma, 11) Mr. Shushil R. Parab, 12) Mr. Narayana Seena Shetty (hereinafter referred to as the present owners) vide appropriate Conveyance Deed dated 23-08-1991, duly registered before the Sub-Registrar of Assurances at Ulhasnagar, bearing registration number 5019/1991 dated 12-09-1991.


PROMOTER/BUILDER/DEVELOPER

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PURCHASERS/ALLOTTEES



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WHEREAS appropriate Sale Permission dated 22-06-1992 were granted by the Office of the Sub-Divisional Officer, Ulhasnagar, with respect to the above said land/property and accordingly the name of **Mr. Laxman Devadiga & Others (the present owners)** were mutated in the records of right vide **Mutation Entry No. 1565, dated 30-09-1992** and at present the name of **Mr. Laxman Devadiga & Others** are reflected as the present owners in the 7/12 extract.

WHEREAS the said Land owners entrusted their development rights with respect to the said property to **M/s. V R Panvelkar Associates** represented through its Proprietor **Mr. Vishwanath Ramchandra Panvelkar** (hereinafter for the sake of brevity shall be referred to as the said "*earlier developer*") by a **Development Agreement** dated 31-05-2008 which is duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3 vide a **Deed of Confirmation** dated 25-03-2010 bearing registration number **01417/2010** dated 25-03-2010 along with ancillary **Power of Attorney** dated 31-05-2008 executed between **Mr. Laxman Devadiga & others** as 'Land Owner' in favour of **M/s. V R Panvelkar Associates** represented through its Proprietor **Mr. Vishwanath Ramchandra Panvelkar** as 'Developer' which is duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar-3, vide a **Deed of Confirmation** dated 25th March, 2010, bearing Document No. **01418/2010** dated 25-03-2010.

WHEREAS due to pre occupation the above said earlier developer could not develop the said land/property and therefore the above said *earlier developer* assigned their development rights in favour of **M/s. Walekar & Son's Developers** vide a **Deed of Assignment of the Development Rights** dated 24-06-2019 executed between **M/s. V R Panvelkar Associates** represented through its Proprietor **Shri. Vishwanath Ramchandra Panvelkar** as "**THE FIRST DEVELOPER/ASSIGNOR**" in favour of **M/s. Walekar & Son's Developers**, a Partnership firm, represented through its Partner/s **Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, Mr. Nikhil Arvind Walekar** as **THE ASSIGNEE/BUILDER/DEVELOPER** and **MR. RAMCHANDRA B. PARAB** and 11 others represented through their CA **Shri. Vishwanath Ramchandra Panvelkar** of **M/s. V R Panvelkar Associates**, as "**THE LAND OWNERS/CONFIRMING PARTY**", Agreement duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar-3, bearing registration No. **7998/2019** dated 24-06-2019 along with necessary **Power of Attorney** bearing registration No. **7999/2019** dated 24-06-2019.

PROMOTER/BUILDER/DEVELOPER

S.B. Asawale

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PURCHASERS/ALLOTTEES

AND WHEREAS the said ASSIGNEE/BUILDERS/DEVELOPERS, are thus seized and possessed of and well and sufficiently entitled to deal with the said land/property in view of said Development Agreement as well as Power of Attorney granted by the said Assignor & the owner of the said land/property in favour of the ASSIGNEE/BUILDERS/DEVELOPERS


AND WHEREAS pursuant to the said Development Agreement and the Power of Attorney, in respect of the said land/property, the ASSIGNEE/BUILDERS/DEVELOPERS are having good right, title and interest over the said land/property for construction of multi-storied building as per sanctioned plan by the Local authority and to sell and transfer the constructed flats, shops, units etc. to prospective purchasers.

WHEREAS the DEVELOPER hereby declares that all the Agreements mentioned hereinabove is valid subsisting and completely in force and there is no impediment whatsoever for the Development of the said land.

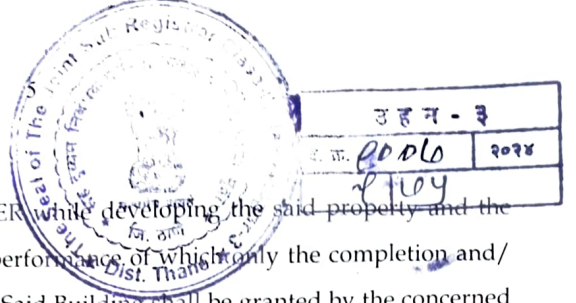
WHEREAS the Developers has submitted a detailed scheme for the sanction of the building plan on the said property described in the **SCHEDULE I** hereunder written and the said scheme has been sanctioned by the Ambarnath Municipal Council and accordingly appropriate Building Permission/ Commencement Certificate has been granted by the Ambarnath Municipal Council bearing No. ANP/NRV/BP/2019-20/525/8946/35, dated 30/07/2019 and further revised Building Permission/ Commencement Certificate has been granted by the Ambarnath Municipal Council bearing No. ANP/NRV/BP/2021-22/789/9208/84, dated 06/10/2021 to construct a multi-storied building on the said land as per the approved plan.

WHEREAS pursuant to the said sanctioned building plan, the Developers have proposed & agreed to construct a building by the name "WALEKAR HOMES" which is more particularly described in the **SCHEDULE II** written hereunder, hereinafter referred to as the "Said Building" and have commenced construction of and/ or intend to construct, *inter-alia*, buildings as per the sanctioned building plan/lay-out.

WHEREAS while sanctioning the said plans, the concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and


PROMOTER/BUILDER/DEVELOPER

S. B. Asiwale
S. S. Asiwale
PURCHASERS/ALLOTTEES



performed by the DEVELOPER/ BUILDER while developing the said property and the said building upon due observance and performance of which only the completion and/ or Occupation Certificate in respect of the Said Building shall be granted by the concerned local authority.

WHEREAS the Search of Index-II volumes in respect of the said property bearing Survey no. 40, Hissa No.2 C, having corresponding CTS No. 81, land area admeasuring 60 Gunthas or 6000 square meters, lying, being and situated at Village-Kohoj Khuntavali, Taluka-Ambarnath, in the Registration Sub District Ulhasnagar-3 and Registration District Thane within the local limits of Ambarnath Municipal Council, has been taken from the Office of the Sub-Registrar, Ulhasnagar for the period of 30 years and appropriate fees for taking the search has been paid under the receipts No. GRN-MH006771242201819E dated 02/10/2018 & GRN- MH005015454201920E dated 08/08/2019 & GRN - MH007512181202122E, dated 25/10/2021 the search report has been issued by Mr. Sandeep Baraskar (Searcher & Clerk) of **M/s. Varma Associates (Advocates & Legal Advisors)**.

WHEREAS a copy of the Certificate of Title dated 25/10/2021, issued by **Adv. Swapnil Varma of M/s. Varma Associates, Advocates & Legal Advisors** of the Developers, showing that there is no legal impediment of any nature whatsoever in respect of the said properties; authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of title of the "said property" on which the buildings/ Flat/ shops/ Duplex Flats/ car parking spaces are constructed or are to be constructed, and authenticated copies of plans, lay-out, copy of floor plan of the flats/ shops/ garages/ car parking space agreed to be allotted to the purchaser have been annexed hereto.

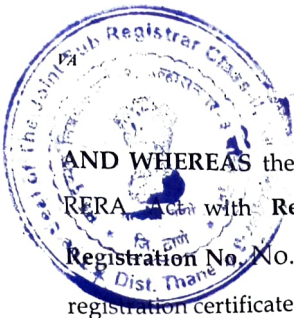
WHEREAS the Developers have entered into a prescribed Agreement by Council of Architects with the Architect, **THORAT MATHEW & ASSOCIATES** of Ambarnath, registered with the council of Architects bearing No. AMC - 88 for preparing structural design and drawings and specifications of the building and the purchaser accepts the professional supervision of the said Architect, till the completion of the Buildings unless otherwise changed.

PROMOTER/BUILDER/DEVELOPER

S.B. Asawale

S.S. Asawale

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AND WHEREAS the Promoters has registered the Project under the provisions of the RERA Act with Real Estate Regulatory Authority at Mumbai, bearing RERA Registration No. No. P51700022517 dated 30-09-2019 and authenticated copy of the registration certificate is attached herewith.

AND WHEREAS the Promoter has appointed M/S. EPICONS CONSUTANTS PVT. LTD. as Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Flats/Shops, etc in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the Purchasers of the Flat/Shops, etc, and to receive the sale consideration in respect thereof.

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove.

WHEREAS on demand the Promoters/Developers have supplied to the purchaser all the document necessary and/or as demanded by the purchaser and the Purchaser has taken inspection of all the documents of title relating to the "said land/property", the scheme plans, the sanctioned plans, elevations, C.C., designs and specifications prepared by the Architect THORAT MATHEW & ASSOCIATES and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under and satisfied itself about the same as also the contents and terms and conditions thereof.

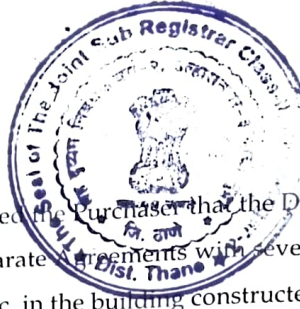
AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto.

AND WHEREAS the authenticated copies of the plans and specifications of the Flat/Shops agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed with these presents.

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WHEREAS the Developers have informed the Purchaser that the Developers have entered into AND/OR will be entering into separate agreements with several persons and parties of their choice for Sale of Flat/ Shops, etc. in the building constructed or being constructed on the "said property".

WHEREAS the Purchaser has entered into this Agreement with full knowledge including of all the terms and conditions contained in the documents, papers, plans, orders, schemes etc. recited and referred to hereinabove.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority and accordingly the Promoter has commenced construction of the said building/s in accordance with the said proposed plans.

WHEREAS the purchasers have agreed to purchase & acquire the **Residential flat** more particularly described in the **SCHEDULE III (DESCRIPTION OF THE FLAT)** hereunder written and hereinafter referred to as the "SAID FLAT at or for the consideration and on the terms and conditions hereinafter appearing.

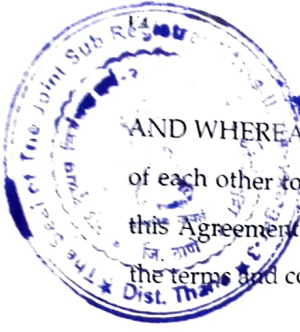
AND WHEREAS the carpet area of the **said Flat** is as mentioned in the **SCHEDULE III (DESCRIPTION OF THE FLAT)** and "carpet area" means the net usable floor area of a Flat/Shops, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shops for exclusive use of the Purchaser or Verandah area and exclusive open terrace area appurtenant to the said Flat/Shops for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Flat/Shops.

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

AND WHEREAS, details of the consideration amount, token/booking amount paid by the Purchaser to the Promoter herein, and the Schedule of the payments are more particularly described in the **SCHEDULE IV (DETAILS OF CONSIDERATION & SCHEDULE OF THE PAYMENT)** appended herein below.

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

AND WHEREAS, in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the Flat/Shops.

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

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

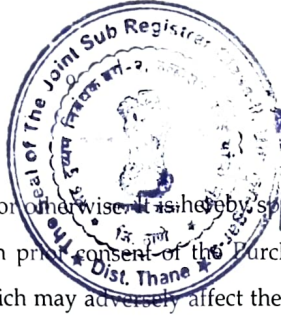
- 1) The recitals contained hereinabove form integral part of this Agreement as if the same were set out and incorporated herein.
- 2) The Developer shall construct the building on the said land/property in accordance with the plans, design, specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Developer may consider necessary or as may be required by the Municipal Authority to be made in them or any of them for which the Purchaser hereby gives irrevocable consent, power and authority to the Developers to add, alter, vary or modify from time to time the said plans, designs, specifications, number of floors, including for the present and further construction,

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whether on the same building or otherwise, as hereby specifically agreed that the Developer shall have to obtain prior consent of the Purchaser in respect of such variations or modifications which may adversely affect the internal planning of the Flat/Garage/ etc. allotted to the purchaser.

- 3) The Purchaser/s hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Purchaser/s Residential Flat more particularly described in the SCHEDULE III (Description of the Flat) hereunder written.
- 4) The details of the consideration amount, token/booking amount paid by the Purchaser to the Promoter herein, and the Schedule of the payments are more particularly described in the SCHEDULE IV (DETAILS OF CONSIDERATION & SCHEDULE OF THE PAYMENT).
- 5) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the said Flat/Shops.
- 6) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.
- 7) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent (3%). The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the

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Purchaser 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.

- The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
- 9) The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat/Shops to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.
 - 10) "Time is of Essence" for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the Flat/Shops to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in the Payment Plan; else the present Agreement may be cancelled at the discretion of the Promoter.
 - 11) The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is as per the approvals and Promoter has planned to utilize the same and/or the complete Floor Space Index by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said Flat based on the proposed construction and sale of Flat to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.


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- 12) If the Promoter fails to abide by the time schedule for completing the project and handing over the Flat to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Promoter.
- 13) Without prejudice to the right of Promoter to charge interest in terms of sub clause 4. above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement: Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.
- 14) Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Flat which may till then have been paid by the Purchaser to the Promoter.
- 15) The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Flat as are set out in **ANNEXURE A.**
- 16) The Promoter shall give possession of the Flat to the Purchaser/s on or before - 31/08/2025 or as per the date as is mentioned in the RERA subject to the receipt of the amount payable by the Purchaser to the Developer. If the Promoter fails or

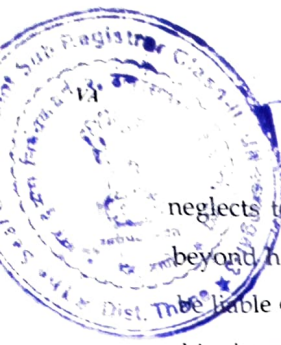
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neglects to give possession of the Flat to the Purchaser/s on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser/s the amounts already received by him in respect of the Flat with interest at the same rate as mentioned in the clause 4 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

- 17) Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of -
- (i) War, civil commotion or act of God;
 - (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.
 - (iii) Any other national or state or district or Taluka disaster or emergencies or communal or viral diseases or other unforeseen circumstances beyond the control of normal human being.

18) **PROCEDURE FOR TAKING POSSESSION :-**

- a. The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the Flat/Shops to the Purchaser in terms of this Agreement to be taken within 3 (three months) from the date of issue of such notice and the Promoter shall give possession of the Flat/Shops to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchasers, as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.
- b. The Purchaser shall take possession of the Flat within 15 days of the written notice from the promoter to the Purchaser intimating that the said Flat is ready for use and occupancy.
- c. **Failure of Purchaser to take Possession of Flat:** Upon receiving a written intimation from the Promoter, the Purchaser shall take possession of the Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Flat to the Purchaser. In case the Purchaser fails to take


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- possession within the time specified herein such that the Purchaser shall be liable to pay maintenance charges.
2. If within a period of five years from the date of handing over the Flat to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Flat or the building in which the Flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.
- 19) The Purchaser shall use the Flat/Shops or any part thereof or permit the same to be used only for purpose of residence and for no other purposes.
 - 20) The Purchaser along with other Purchaser(s) of Flats/Shops in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter 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 bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organisation of Purchaser. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.
 - 21) The Promoter shall, within three months of 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 Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Flat/Shops is situated.
 - 22) The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

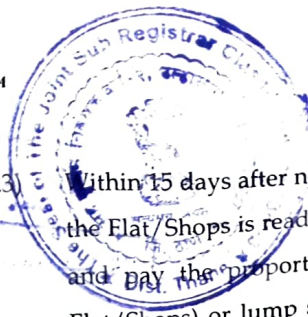
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- 23) Within 15 days after notice in writing is given by the Promoter to the Purchaser that the Flat/Shops is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat/Shops) or lump sum amount of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, security, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay two years advance maintenance/utilities charges to the Promoter towards the outgoings expenses (maintenance/utilities charges). The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.
- 24) The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter, such sum of amount towards the following amounts :-
- I. For share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
 - II. For formation and registration of the Society or Limited Company/Federation/ Apex body.
 - III. For Deposit towards Water, Electric, and other utility and services connection charges &
- 25) The Purchaser shall pay to the Promoter such sum of money for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules,

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regulations and bye-laws and the cost of preparing and eng
or assignment of lease.

- 26) At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

27) **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER: -**

The Promoter hereby represents and warrants to the Purchaser as follows: -

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

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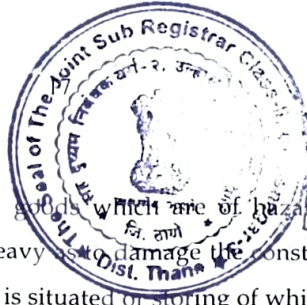
The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;

- g. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said Flat/Shops which will, in any manner, affect the rights of Purchaser under this Agreement;
 - h. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat/Shops to the Purchaser in the manner contemplated in this Agreement;
 - i. At the time of execution of the conveyance deed of the structure to the association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
 - j. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
 - k. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
- 28) The Purchaser/s or himself/themselves with intention to bring all persons into whatsoever hands the Flat/Shops may come, hereby covenants with the Promoter as follows :-
- a) To maintain the Flat/Shops at the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the 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 Flat is situated and the Flat itself or any part thereof without the consent of the local authorities if required.

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- b) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Purchaser in this behalf, the Purchaser 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 Flat in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the 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 Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the 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 Flat without the prior written permission of the Promoter and/or the Society or the Limited Company.
- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

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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 project land and the building in which the Flat is situated.

- g) Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated.
- h) 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 Flat by the Purchaser for any purposes other than for purpose for which it is sold.
- i) The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up.
- j) The Purchaser 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 building and the therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat in the 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.
- k) Till a conveyance of the structure of the building in which Flat is situated is executed in favour of Society/Limited Society, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- l) Till a conveyance of the project land on which the building in which Flat is situated is executed in favour of Apex Body or Federation, the Purchaser shall


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- permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the project land or any part thereof to view and examine the structure and condition thereof.
- m) Till a conveyance of the project land on which the building in which Flat is situated is executed in favour of Housing Society or Apex Body or Federation, the Purchaser shall permit the Promoter to avail of the additional or extra FSI as permissible or enhanced by the authorities and revise the existing building Plans and construct flats/tenements at their discretion and the Purchaser do hereby give their NOC and unequivocal consent.
- 29) The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
- 30) 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 Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.
- 31) **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:** - After the Promoter executes this Agreement he shall not mortgage or create a charge on the Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such Flat.
- 32) **BINDING EFFECT:** - Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser 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 Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Purchaser(s) fails to execute and deliver to the Promoter this


PROMOTER/BUILDER/DEVELOPER

S.B. Asawale
S.S. Asawale
PURCHASERS/ALLOTTEES



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- 38) **FURTHER ASSURANCES:-** The Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.
- 39) **PLACE OF EXECUTION:-** The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed upon by and between the Promoter and the Purchaser, and after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at **AMBARNATH/BADLAPUR**.
- 40) The Purchaser and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
- 41) That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

NAME OF PURCHASER	MR. SANTOSH BHAGWAN ASAWALE & MRS. SAVITA SANTOSH ASAWALE
PURCHASER'S ADDRESS	ROOM NO 004, NEW HARISHCHANDRA COLONY, TRIMURTI CHAWL NO 2, SECTION 26, ASHELEGAON, ULHASNAGAR, THANE, MAHARASHTRA 421004
EMAIL ID OF PURCHASER	NONE
PROMOTER NAME	M/S. WALEKAR & SON'S DEVELOPERS
PROMOTER ADDRESS	House no 826, Walekar Bungalow, Shivling Nagar, Bhavani Chowk, Khuntavali, Ambarnath-W, Dist-Thane
EMAIL ID OF PROMOTER	Sunbud.bhushan@gmail.com

It shall be the duty of the Purchaser and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at

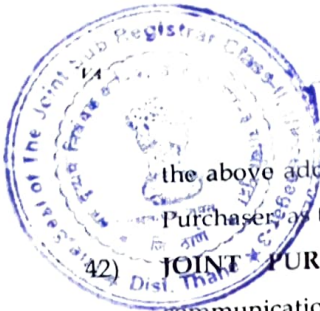
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S. S. Asawale

PURCHASERS/ALLOTTEES



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the above address shall be deemed to have been received by the promoter or the Purchaser of the case may be.

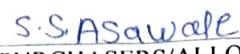
- 42) **JOINT PURCHASERS:** - That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.
- 43) **GST, STAMP DUTY AND REGISTRATION:** - The charges towards GST, Stamp duty and Registration of this Agreement shall be borne by the **PARTY OF THE FIRST PART.**
- 44) **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 appropriate Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
- 45) **GOVERNING LAW:** - 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 Courts having pecuniary and territorial jurisdiction will have the jurisdiction for this Agreement

SCHEDULE I

DESCRIPTION OF LAND/PROPERTY

ALL THAT PIECE AND PARCEL OF THE LAND BEARING SURVEY NO. 40, HISSA NO.2 C, HAVING CORRESPONDING CTS NO. 81, LAND AREA ADMEASURING 60 GUNTHAS OR 6000 SQUARE METERS, LYING, BEING AND SITUATED AT VILLAGE-KOHOJ KHUNTAVALI, TALUKA-AMBARNATH, IN THE REGISTRATION SUB DISTRICT ULHASNAGAR-3 AND REGISTRATION DISTRICT THANE WITHIN THE LOCAL LIMITS OF AMBARNATH MUNICIPAL COUNCIL


PROMOTER/BUILDER/DEVELOPER

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PURCHASERS/ALLOTTEES



SCHEDULE II

DESCRIPTION OF BUILDING

BUILDING BY THE NAME "WALEKAR HOMES" CONSISTING OF TWO RESIDENTIAL BUILDING TYPE/WINGS VIZ. BUILDING "TYPE/WING A" HAVING LOWER GROUND FLOOR + GROUND FLOOR + 12 FLOORS & BUILDING "TYPE/WING B" HAVING GROUND FLOOR (PART) + STILT (PART) + 12 FLOORS CONSTRUCTED ON LAND BEARING SURVEY NO. 40, HISSA NO.2 C, HAVING CORRESPONDING CTS NO. 81, LAND AREA ADMEASURING 60 GUNTHAS OR 6000 SQUARE METERS, LYING, BEING AND SITUATED AT VILLAGE - KOHOJ KHUNTAVALI, TALUKA - AMBARNATH, IN THE REGISTRATION SUB DISTRICT ULHASNAGAR-3 AND REGISTRATION DISTRICT THANE WITHIN THE LOCAL LIMITS OF AMBARNATH MUNICIPAL COUNCIL

SCHEDULE III

DESCRIPTION OF FLAT

1BHK RESIDENTIAL FLAT BEARING FLAT NO. 607, WING -A, ON 6TH FLOOR, FLAT AREA ADMEASURING ABOUT 35.80 SQUARE METERS (RERA CARPET AREA), IN THE BUILDING KNOWN AS "WALEKAR HOMES" CONSTRUCTED ON LAND BEARING SURVEY NO. 40, HISSA NO.2 C, HAVING CORRESPONDING CTS NO. 81, LAND AREA ADMEASURING 60 GUNTHAS OR 6000 SQUARE METERS, LYING, BEING AND SITUATED AT VILLAGE-KOHOJ KHUNTAVALI, TALUKA - AMBARNATH, IN THE REGISTRATION SUB DISTRICT ULHASNAGAR-3 AND REGISTRATION DISTRICT THANE WITHIN THE LOCAL LIMITS OF AMBARNATH MUNICIPAL COUNCIL.

SCHEDULE IV

DETAILS OF CONSIDERATION

Particulars	Amount (Rupees)	Amount in words
Total Flat Value/ Consideration	Rs.25,39,000/-	Rupees Twenty Five Lakh Thirty Nine Thousand only
Token/Booking amount Received	Rs. 1,27,000/-	Rupees One Lakh Twenty Seven Thousand only
Balance Amount	Rs. 24,12,000/-	Rupees Twenty Four Lakhs Twelve Thousand only

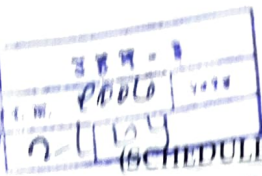
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**(SCHEDULE OF THE PAYMENT)
PAYMENT PLAN/SCHEDULE OF PAYMENT**

SCHEDULE OF PAYMENT		PERCENTAGE
1	Booking Amount before the execution of the Agreement for sale	10%
2	After Execution of Agreement	10%
3	Completion of Plinth	25%
4	Completion of 3 rd Slab	10%
5	Completion of 5 th Slab	10%
6	Completion of 7 th Slab	5%
7	Completion of all slabs	5%
8	Completion of BRICK WORK	5%
9	Completion of INTERNAL PLASTER	5%
10	Completion of external plumbing and external plaster, elevation, terraces with water proofing.	5%
11	Completion of lifts, water pumps, electrical fittings, electro, mechanical, entrance lobby, plinth protection, paving of areas, etc.	5%
12	At the time of handing over the Possession of the said flat	5%

THE ACCOUNT & BANK DETAILS OF THE PROMOTER/SELLER

Account Name	WALEKAR AND SONS DEVELOPERS
Account No.	919020062993512
Bank Name	AXIS BANK LTD.
Branch	AMBERNATH
IFSC Code	UTIB0000771

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S. B. Asawale

S. S. Asawale

PURCHASERS/ALLOTTEES

ANNEXURE "A"
MODERN AMENITIES FOR FLATS



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- RCC Structure with Beautiful Elevation and Top Class Construction
- Decorative main door with Brass/ S.S fittings
- Flush doors with good reputed quality hardware fittings
- Sand faced double coat cement plaster for external walls with semi acrylic pain
- Porceleno/ Vitrified Flooring (24x24) in all rooms
- P.O.P/ Gypsum in all rooms
- Acrylic Distemper paint in whole flat
- Granite Platform in Kitchen with Stainless Steel Sink (24x18)
- Granite door frames for W.C & bathrooms.
- Backlite & waterproof doors in W.C & bathrooms
- R.C.C Loft above kitchen, bath, W.C & toilets
- Kitchen platform tiles up to window level & full tiles in W.C, bath & toilets
- Concealed Plumbing & concealed wiring of good material (having ISI mark) with sufficient number of point
- Good standard quality sanitary fittings
- Hot & Cold water mixer fittings in bath & attached toilets.
- Western commode in attached toilets
- Modular switches provided in all rooms
- T.V and Internet points in Hall
- Electrical provision for A.C in master bed and children bed
- Provision of electrical point for washing machine
- Inverter wiring in all rooms
- Aluminum section with powder coating having plain black glass.
- Provision of Water storage tank
- Lift of reputed make

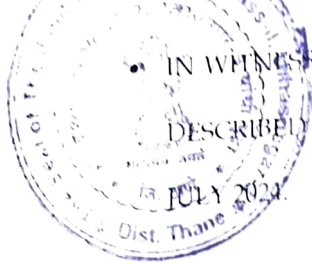
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PROMOTER/BUILDER/DEVELOPER

S.B. Asawale

S.S. Asawale

PURCHASERS/ALLOTTEES



IN WITNESS WHEREOF THE PARTIES HERETO HAVE THEREUNTO SET AND DESCRIBED THEIR RESPECTIVE HANDS AND SEAL THIS 24th DAY OF

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED DEVELOPER/PROMOTER/PARTY OF THE FIRST PART

Name	Photograph	Signature	L.H.T.
M/S. WALEKAR & SON'S DEVELOPERS, represented through its Partner/s MR. BHUSHAN ARVIND WALEKAR			

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER/ PARTY OF THE SECOND PART

MR. SANTOSH BHAGWAN ASAWALE &		S. B. Asawale	
MRS. SAVITA SANTOSH ASAWALE		S. S. Asawale	

WITNESSES:-

Name	Address	Signature
Bhagwan Asawale	Ambhermulla	
Sachin Asawale	Ambhermulla	

PROMOTER/BUILDER/DEVELOPER

S. B. Asawale
S. S. Asawale
PURCHASERS/ALLOTTEES



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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 :
P51700022517

Project: **WALEKAR HOMES**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO 40 HISSA NO 2C PLOT NO 3**
at **Ambarnath(M CI), Ambarnath, Thane, 421501**;

- Walekar & Son's Developers** having its registered office / principal place of business at Tehsil: **Ambarnath**, District: **Thane**, Pin: **421501**.
- 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 (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **30/09/2019** and ending with **28/08/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 23-11-2021 03:01:35

Dated: **30/09/2019**
Place: **Mumbai**

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

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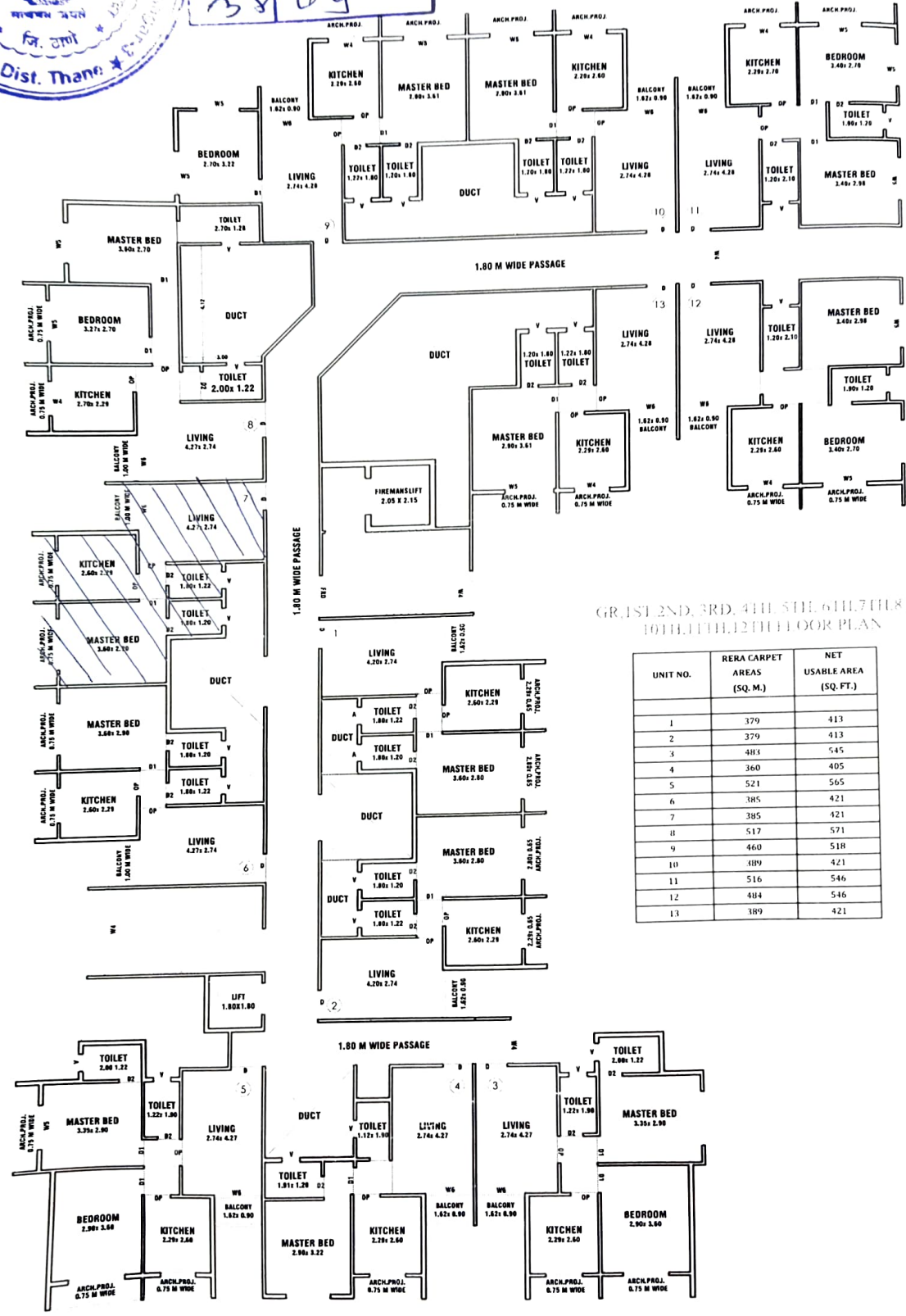
सहायक उपविभागाध्यक्ष
जिल्हा न्यायिक अधिकारी, तहसील थाने

पुनर्विभागीय सेवा विभागाच्या अधिकाऱ्याच्या
अधीनस्थ कार्यालय, तहसील थाने

A) AREA STATEMENT	SQ.MTS.
1. AREA OF PLOT	6000.00
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	-
B) AS PER MEASUREMENT SHEET	-
C) AS PER SITE	-
2. DEDUCTION FOR	-
A) PROPOSED D.P., D.P. ROAD WIDENING AREA	-
ANY D.P. RESERVATION	-
B) ANY D.P. RESERVATION AREA	-
TOTAL 2(A+B)	-
3. BALANCE AREA OF PLOT (1-2)	-
4. AMENITY SPACE (IF APPLICABLE)	6000.00
A) REQUIRED	-
B) ADJUSTMENT OF 2(B) IF ANY	-
C) BALANCE PROPOSED	-
5. NET PLOT AREA (3-4(C))	-
6. RECREATIONAL OPEN SPACE (IF APPLICABLE) (10%)	6000.00
A) REQUIRED	-
B) PROPOSED	600.00
7. INTERNAL ROAD AREA	500.00
8. PLOTABLE AREA (IF APPLICABLE)	-
9. BUILTUP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO. 5 X BASIC FSI) (6000 X 1.1)	-
10. ADDITION OF FSI ON PAYMENT OF PREMIUM (6000 X 23)	6600.00
A) MAXIMUM PERMISSIBLE PREMIUM F.S.I AS PER FRONT ROAD WIDTH	1380.00
B) PROPOSED	-
11. IN -SITU FSI / TDR LOADING	-
B) IN -SITU AREA AGAINST D.P. ROAD (2.0 X SR.NO.2(A) IF ANY, IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER A) [2.00 OR 1.65 X SR.NO. 4(B) AND/OR (C)]	-
B) TDR AREA - TO BE PURCHASED = 1984.00 SQ.MTS. (6000 X .70)	-
TOTAL IN-SITU /TDR LOADING PROPOSED (11(A+B+C))	4200.00
12. REDEVELOPMENT	-
13. ADDITIONAL FSI AREA UNDER CHAPTER NO.7	-
14. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	-
9+10(B)+11(D)) OR 12 WHICHEVER IS APPLICABLE (PERMI.-EX. (12300.00-3543.58)	12180.00
ANCILLARY AREA FSI UPTO 80% OR 80% WITH PAYMENT OF CHARGE	8636.42
TOTAL ENTITLEMENT (A+B)	5181.85
15. MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.8 OR 1.8)	17361.85
16. TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA SR.NO. 17(B))	-
EXISTING BUILT-UP AREA	-
PROPOSED BUILT-UP (AS PER Y-LINE)	3543.58
TOTAL (A+B)	13803.10
17. F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE.)	17346.68
18. AREA FOR INCLUSIVE HOUSING, IF ANY	-
REQUIRED (20% OF SR. NO. 5)	-
PROPOSED	-
E SCHEDULE FOR DOORS	-



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GR. 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH, 13TH FLOOR PLAN

UNIT NO.	RERA CARPET AREAS (SQ. M.)	NET USABLE AREA (SQ. FT.)
1	379	413
2	379	413
3	484	545
4	360	405
5	521	565
6	385	421
7	385	421
8	517	571
9	460	518
10	489	421
11	516	546
12	484	546
13	389	421

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S.B. Asawale
 S.S. Asawale



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अंबरनाथ नगरपरिषद, अंबरनाथ
Dist. Thane

वेबसाईट: www.ambarmathcouncil.net, E-mail: chief@ambarmathcouncil.net
Phone No: 0251-2682453 / 18092431106

अपॉडिक्स डी - २

जावक क्र. अनप/नरवि/वां.प./२०२१-२२/७८८/२०८/८४

दिनांक: ०६/१०/२०२१

प्रति,
श्री.कुरुमुर्ती नारायण व इतर यांचे कु.मु.प.धा.मे.सी.आर.पनवेलकर असो.तर्फे
श्री.सी.आर.पनवेलकर यांचे कु.मु.प.धा.मे.वाळेकर अॅण्ड सन्स डेव्हलपर्स तर्फे
भागीदार श्री.भूषण अरविंद वाळेकर,
द्वारा मे.धारात अॅण्ड मॅथ्यू असो. अभियंता. अंबरनाथ.



- विषय : महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च कलम ४५.
स.नं. ४०/२सी, प्लॉट नं. ३ मोजे : कोहाज खुंटवली, ता. अंबरनाथ, येथे अंतर्गत सुधारीत बांधकाम
करण्याच्या मंजूरी बाबत.
- संदर्भ : १. आपला दि. ३१/०५/२०२१ चा मे.धारात अॅण्ड मॅथ्यू असो. अभियंता यांचे मार्फत सादर केलेला अर्ज क्र.
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२. यापूर्वी या कार्यालयाने जा.क्र.अनप/नरवि/रेखां/१८-११/१०१५/८८२०/५१ दि.१६/११/२०१८ अन्वये
रेखांकनास मंजूरी दिलेली आहे.
३. यापूर्वी या कार्यालयाने जा.क्र.अनप/नरवि/वां.प./२०१९-२०/५२५/८९४६/३५ दि.३०/०७/२०१९ अन्वये दिलेली
बांधकाम परवानगी.

वरील संदर्भाधीन अज्ञान्ये विषयांकित स.नं. ४०/२सी, प्लॉट नं. ३ मोजे कोहाज खुंटवली, ता. अंबरनाथ, मध्ये
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४८ व महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९
अन्वये सुधारीत बांधकाम परवानगी करिता अर्ज या कार्यालयाम प्राप्त झाला आहे. सदर जागा अंबरनाथ शहराच्या मंजूर
विकास योजने प्रमाण रहिवास विभागात समाविष्ट आहे. सदरच्या भूखंडास संदर्भ क्र.०२ अन्वये रेखांकन मंजूरी दिलेली
असून, भूखंडास मंजूर अधिन्यामातील १८.०० मी. रुंदीचा रस्ता प्रस्तावित असून, ६.०० मी. रुंदीचा अस्तित्वातील पोहोच
रस्ता उपलब्ध आहे. या जागेवर संदर्भिय पत्र क्र.०३ अन्वये विन्डोंग टाईप अ- लोअर तळमजला + तळमजला + दहा मजले,
विन्डोंग टाईप बी- तळमजला पे. + स्टिप्ट पे. + दहा मजले, रहिवास वापरा करिता परवानगी दिलेली आहे. आता एकत्रिकृत विकास
नियंत्रण व प्रोत्साहन नियमावलीनुसार विकासकान विन्डोंग टाईप अ- लोअर तळमजला + तळमजला + बारा मजले, टाईप बी-
(अस्तित्वातील तळमजला पे. + स्टिप्ट पे. + सहा मजले, पूर्व मंजूरी नुसार) सात ते बारा मजले, रहिवास वापराकरिता सुधारीत
बांधकाम प्रस्तावित केलेले आहे. प्रकरणी पूर्वी मंजूरी दिल्याप्रमाणे भूखंडाच्या सीमांकनास, मालकी हक्कास, रस्त्याच्या
स्थितीतस व पार्किंग क्षेत्राच्या अधीन राहून सुधारीत परवानगी विचारात घेण्यात येत आहे.

संबंध, विषयांकित प्रकरणातील ६०००.०० चौ.मी.भूखंडामध्ये एकत्रिकृत विकास नियंत्रण व प्रोत्साहन
नियमावलीच्या तरतुदीनुसार ३८००.०० चौ.मी. प्रिमियम क्षेत्र, ४२००.०० चौ.मी.ट.डा.आर.क्षेत्र व ५१८१.८५
चौ.मी.अॅनासिलरी क्षेत्रसह एकूण अज्ञेय क्षेत्र १७३६२.८५ चौ.मी. पेकी (पूर्व मंजूरी प्रमाणे ११८७६.६६ चौ.मी.,
अस्तित्वातील तळमजला पे. + स्टिप्ट पे. + सहा मजल्याच एकूण क्षेत्र ३५४३.५८ चौ.मी.) १७३४६.६८ चौ.मी. बांधकाम
क्षेत्र प्रस्तावित करून बांधकाम करण्यासाठी केलेल्या दि.३१/०५/२०२१ च्या अर्जास अनुसरून पुढील शर्तीस अधीन राहून
तुमच्या मालकीच्या जागेत, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ अन्वये विन्डोंग टाईप अ- लोअर
तळमजला + तळमजला + बारा मजले, टाईप बी - (अस्तित्वातील तळमजला पे. + स्टिप्ट पे. + सहा मजले, पूर्व मंजूरी नुसार)
प्रस्तावित सात ते बारा मजले, रहिवास वापराकरिता व फ्लब हाऊस/फ्लेनेस सेटर/ड्रायव्हरस रुम वाड फितीच्या इमारतीच्या
बांधकामबाबत सुधारीत बांधकाम परवानगी प्रारंभ प्रमाणपत्र देण्यात येत आहे.

: अटी :

१. महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम १५१(३) नुसार मुंबई महानगर प्रदेश विकास प्राधिकरणाने प्रदान केलेल्या विकास नियंत्रण व जॉमन वापर या बाबतचे अधिकाराम अधीन राहून ही परवानगी देण्यात येत आहे.
२. नकाशात दाखविल्याप्रमाणे नियोजित इमारतीचा वापर निवासी वापरासाठी करावा व बांधकाम मंजूर नकाशाप्रमाणे असावा.
३. महसूल व वन विभाग, महाराष्ट्र शासन, यांचेकडाले बिनशर्तीबाबत दि.५ जानेवारी २०१७ चे अध्यादेश क्र.२ मधील लागू असलेल्या आदेशांचे पालन करणे आपणांवर बंधनकारक राहिले.



उह न - ३
क्र. क्र. १००६
३५/६५

- महाराष्ट्र नकाशावर देशीवत्याप्रमाणे नियोजित बांधकामापासून पुढील, मागेल व बाजूची सामासिक अंतरे प्रत्यक्ष जागेवर असली पाहिजेत व त्याखालील जागा कायम खुली ठेवावी. या सामासिक अंतरात सेंटिक टॅक चे अन्वय करावयाचे झाल्यास, सदर सेंटिक टॅक चा स्लेब सभोवतालच्या फ्लोरोगशी एकपातळी असावा जेणेकरून घाहतूक व्यवस्थेला बाधा होणार नाही. कोणत्याही बांधकामामुळे तळमजल्याची सामासिक अंतरे कमी होणार नाहीत याची दक्षता घ्यावी.
- सदर परवानगी कोर्टकड-१९ विभागाच्या प्रतिबंधात्मक उपाययोजना सदरभात राज्य शासनाच्या दि.१७/०४/२०२०, २०/०४/२०२०, ०२/०५/२०२०, ०३/०५/२०२० आणि १९/०५/२०२० आणि या अधिसूचनांच्या अनुषंगाने मा.जिल्हाधिकारी,ठाणे यांनी आता पर्यंत वेळोवेळी जारी केलेल्या मार्गदर्शक निर्देशांना अनुसरून देण्यात येत आहे. यापुढे शासनाच्या कोर्टकड -१९ बाबतच्या धोरणात बदल झाल्यास त्यानुसार पारित होणारे सर्व निर्देश या परवानगीच्या अमलबजावणीस लागू असतील. शासनाच्या अथवा जिल्हाधिकारी यांच्या कोणत्याही निर्देशाने बांधकाम बंद करण्याचे निर्देश पारित झाल्यास बांधकाम बंद केली जाण्याची तारीख आणि शासन बांधकाम सुरु करण्यास जो आदेश देईल, त्या आदेशाची तारीख या मधील कालावधी हा बांधकाम पूर्ण करण्याच्या कालमर्यादेबाबतच्या अटी विचारात घेतला जाणार नाही. याबाबत कुठलाही न्यायालयीन विवाद विकासकाने भविष्यात उपलब्ध करू नये असे केल्यास सदर परवानगी तात्काळ रद्द केली जाईल.
 - सेटबॅक नियमांच्या अमलबजावणीसाठी मोकळी केलेली / सोडण्यात आलेली जागा ही सार्वजनिक रस्त्याचा भाग समजण्यात येईल.
 - ही बांधकाम परवानगी / प्रारंभ प्रमाणपत्र दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल, नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्षे करता येईल. वेध मुदतीत किमान प्लॅथि लेव्हलपर्यंत पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात असलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल.
 - बांधकाम सुरु करण्यापूर्वी नगर भूमिपत्र अधिकाारी भूमी अधिपत्तख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदकड सादर केल्यानंतर बांधकाम सुरु करावे.
 - मंजूर नकाशाबाबत जागेवर प्रारंभ प्रमाण पत्राचा क्रमांक /दिनांक आणि इतर माहिती लिहून फलक लावावा.
 - भूखंडाच क्षेत्रफळात व हद्दीमध्ये फरक आढळल्यास सुधारीत परवानगी घेणे बंधनकारक राहिल. तसेच प्रकरणी प्रस्तावासंबत आपण सादर केलेल्या कागदपत्रांवरून जागेची मालकी निश्चित केलेली आहे. त्यामुळे जागेच्या मालकी हक्काबाबत / वहीवाटीबाबत वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासकर्ता / कु.मु.प धारक /जमिन मालक यांची राहिल.
 - कुलमुखत्यार पत्र धारक / भाडेकरू /गाळेधारक /मुळ मालक यांच्यात काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी वारसुशिल्पकार / विकासकर्ता यांचेवर राहिल.
 - कुळ कायद्यांची जमिन असल्यास टेनन्सी अंक्ट कलम ४३ प्रमाणे मा.जिल्हाधिकारी,ठाणे यांची मंजूरी घेतल्याशिवाय बांधकाम करू नये.
 - प्रस्तावा सोबत सादर केलेले ७/१२ उतारे, फेरफार उतारे, मोजणी नकाशा, कुळमुखत्यार पत्राच्या आधारे सदरहू बांधकाम परवानगी देण्यात आलेली असून ती बनावट किंवा दिशाभूल करणारी आढळून आल्यास ही बांधकाम परवानगी मंफुट्यात येईल.
 - बांधकाम सुरु करण्यापूर्वी इमारतीच्या पाया उखननासाठी आवश्यक असलेल्या गोण खनिजाचे स्वामीत्वधन जिल्हाधिकारी कार्यालयात भरणे आवश्यक असल्यास तसा दाखला सादर करणे आवश्यक आहे.
 - जागत जुने भाडेकरू असल्यास त्याच्या बाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याच निवारण मालकाने करणे आवश्यक राहिल व त्याबाबतीत नगरपरिषद जबाबदार राहणार नाही.
 - मंजूर नकाशानुसार बांधकाम न करणे तसेच प्रचलित विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम / वापर करणे महाराष्ट्र प्रादेशिक व नगररचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुन्हा आहे. त्यामुळे मंजूर बांधकाम परवानगीच्या विपरीत बांधकाम करण्यापूर्वी अथवा मंजूर परवानगीच्या अनुषंगाने बांधकामात फेरफार करण्यापूर्वी सुधारीत बांधकाम परवानगी घेणे आवश्यक राहिल.
 - बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करावे. जात्यापर्यंत बांधकाम झाल्यानंतर मंजूर नकाशाप्रमाणे बांधकाम केल्याबाबतचे वारसुशिल्पकाराच प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे त्यानंतरच पुढील बांधकाम सुरु करावे.
 - बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे व ही परवानगी आपल्या मालकीच्या कब्जातील जमिनी व्यतिरिक्त इतर जमिनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.



उ ह न - १	
द. क्र.	२०१४
36	69

१९. विषयाधीन जागवरील बांधकाम करताना आय एम १३३ च्या अटीप्रमाणे बांधकाम घटकांचे नियोजन अहताप्राप्त नोंदणीकृत स्ट्रक्चरल इंजिनियर यांच्या मार्गदर्शनावर आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जेदारी निवेदनमात्रा यांचेवर बंधनकारक राहिल. इमारतीच्या बांधकाम सुरक्षिततेची (Structural Safety) जबाबदारी सर्वस्वी आपल्या स्थापत्य विशारद / स्ट्रक्चरल इंजिनियर यांचेवर राहिल.
२०. सांडपाण्याचे व पागाळ्याचे पाणी नगरपरिषदेच्या गटारोस स्वखर्चाने नगरपरिषद अभियंता यांचे पसंतीप्रमाणे सोडावे लागेल सांडपाण्याच्या बाबतीत आरोग्य खात्याचे प्रमाणपत्र असल्याशिवाय वापर परवाना देण्यात येणार नाही.
२१. सदर प्रकल्पातील घनकचऱ्याची विल्हेवाट सुरक्षितपणे लावण्यासाठी योग्य ती व्यवस्था विकासकांनी / सहकारी गृहनिर्माण संस्थेने स्वतःच्या जबाबदारीवर करणे आवश्यक राहिल. घनकचरा व्यवस्थापनासाठी ओला कचरा / सुका कचरा स्वतंत्रपणे ठेवण्याची, त्याचा साठा व प्रक्रीया करण्याची व त्याकरीता संयंत्र उभारण्याची जबाबदारी विकासकाची सहकारी गृहनिर्माण संस्थेची राहिल.
२२. नवीन इमारतीस मंजूर नकाशा प्रमाणे सौप्यक टेक पाहिजे व मलिनःस्मारण नॉलका भाविय फाळत जवळच्या मलिनःस्मारण नॉलकेंस स्वखर्चाने नगरपाषधः अभियंता यांचे परवानगाने जाडण आवश्यक राहिल.
२३. उक्त जमिनोवर विकास करताना जागवरील भूपृष्ठ रचनेत अनावश्यक बदल करू नये व सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय वळवू अथवा बंद करू नये.
२४. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम नगरपरिषदेच्या सौयीप्रमाणे व प्रभाव्यतेप्रमाणे केले जाईल तसा रस्ता होईपावेतो इमारकतोकडे जाण्यायेण्याच्या मार्गांचे जबाबदारी संपूर्णपणे आपलेकडे राहिल.
२५. जागा जमिन कमाल धारणा अधीनयम १९७६ मधील तरतुदी प्रमाणे जागा वाधोत होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
२६. जागेतून किवा जागे जवळून अतिदाब विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधित खात्याकडून ना हरकत दाखला घेतला पाहिजे. तसेच अशा विद्युतवाहिनीपासून सुरक्षित अंतर ठेवले जाईल याची खबरदारी घेण्याची जबाबदारी विकासकाची राहिल.
२७. जागा महामार्ग किवा रेल्वे मार्गास मन्मुख लागून किवा जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापूर्वी ना हरकत दाखला घेतला पाहिजे.
२८. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागत कमीत कमी १) अशाक. २) गुलमाहर. ३) निलगारी, ४) करंज. ५) आंबा, इ पैकी एकूण दहा झाडे लावून त्यांची जापसना केली पाहिजे तसेच सध्या अस्तित्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.
२९. ५०० चौ.मी. वरील भूखंडास नैसर्गिक पावसाळी पाण्याचा पुनर्वापर करणेसाठी रेन वॉटर हार्वेस्टिंग (Rain water harvesting) ची यंत्रणा उभारण्यात यावी. तसेच रूप टॉपचे पावसाळी पाणी जमिनीमध्ये जिरल अशा पध्दतीने खड्डा घेवून पाईप व्यवस्था करणेत यावी. जणकरून पावसाचे पाणी वाहून वाया जाणार नाही व ते जमिनीमध्ये मुरेल. बांधकाम पूर्णतेचा दाखला सादर करतवेळी सदर योजना राबविल्या बाबत त्याचे फोटो व ज्या अधिकारी (एजन्सी) मार्फत ही योजना तयार करण्यात आली आहे. त्यांचेकडील, योजना सुस्थितीत असले बाबत प्रमाणपत्र जोडावे त्याशिवाय बांधकाम भोगवटा प्रमाणपत्र देण्यात येणार नाही याची नोंद घ्यावी. सदर यंत्रणा भविष्यात निष्क्रीय किंवा निकामी झाल्यास, इमारतीच्या प्रत्येक १०० चौ.मी. बांधकाम क्षेत्रासाठी रु.१०००/- प्रतीवर्ष दंड हांडू शकता.
३०. इमारतीसाठी वर्माविली जाणारी लिफ्ट हि ISI मार्के असलेली दर्जेदार व नामांकित कंपनीची असावी. लिफ्टच्या सुरक्षिततेच्या संदर्भात संबंधित सक्षम अधिकार्याची मान्यता घ्यावी. तसेच तिची भविष्यात वेळोवेळी सुरक्षिततेच्या दृष्टीने तपासणी करण्यात यावी. तसेच लिफ्ट ला पॉवर बँक अप असावा.
३१. सदर इमारत बांधकामामुळे काही वृक्ष बाधोत होत असल्यास वृक्ष अधिकारी यांची विहोत पध्दतीने परवाना प्राप्त करून त्यांचे आदेशप्रमाणे वृक्षतोडीनंतर इमारत बांधकाम हाती घेण्याची कार्यवाही करावी.
३२. बांधकाम साहित्यात फ्लाय अंश विटा व फ्लाय अंश आधारीत साहित्याचा वापर करण्यासाठी केंद्र शासनाच्या नियमांची अंमलबजावणी करणे बंधनकारक राहिल. याबाबत वास्तुविशारदाचे प्रमाणपत्र सादर न केल्यास इमारतीस भोगवटा प्रमाणपत्र दिले जाणार नाही.
३३. बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्याकरीता नगरपरिषदेवर जबाबदारी राहणार नाही किवा पिण्याच्या पाण्यासाठी नगरपरिषद हमी घेणार नाही. तसेच बांधकाम करण्यासाठी पिण्याचे पाणी अजिबात वापरू नये.
३४. बांधकाम पूर्णतेचा दाखला / वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये. त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पूर्ण झाले आहे त्याचा नकाशा वास्तुशिल्पकार व स्थापत्य विशारद यांच्या मार्फत विकास नियंत्रण नियमावलीतील अर्पेडिक्स-जी मध्ये आवेदकाने पूर्ण झालेल्या बांधकामाच्या पाच प्रतीसह व इतर आवश्यक कागदपत्रांसह सादर करण्यात यावा. वापर प्रमाणपत्राशिवाय इमारतीचा वापर सुरू केल्यास संपूर्ण इमारत अनधिकृत ठरविली जाईल.



उपक्रम - ३
द. क्र. १००६ २०२४
२१७५

- बोधकांम मटेरीयल रस्त्यावर टाकावयाचे झाल्यास बांधकाम खात्याची परवानगी घेणे आवश्यक राहिले.
व्यवस्था नियमाप्रमाणे लागणारी रक्कम (व दंड झाल्यास त्या रकमेसहीत) भरावी लागेल. बांधकामाच्या वेळी निरुपयोगी माल (मटेरीयल) नगरपरिषद सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकला पाहिजे.
३६. भोगवटा प्रमाणपत्रासाठी अर्ज करण्यापूर्वी मा.संचालक, अग्निशमन सेवा, महाराष्ट्र राज्य यांचा ना हरकत दाखला घेणे आपणांवर बंधनकारक राहिले. तसेच प्रत्येक मजला व प्रत्येक विंग मध्ये फायर **एक्स्टिंग्विशर** बसवावे.
३७. स्टोल्टची कमात उंची नियमानुसार असावी व ती चाहूबाजुने खुली असावी व ती कोणत्याही परिस्थितीत बंदीस्त करू नये.
३८. शासन निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणाकरी उपकर अधिनियम १९९६ अंतर्गत इमारत बांधकामाच्या मुल्यावर १% उपकर नगरपरिषदेमार्फत भरणे आपणांस बंधनकारक आहे. अन्यथा दिलेली परवानगी रद्द समजण्यात येईल.
३९. बांधकाम नकाशात खिडकीबाहेर /वाल्कनी लगत दाखविलेले आर्किटेक्चरल प्राजक्शन / कॉर्निस / इलेव्हेशनल प्रोजेक्शन हे कोणत्याही परिस्थितीत रेलिंग किंवा पॅरापेट वॉल ने बंदीस्त करू नये अथवा वापरात आणण्यायोग्य करू नये. अन्यथा भोगवटा प्रमाणपत्र दिले जाणार नाही व सदरचे क्षेत्र बांधकाम क्षेत्रात गणले जाईल.
४०. सदर जागेत माथेरान इको सॅसेटिव्ह तसेच महाराष्ट्र खाजगी वने (संपादन) अधिनियम १९७५ चे कलम २२ अ व ६ च्या तरतुदी लागू झाल्यास सदरची बांधकाम परवानगी रद्द समजण्यात येईल.
४१. स्टॅप पेपरवर स्टॅप नं., दि. / / रोजी बंधपत्र लिहून दिल्याप्रमाणे मूळ जॉर्निंग मालकास ते बंधनकारक राहिले. त्यास नगरपालिका जबाबदार राहणार नाही.
४२. कामगार विभागाने निर्गमित केलेल्या नियम / परिपत्रक/प्रचलित आदेश यांची जॉर्निंग मालक /विकासक यांनी पुर्तता करणे बंधनकारक राहिले. बांधकाम करताना कामगारांच्या व लगतच्या वहीवाटदारांच्या सुरक्षिततेची पूर्ण जबाबदारी संबंधित विकासक यांची राहिले.
४३. सांडपाण्यावर प्रक्रिया करून व शुद्धीकरण करून पाण्याचा पुनर्वापर प्रकल्प करणे बंधनकारक राहिले.
४४. जलतरण तलाव निर्माण केला जात असेल किंवा भावघ्यात निर्माण केल्यास प्रशिक्षित जीवर रक्षक नेमणे बंधनकारक राहिले.
४५. गटाराचे व पावसाच्या पाण्याचा निचरा हाणकरिता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावेत व भूखंडासमोरील रस्ता पक्क्या स्वरूपात गटारासह तयार केल्याखेरीज वापर परवाना मिळणार नाही.
४६. इमारतीच्या टॉलेटमध्ये लो वॉल्यूम फ्लॅश सिस्टमचा वापर करण्यात यावा.
४७. इमारतीचे बांधकाम करण्याचे कामगारांसाठी स्वच्छतागृहाची (Toilet) व्यवस्था करण्याची जबाबदारी विकासकांची राहिले. कामगारांनी आजूबाजूचा परिसर अग्वच्छ केल्यास, इमारतीच्या बांधकामाविरुद्ध कार्यवाही करण्याची अधिकार नगरपरिषदेस असतील.
४८. सदनाकांची विक्री महा रेंगा कायद्यानुसार कार्पेट क्षेत्रावर करण्यात यावी.
४९. आजूबाजूच्या भूभागांचे सुविधाधिकार वाधिल होऊ नयेत.
५०. संचालक, महाराष्ट्र अग्निशमन सेवा यांचे जा.क्र. MFS/51/2021/394 Dt.04/09/2021 रोजीचे सुधारित तात्पुरत्या ना हरकत दाखल्यातील अटी व शर्तीचे पालन करणे विकासक / वास्तुविशाद यांचेवर बंधनकारक राहिले.

सहाय्यक नगर रचनाकार
अंबरनाथ नगरपरिषद, अंबरनाथ



मुख्य अधिकारी तथा नियोजन प्राधिकारी
अंबरनाथ नगरपरिषद, अंबरनाथ

प्रत : मा.तहसिलदार, अंबरनाथ यांना महाराष्ट्र शासन राजपत्र, महसूल व वन विभाग दिनांक ५ जानेवारी, २०१७
नुसार कार्यवाही कराता.



MA

Varma Associates
Advocates & Legal Advisors



FORMAT-A
(Circular N. 28/2021)

To,
MAHARERA
Mumbai, Maharashtra

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to Non-Agricultural Land bearing Survey no. 40, Hissa No.2 C, having corresponding CTS No. 81, land area admeasuring 60 Gunthas or 6000 square meters, lying, being and situated at Village-Kohoj Khuntavali, Taluka-Ambarnath, in the Registration Sub District Ulhasnagar-3 and Registration District Thane within the local limits of Ambarnath Municipal Council (hereinafter referred to as the said Land/Property)

I/We, the undersigned, at the request of M/S. WALEKAR & SON'S DEVELOPERS, a Partnership firm, represented through its Partner/s Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, Mr. Nikhil Arvind Walekar, have investigated the Title to the immovable property described herein below and the particulars of which are as follows:-

1. **DESCRIPTION OF PROPERTY**

All that piece and parcel of Non-Agricultural Land bearing Survey no. 40, Hissa No.2 C, having corresponding CTS No. 81, land area admeasuring 60 Gunthas or 6000 square meters, lying, being and situated at Village-Kohoj Khuntavali, Taluka-Ambarnath, in the Registration Sub-District Ulhasnagar-3 and Registration District Thane within the local limits of Ambarnath Municipal Council

2. **DOCUMENTS OF THE ALLOTMENT OF LAND**

- a) Copies of 7/12 Extract dated 31-01-2018
- b) Mutation entry No. 1565, 2468, 2554.
- c) Copy of ULC Order vide no ULC/U/LN//6(1) SR-47, dated 15/06/1983.
- d) Copy of Conveyance Deed dated 23rd August, 1991 executed between Smt. Saraswati Babu Kote & Others, as 'Land Owner/Seller/Vendor' and Mr. Laxman Devadiga & Others as 'Land Purchaser' registered

Plot No. 551, Khor Section, Shiv Mandir Road, Ambarnath (E), Dist. Thane. PIN-421 501.
Telephone: 0956786889/0709767600/09323511135/0976634679 E-mail-svrmaassociates@gmail.com

- before the Office of Sub-Registrar of Assurance at Ulhasnagar, bearing Document No. 5019/1991.
- e) Copy of Sale Permission dated 22/06/1992 issued by Sub Divisional Officer, Ulhasnagar bearing no NNC/Sp/SR-46/92.
- f) Copy of Development Agreement dated 31-05-2008 executed between Mr. Laxman Devadiga & Others as 'Land Owner' and M/s. V R Panvelkar Associates represented through its Proprietor Mr. Vishwanath Ramchandra Panvelkar as 'Developer' duly registered before the Sub-Registrar of Assurances at Ulhasnagar vide a Deed of Confirmation dated 30-01-2009 bearing registration number 1417/2010 dated 25-03-2010.
- g) Copy of Power of Attorney dated 31-05-2008 executed between Mr. Laxman Devadiga & others as 'Land Owner' in favour of M/s. V R Panvelkar Associates represented through its Proprietor Mr. Vishwanath Ramchandra Panvelkar as 'Developer', duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar, vide a Deed of Confirmation dated 25th March, 2010, bearing Document No. 1418/2010.
- h) Copy of Deed of Assignment of the Development Rights dated 24-06-2019 executed between M/s. V R Panvelkar Associates represented through its Proprietor Shri. Vishwanath Ramchandra Panvelkar as "THE FIRST DEVELOPER/ASSIGNOR" in favour of M/s. Walekar & Son's Developers, a Partnership firm, represented through its Partner/s Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, Mr. Nikhil Arvind Walekar as THE ASSIGNEE/BUILDER /DEVELOPER and Mr. Ramchandra B. Parab and 11 others represented through their Constituted Attorney Shri. Vishwanath Ramchandra Panvelkar of M/s. V R Panvelkar Associates, as "THE LAND OWNERS/CONFIRMING PARTY", agreement duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar-3, bearing registration No. 7998/2019 dated 24-06-2019.
- i) Copy of Power of Attorney dated 24-06-2019 executed between M/s. V R Panvelkar Associates represented through its Proprietor Shri. Vishwanath Ramchandra Panvelkar as "THE FIRST DEVELOPER/ASSIGNOR" in favour of M/s. Walekar & Son's Developers, a Partnership firm, represented through its Partner/s Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, Mr. Nikhil Arvind Walekar as THE ASSIGNEE/BUILDER/DEVELOPER and Mr.

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Ramchandra B. Parab and 11 others represented through their Constituted Attorney Shri. Vishwanath Ramchandra Panvelkar of M/s. V R Panvelkar Associates, as "THE LAND OWNERS/CONFIRMING PARTY", duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar-3, bearing registration No. 7999/2019 dated 24-06-2019.

- j) Copy of Building Permission/ Commencement Certificate granted by the Ambernath Municipal Council bearing No. ANP/NRV/BP/2019-20/525/8946/35, dated 30/07/2019 and further revised Building Permission/ Commencement Certificate granted by the Ambernath Municipal Council bearing No. ANP/NRV/BP/2021-22/789/9208/84, dated 06/10/2021
 - k) Search Report generated by Mr. Sandeep Baraskar (Clerk & Searcher) of M/s. Varma Associates.
3. On the perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I/We am/are of the opinion that the title of **M/S. WALEKAR & SON'S DEVELOPERS**, a Partnership firm, represented through its Partner/s **Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, Mr. Nikhil Arvind Walekar**, is valid, clear, marketable, and without any encumbrances.

Owners of the Land:- Mr. Laxman Devadiga & Others

- 4. The report reflecting the flow of the title of the Land owner and the promoter **M/S. WALEKAR & SON'S DEVELOPERS**, a Partnership firm, represented through its Partner/s **Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, Mr. Nikhil Arvind Walekar** on the said land is enclosed herewith as annexure.

Place: Ambernath
DATE: 25-10-2021

For, M/S. VARMA ASSOCIATES
S.V.
ADV. SWAPNIL VARMA
Reg. No. MAH 3830/2001



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ANNEXURE

FLOW OF TITLE OF THE SAID PLOT/LAND/PROPERTY

- a) After the perusal of the documents and the Mutation Entry No. 1530 dated 23-11-1990 placed before us it appears that (1) Smt. Saraswati Babu Kotte; (2) Mr. Ganesh Babu Kotte; (3) Mr. Bai Babu Kotte, (4) Mr. Janardhan Babu Kotte (hereinafter referred to as the said "previous owners") were mutated in the records of the rights maintained by the revenue department and thereafter their names were reflected in the 7/12 extract with respect to the land admeasuring 6000 square meters lying and situate in Survey no. 40, Hissa No.2 C, having corresponding CTS No. 81, Village-Kohoj Khuntavali, Taluka-Ambarnath, in the Registration Sub District Ulhasnagar-3 and Registration District Thane within the local limits of Ambarnath Municipal Council, hereinafter for the sake of brevity referred to as the "said Land/property".
- b) Further it appears that earlier the above said land/property was retained and devolved upon the Kote family vide ULC Order dated 15-06-1983.
- c) Thereafter it appears that the above said earlier owners sold the said property in favour of 1) Mr. Laxman Devadiga, 2) Mrs. Girija Devadiga, 3) Mr. Ravindra Shankar Shetty, 4) Mr. Kurmurthy Narayan, 5) Kum. Geeta V. Devadiga, 6) Mr. Ramachandra B. Parab, 7) Mr. Bharat Mohandas Pujari, 8) Mr. Mahabala Dooja Sherigar, 9) Mr. B. Kurmanna, 10) Mr. Mukhnath A. Sharma, 11) Mr. Shushil R. Parab, 12) Mr. Narayana Seena Shetty (hereinafter referred to as the present owners) vide appropriate Conveyance Deed dated 23-08-1991, duly registered before the Sub-Registrar of Assurances at Ulhasnagar, bearing registration number 5019/1991 dated 12-09-1991.
- d) Thereafter appropriate Sale Permission dated 22-06-1992 were granted by the Office of the Sub-Divisional Officer, Ulhasnagar, with respect to the above said land/property and accordingly the name of Mr. Laxman Devadiga & Others (the present owners) were mutated in the records of right vide Mutation Entry No. 1565, dated 30-09-1992 and at present the name of Mr. Laxman Devadiga & Others are reflected as the present owners in the 7/12 extract.
- e) Thereafter it appears that the said present owners entrusted their development rights with respect to the said property to M/s. V R Panvelkar Associates represented through its Proprietor Mr. Vishwanath Ramchandra Panvelkar (hereinafter for the sake of brevity shall be referred to as the said "earlier developer") vide a Development Agreement dated 31-05-2008 which is duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3 vide a Deed of Confirmation dated 25-03-2010 bearing registration number 01417/2010 dated 25-03-2010 along with the ancillary Power of Attorney dated 31-05-2008 executed between Mr. Laxman Devadiga & others as 'Land Owner' in favour of

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- M/s. V R Panvelkar Associates represented through its Proprietor Mr. Vishwanath Ramchandra Panvelkar as 'Developer' which is duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar-3, vide a Deed of Confirmation dated 25th March, 2010, bearing Document No. 01418/2010 dated 25-03-2010.
- f) Thereafter it appears that the above said *earlier developer* assigned their development rights in favour of M/s. Walekar & Son's Developers vide a Deed of Assignment of the Development Rights dated 24-06-2019 executed between M/s. V R Panvelkar Associates represented through its Proprietor Shri. Vishwanath Ramchandra Panvelkar as "THE FIRST DEVELOPER/ASSIGNOR" in favour of M/s. Walekar & Son's Developers, a Partnership firm, represented through its Partner/s Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, Mr. Nikhil Arvind Walekar as THE ASSIGNEE/BUILDER/DEVELOPER and Mr. Ramchandra B. Parab and 11 others represented through their Constituted Attorney Shri. Vishwanath Ramchandra Panvelkar of M/s. V R Panvelkar Associates, as "THE LAND OWNERS /CONFIRMING PARTY", agreement duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar-3, bearing registration No. 7998/2019 dated 24-06-2019.
- g) Further it appears that the said earlier developer also executed necessary Power of Attorney dated 24-06-2019 executed between M/s. V R Panvelkar Associates represented through its Proprietor Shri. Vishwanath Ramchandra Panvelkar as "THE FIRST DEVELOPER/ASSIGNOR" in favour of M/s. Walekar & Son's Developers, a Partnership firm, represented through its Partner/s Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, Mr. Nikhil Arvind Walekar as THE ASSIGNEE/BUILDER/DEVELOPER and Mr. Ramchandra B. Parab and 11 others represented through their Constituted Attorney Shri. Vishwanath Ramchandra Panvelkar of M/s. V R Panvelkar Associates, as "THE LAND OWNERS /CONFIRMING PARTY", duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar-3, bearing registration No. 7999/2019 dated 24-06-2019.
- h) Further it appears that appropriate Building Permission/ Commencement Certificate has been granted by the Ambernath Municipal Council bearing No. ANP/NRV/BP/2019-20/525/8946/35, dated 30/07/2019 and further revised Building Permission/ Commencement Certificate has been granted by the Ambernath Municipal Council bearing No. ANP/NRV/BP/2021-22/789/9208/84, dated 06/10/2021 in favour of M/s. Walekar & Son's Developers.

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- i) Therefore in view of said development agreement as well as the power of Attorney granted by the said land/plot owner of the said land/property, M/s. **Walekar & Son's Developers, a Partnership firm, represented through its Partner/s Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, Mr. Nikhil Arvind Walekar** are thus seized and possessed of and well and sufficiently entitled to construct and develop and or deal with the said property.
- ii) We have perused the Search Report generated by Mr. Sandeep Baraskar (Clerk & Searcher) of M/s. Varma Associates, and it does not show any adverse entry with respect to the said property/land in the available Index II register kept at the Office of the Sub-Registrar, Sub-Registration District Ulhasnagar.

Place: Ambarnath
DATE: 25-10-2021

For, M/S. VARMA ASSOCIATES


ADV. SWAPNIL VARMA
Reg. No. MAH 3830/2001



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SEARCH REPORT

DESCRIPTION OF PROPERTY

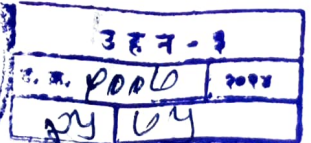
Survey no. 40, Hissa No.2 C, having corresponding CIS No. 81, land area admeasuring 60 Gunthas or 6000 square meters, lying, being and situated at Village-Kohoj Khuntavali, Taluka-Ambarnath, in the Registration Sub District Ulhasnagar-3 and Registration District Thane within the local limits of Ambarnath Municipal Council, hereinafter for the sake of brevity referred to as the "said Land/property".

On the instruction of Adv. Swapnil Varma, I have taken the E-Search with respect to the property mentioned hereinabove, for the period of 30 years, i.e. from 1992 to 2021.

This E-search/Physical Search report is subject to entry if not found due to records sent for binding, records sent for computer data entry, records not maintained properly, Index II not Maintained properly, pages found torn/partly torn during the period of search.

In the property mentioned above I found the following entries in the Index II:-

Sr. No.	YEAR	TRANSACTION
1.	1992	Torn/ Not Available
2.	1993	Torn/ Not Available
3.	1994	Torn/ Not Available
4.	1995	Torn/ Not Available
5.	1996	Torn/ Not Available
6.	1997	Torn/ Not Available
7.	1998	Torn/ Not Available
8.	1999	Torn/ Not Available
9.	2000	Torn/ Not Available
10.	2001	Torn/ Not Available
11.	2002	Nil (No Entry)
12.	2003	Nil (No Entry)
13.	2004	Nil (No Entry)
14.	2005	Nil (No Entry)
15.	2006	Nil (No Entry)
16.	2007	Nil (No Entry)
17.	2008	Nil (No Entry)
18.	2009	Nil (No Entry)
19.	2010	I. Development Agreement dated 31-05-2008 executed between Mr. Laxman Devadiga & Others as 'Land Owner' and M/S. V R PANVELKAR ASSOCIATES represented through its




		Proprietor Mr. Vishwanath Ramchandra Panvelkar as 'Developer' duly registered before the Sub-Registrar of Assurances at Ulhasnagar vide a Deed of Confirmation dated 25/03/2010 bearing registration number 1417/2010, 2. Power of Attorney dated 31-05-2008 executed between Mr. Laxman Devadiga & others as 'Land Owner' in favour of M/S. V R PANVELKAR ASSOCIATES represented through its Proprietor Mr. Vishwanath Ramchandra Panvelkar as 'Developer' duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar, vide a Deed of Confirmation dated 25 th March, 2010, bearing Document No. 1418/2010
20.	2011	Nil (No Entry)
21.	2012	Nil (No Entry)
22.	2013	Nil (No Entry)
23.	2014	Nil (No Entry)
24.	2015	Nil (No Entry)
25.	2016	Nil (No Entry)
26.	2017	Nil (No Entry)
27.	2018	Nil (No Entry)
28.	2019	Assignment of Development Rights dated 24-06-2019 executed between M/S. V R PANVELKAR ASSOCIATES represented through its Proprietor Mr. Vishwanath Ramchandra Panvelkar as 'Developer/Assignor' and Mr. Ramchandra B. Parab & 11 others represented through its Power of Attorney holder Mr. Vishwanath Ramchandra Panvelkar Proprietor M/S. V R PANVELKAR ASSOCIATES as 'Confirming Party' and M/s. WALEKAR & SON'S DEVELOPERS represented through its Partners 1) Mr. Rajendra Shivling Walekar, 2) Mr. Nikhil Arvind Walekar & 3) Mr. Bhushan Arvind Walekar, as 'Assignee/Builder/Developer', duly registered before the Sub-Registrar of Assurances at Ulhasnagar bearing registration number 7998/2019, dated 24/06/2019.
29.	2020	Nil (No Entry)
30.	2021	Nil (No Entry)

(Note - Though utmost care is taken during the search, the undersigned searcher or the Advocate/ firm shall not be responsible for any entries from the records that are/may be found in a torn/ mutilated/ damaged/ misplaced condition.)

Search Taken on 25/10/2021,

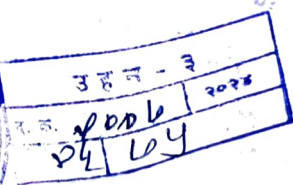
Government Receipt No. - MH001109575202122E & MH007512181202122E

Date: - 25.10.2021


 Mr. Sandeep Baraskar
 (Office Manager/Clerk & Searcher)



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eSearch

MH007512181202122E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 Oct 2021	Receipt	Receipt no 1112-76227
	Name of the Applicant	sandeep dhagdy Barakar
	Details of property of which document has to be searched	Dist. Thane Village Kohaja-khuntaVast S. No/C.T.S. No/TJ. No. 40
	Period of search	From 2009 To 2021
	Receipt Fee	325
The above mentioned Search fee has been credited to government vide GRN no. MH007512181202122E		
As this is a computer generated receipt, no stamp or signature is required		
For Physical search in office. Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS Challan can be verified on gras.mahakosh.gov.in/challan_views_frmsearch/ChallanWithOutReg.php		



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24/06/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

दस्त क्रमांक : 7998/2019

नोंदणी :

Regn.63m

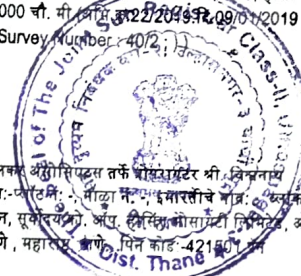
क्र.	विवरण	दिनांक
(1)	विलेखाचा प्रकार	गावाचे नाव : कोहोज-खुटवली
(2)	मोबदला	असाईनमेंट ऑफ डेव्हलपमेंट राईट्स 67838500
(3)	बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी घेतो की पट्टेदार ते नमुद करावे)	31165300
(4)	मू-मापन,पॉटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:अंबरनाथ इतर वर्णन : इतर माहिती: इतर माहिती. मीने - कोहोज खुटवली,अंबरनाथ पश्चिम,तालुका अंबरनाथ,जिल्हा ठाणे, महाराष्ट्र. पिन कोड: 421501 प्लॉट नं. 2 सी.सि.टी.एस. नं. 81,अं.क्र. 6000 चौ. मी. मुद्रांक क्र.27049/2019 अन्वये मुद्रांक शुल्क वसूल केले असे। (Survey Number: 402)
(5)	क्षेत्रफळ	1) 6000 चौ.मीटर
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7)	दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-मेसर्स व्ही. आर. पनवेलकर अशोसिएट्स तर्फे बांधकामादर मी. निरमल रामचंद्र पनवेलकर वय:-64; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. - , प्लॉट नं. 44 , सीताई सदन, सूर्योदय को. ऑप. हीलिंग सोसायटी लिमिटेड, अंबरनाथ पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे , महाराष्ट्र, थाने. पिन कोड:-421501 पॅन नं:-AAWPP9190L 2) नाव:-मान्यता देणार - 1) रामचंद्र बी. परब 2)कुरुमुर्ती नारायण 3)लक्ष्मण के.देबाडिगा 4) गिरीया के.देबाडिगा 5)गिता व्ही.देगाडिगा 6)भरत एम.पंजाबी 7)महाबाबा डी.शेरीगर 8) बी.कुरुमत्रा 9)सुशिल आर परब 10)नारायण एस.शेटी 11)रविंद्र एस.शेटी 12)एम.ए.शर्मा यांचे तर्फे कु. मु. धारक म्हणून मेसर्स व्ही. आर. पनवेलकर असोसिएट्स तर्फे प्रोपरायटर थी. विश्वनाथ रामचंद्र पनवेलकर वय:-64; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. - , प्लॉट नं. 44 , सीताई सदन, सूर्योदय को. ऑप. हीलिंग सोसायटी लिमिटेड, अंबरनाथ पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे , महाराष्ट्र, THANE पिन कोड:-421501 पॅन नं:-AAWPP9190L
(8)	दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-मेसर्स वाळेकर अँड सन्स डेव्हलपर्स तर्फे भागीदार राजेंद्र शिवलिंग वाळेकर वय:-48; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. हाउस नं. 826, वाळेकर बंगलो, शिवलिंग नगर, भवानी चौक, खुंटवली, अंबरनाथ पश्चिम, तालुका अंबरनाथ, जिल्हा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AACFW93521E 2) नाव:-मेसर्स वाळेकर अँड सन्स डेव्हलपर्स तर्फे भागीदार भूयण अरविंद वाळेकर वय:-26; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. हाउस नं. 826, वाळेकर बंगलो, शिवलिंग नगर, भवानी चौक, खुंटवली, अंबरनाथ पश्चिम, तालुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AACFW9521E 3) नाव:-मेसर्स वाळेकर अँड सन्स डेव्हलपर्स तर्फे भागीदार निखिल अरविंद वाळेकर वय:-24, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. हाउस नं. 826, वाळेकर बंगलो, शिवलिंग नगर, भवानी चौक, खुंटवली, अंबरनाथ पश्चिम, तालुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AACFW9521E
(9)	दस्तऐवज करून दिल्याचा दिनांक	24/06/2019
(10)	दस्त नोंदणी केल्याचा दिनांक	24/06/2019
(11)	अनुक्रमांक, खंड व पृष्ठ	7998/2019
(12)	बाजारभावाप्रमाणे मुद्रांक शुल्क	3392000
(13)	बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)	शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the influence Areas as per the



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द. क्र. १११०
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दस्तावेजाचा क्र. 1417/2010

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Page 03 m

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोहोज-खुटवली

(1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप मागता पत्र व बाजाराचा (भाडेपट्ट्याचा) बाबतीत घटणागर आकारणी देतो जी घट्टेदार ते नापुढ करावे। मावदल्या क्र. 2/200/060/00

(2) भू-भाषण, पोटहिस्ता व घरक्रमांक (असल्यास)

(1) वर्षीय गाव व खुटवली त अबरनाथ स.न. 40, हि.न. 2पै. सि.सं.न. 81, क्षेत्र मावदल्या पत्र या दस्तावी नोंदणी करित असून त्यासोबत मावदल्या अनेकसं. या दस्ताची नोंदणी केली नाही

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तीच

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मुंडोपल्ली, बकाली नारायण घर/फ्लॅट नं. गल्ली/रस्ता. इमारतीचे नाव. इमारत नं. पेट/दसाहल शहर/गाव तालुका पिन. पिन नम्बर. AWPPM5464K (2) व्यापार संसदेच्या हे दोघे खुलीत घावलीचे कु मं.सं.नं. 1) रामसह 2) परब 2) कुरुमती नारायण 3) लक्ष्मण ददाहल घर/फ्लॅट नं. गल्ली/रस्ता. इमारतीचे नाव. इमारत नं. पेट/दसाहल शहर/गाव तालुका पिन. पिन नम्बर (3) 4) गिरीजा 5) देवाडिया 6) गिरीजा 7) देवाडिया 8) भरत मोहनदास पंजाबी 7) महेशदास दुजा शेट्टी 9) वी कुरुमती घर/फ्लॅट नं. गल्ली/रस्ता. इमारतीचे नाव. इमारत नं. पेट/दसाहल शहर/गाव तालुका पिन. पिन नम्बर (4) 9) मुबानाथ ए शर्मा 10) सुरिल आर. परब 11) नारायण सोना शेटी 12) रविंद्र शंकर शेटी सर्वे.स. न्यू घांतीजी नगर, गावदेवी रोड अबरनाथ प घर/फ्लॅट नं. गल्ली/रस्ता. इमारतीचे नाव. इमारत नं. पेट/दसाहल शहर/गाव तालुका पिन. पिन नम्बर

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) वि. आर. पनवेलकर असोशेट तर्फे श्री विष्णुनाथ रामचंद्र पनवेलकर घर/फ्लॅट नं. गल्ली/रस्ता. इमारतीचे नाव. इमारत नं. पेट/दसाहल 45, सुर्यादय सोसा. शहर/गाव अबरनाथ पूर्व, तालुका पिन. पिन नम्बर. AAWPP9190L

- (7) दिनांक करून दिल्याचा 25/03/2010
- (8) नोंदणीचा 25/03/2010
- (9) अमुक्रमांक, खंड व पृष्ठ 1417/2010
- (10) बाजाराचाप्रमाणे मुद्रांक शुल्क 10000
- (11) बाजाराचाप्रमाणे नोंदणी 80000/00
- (12) शेर

1) बसण्याची वर्षी 2) वाचणे 3) बसवाउ वेतली

दुयम निबंधक उल्हासनगर



उल्हासनगर - 3
क्र. नं. 2006 2028
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गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

गाव : कानसई

तालुका : अंबरनाथ

जिल्हा : ठाणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाऱ्याचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	अधिकार्याचे नाव , आदयाक्षरी व शीरा
2663	नोंदीचा प्रकार आदेश व दस्तावेज फेरफाराचा दिनांक 11/03/2019 माहिती मिळालेचा दिनांक :- 08/03/2019 अधिकारी तहसिलदार अंबरनाथ आदेश क्रमांक म्हा.क-1 ट-3 जमीनबाब रु.क.कावि-23/2017 आदेश दिनांक 09/08/2017 आदेशाने बाजूस दाखल केलेल्या स न ची जमीन अंबरनाथ नगरपरिषद हद्दीतील असून विकास योजनेमध्ये समाविष्ट आहे. सदर जमीनीबाबत जमीन मातके मुकानाथ ए. शर्मा व इतर यांनी रूपातरीत कर व विनशेती कर असा एकवर्त रुपये 28,800/- मातका भरणा चलन क्रमांक GRN No MH012742288201819M दिनांक 07/03/2019 अन्वये शासन जमा केलेला आहे. सबब सदरची जमीन अकृषिक प्रयोजनाकडे वर्ग करून क्षेत्रात खालील प्रमाणे दुरुस्ती केली असे. स न 40 2क क्षेत्र हे आर लागवड लायक 0-60-0 पो.छ 0-00-0 आकार रु. 1.09 दुरुस्त केलेले क्षेत्र स न 40 2क चिन्शेती क्षेत्र आर चौ मी 60.00 आकार हे 106.50 अंशी दुरुस्ती केली असे महाराष्ट्र शासन व वन विभाग यांचे कडील महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश 2017 अधिसूचना दिनांक 05/01/2017 या विभागीय आयुक्त कोकण विभाग यांचे कडील पत्र क्रमांक मशा.काया.5 धर्माभजन/महसूल परिषद 2017 दिनांक 19/06/2017, मा जिल्हाधिकारी ठाणे यांचे कडील पत्र क्रमांक महसूल क-1 ट-1 2 कावि-7/2017 दिनांक 21/01/2017 तहसिलदार अंबरनाथ यांचे कडील परिपत्रक क्रमांक म्हा.क-1 ट-3 जमीनबाब रु.क.कावि-23/2017 दिनांक 09/08/2017 अन्वये नोंद केली असे हितसंबंधितांना नोंदीस बजावल्याचा दि. फेरफार नोंद निर्गतीचा दि. 12/03/2019 (यशवंत गुलाब पिंगळे) तलाठी कानसई साह्या कोहज खुदवली ता. अंबरनाथ जि. ठाणे	40/2/क एकूण :- 1	वटी अर्ज पाहिला भरणा चलन क्रमांक GRN No MH012742288201819 M दिनांक 07/03/2019 पाहिले सदर नोंद प्रमाणित आनंद पांडुरंग जाधव मडळ - अंबरनाथ ता. अंबरनाथ जि. ठाणे दि. 12/03/2019

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 12/03/2019

नोंदवही अनुक्रमांक :- 2

(नाव :- यशवंत गुलाब पिंगळे)
तलाठी साह्या कोहज खुदवली

ता. अंबरनाथ जि. ठाणे



339/8000

Monday, June 24, 2019
12:49 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn.:39M

पावती क्र.: 9658 दिनांक: 24/06/2019

गावाचे नाव: कोहोज-बुटवली
दस्तऐवजाचा अनुक्रमांक: उहून3-8000-2019
दस्तऐवजाचा प्रकार: पांवर ऑफ अंटीनी
सादर करणाऱ्याचे नाव: रवी चिंदबरम नायडू

नोंदणी फी ₹. 100.00
दस्त हाताळणी फी ₹. 320.00
पृष्ठांची संख्या: 16

एकूण: ₹. 420.00

आपणास मूळ दस्त, धंबनेल रिट, सूची-२ अंदाजे
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Sub Registrar Ulhasnagar 3

बाजार मूल्य: ₹. 1/-
मोबदला रु.0/-
मरलेले मुद्रांक शुल्क: ₹. 500/-

Sub Registrar Ulhasnagar 3

- 1) देयकाचा प्रकार: eChallan रकम: ₹.100/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002959565201920E दिनांक: 24/06/2019
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹.320/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 2106201905504 दिनांक: 24.06/2019
बँकेचे नाव व पत्ता:

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6/24/2019



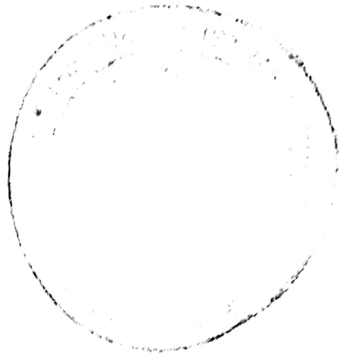
उहून - ३	
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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2106201905504	Date	21/06/2019
Received from WALEKAR AND SONS DEVELOPERS, Mobile number 9850894126, an amount of Rs 320/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R. Uhasnagar 3 of the District Thane Gm			
Payment Details			
Bank Name	CORP	Date	21/06/2019
Bank CIN	100041520190621456282	REF No	8391852
This is computer generated receipt, hence no signature is required.			



उहल - ३	
स. नं.	२००६ २०१४
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उहल - ३
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₹ 2000/-
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उह न - ३	
द. नं. २००६	२०२४
५५	७५



उह ७-३
रज. क्र. ८००० / २०१४
४ अ



उह ७-३	
र. क्र. ४०००	२०१४
४ अ	७४

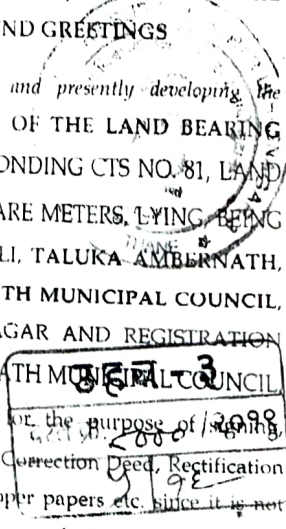


उह न - ३
 पदो २०२३
 ग्लोय

SPECIAL POWER OF ATTORNEY

To all whom these presents shall come We, M/S. WALEKAR & SON'S DEVELOPERS (PAN No. AACFW9521E), a Partnership firm, having its office at House no 826, Walekar Bungalow, Shivling, Nagar, BhavaniChowk, Khuntavali, Ambarnath-W, Dist-Thane, represented through its Partner/s (1) MR. RAJENDRA SHIVLING WALEKAR, AGED ABOUT 48 YEARS, Occupation-Business; (2) MR. BHUSHAN ARVIND WALEKAR, aged about 26 years, Occupation-Business; (3) MR. NIKHIL ARVIND WALEKAR, aged about 24 years, Occupation-Business, all residing at House No. 826, Walekar Bungalow, Shivling, Nagar, BhavaniChowk, Khuntavali, Ambarnath-W, Dist-Thane, hereinafter for the sake of brevity referred to as "THE ASSIGNEE/BUILDER/DEVELOPER/PROMOTER" SEND GREETINGS

WHEREAS professionally we are builder & Developers and presently developing the land/property being ALL THAT PIECE AND PARCEL OF THE LAND BEARING SURVEY NO. 40, HISSA NO.2 C, HAVING CORRESPONDING CTS NO. 81, LAND AREA ADMEASURING 60 GUNTHAS OR 6000 SQUARE METERS, LYING BEING AND SITUATED AT VILLAGE-KOHOI KHUNTAVALI, TALUKA AMBERNATH, DISTRICT THANE, WITHIN LIMITS OF AMBERNATH MUNICIPAL COUNCIL, IN THE REGISTRATION SUB DISTRICT ULHASNAGAR AND REGISTRATION DISTRICT THANE WITHIN THE LIMITS OF AMBERNATH MUNICIPAL COUNCIL by constructing multi-storied building thereon and for the purpose of signing, executing and admitting necessary Agreement for Sale, Correction Deed, Rectification Deed, as well as all other required documents and proper papers etc. since it is not possible for us to always attend the office of Sub- Registrar of Assurance because of our occupation and other commitments and hence we hereby constitute, nominate &



(Handwritten signatures)

appoint MR. RAVI CHIDAMBARAM NAIDU, aged about 27 year, residing at Flat No. E-7, Shiv Basav Nagar, Shiv Mandir Road, Ambarnath East, to be my true and lawful attorney for the purpose hereinafter expresses that is to say.

1. To appear before the Sub-Registrar of Assurance or any other Government Authority and lodge the Agreement for Sale, Sale Deed, Cancellation Deed, Correction Deed, Rectification Deed or any other ancillary Agreements and Documents for registration and to admit execution of the said Agreement for Sale, Sale Deed, Cancellation Deed, Correction Deed, Rectification Deed or any other ancillary Agreements and Documents as my said attorney shall find necessary on behalf of us.
2. To appear and sign on behalf of me before the concerned authority, executive magistrate of Ulhasnagar, Municipal Council/ Gram Panchayat / executive engineer of MSEB & water supply and sewerage board, and any other authority in connection with the said property.
3. The said constituted attorney may further admit the receipts of the consideration and to do any act, deed, and things that may be necessary in the circumstances and We, the above named do hereby state and declare that all the deed, things, matters done executed and/or performed by the said constituted attorney in connection with the admission before Sub Registrar of assurances and in any matter relating thereto shall be valid and binding to us.
4. I further undertake to ratify and confirm all and whatsoever required.

THE SCHEDULE ABOVE REFERRED TO:
DESCRIPTION OF THE LAND/PROPERTY ABOVE REFERRED TO:

ALL THAT PIECE AND PARCEL OF THE LAND BEARING SURVEY NO. 40, HISSA NO.2 C, HAVING CORRESPONDING CTS NO. 81, LAND AREA ADMEASURING 60 GUNTTHAS OR 6000 SQUARE METERS, LYING, BEING AND SITUATED AT VILLAGE-KOHOJ KHUNTAVALI, TALUKA AMBERNATH, DISTRICT THANE, WITHIN LIMITS OF AMBERNATH MUNICIPAL COUNCIL, IN THE REGISTRATION SUB DISTRICT ULHASNAGAR AND REGISTRATION DISTRICT THANE WITHIN THE LIMITS OF AMBERNATH MUNICIPAL COUNCIL, AND BOUNDED AS

FOLLOWS:-

ON OR TOWARDS EAST

कोठो 12098

ON OR TOWARDS WEST

ON OR TOWARDS SOUTH

ON OR TOWARDS NORTH

Land belonging to Mr. Shyamaldas Mahanth
Wagh
Khamkar/Vadga
Vacant Land
Land belonging to Mr. Shyamaldas Mahanth



उ ह न - ३	
स. नं. १००६	२०१४
५९	१०५

(Handwritten signatures and marks)

SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED THE BUILDER/ DEVELOPER

Name	Signature	L.H. Thumb Impression	Photograph
M/S. WALEKAR & SON'S DEVELOPERS a Partnership Firm, through its Partner/s			
MR. RAJENDRA SHIVLING WALEKAR			
MR. BHUSHAN ARVIND WALEKAR			
MR. NIKHIL ARVIND WALEKAR			
ACCEPTED BY ME			
MR. RAVI CHIDAMBARAM NAIDU			
WITNESSES			
ABHIJEEET SANJAY YADAV			

उह न - ३
दस्तावेज क्र. ८०८०/२०१९
६० ९६



उह न - ३
क्र. ६०८० २०१९
६० ९६



उह न - ३
१०००/२०१९
१९



उह न - ३	
१०००	२०१९
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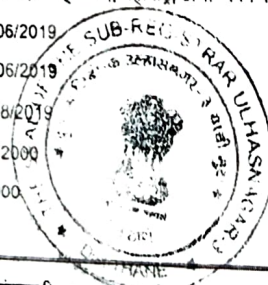
पत्र क्र. - ३
१००६ २०१४
१२/१५

सूची क्र. २

दुय्यम निबंधक : सह दु.नि. उल्हासनगर ३
दस्त क्रमांक : ७९९८/२०१९

नोदणी :
Regn 63m

गावाचे नाव : कोहोज-खुटवली	
(1) विवेक्षाचा इकार	असाईनमेंट ऑफ डेव्हलपमेंट राईट्स
(2) मोबदला	67838500
(3) बाजारभावाभावेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	21165300
(4) दू-मापन पोतहिस्सा व घरकमाक (अवल्यान)	1) पालिकेचे नाव: अंबरनाथ इतर वर्णन : इतर माहिती : इतर माहिती: मौजे - कोहोज खुटवली, अंबरनाथ पश्चिम, तालुका अंबरनाथ, जिऱ्हा ठाणे येथील सर्वे नं. ४०, हिस्सा नं. २ सी.सि.टी.एस. नं. ८१, अंम. ६००० चौ. मी. (अभि क्र. २२/२०१९. दि. ०९/०१/२०१९ अन्वये मुद्राक शुल्क वसूल केले असे); (Survey Number : ४०/२ ;)
(5) क्षेत्रफळ	1) ६००० चौ.मीटर
(6) अकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या पत्रकाराचे देवना-या पत्रकाराचे नाव किंवा दिवानी न्यायालयाच्या हुकुमनामा किंवा अदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स व्ही. आर. पनवेलकर असोसिएट्स तर्फे प्रोपरायटर श्री. विघ्नाथ रामचंद्र पनवेलकर बय:-६४; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: प्लॉट नं. ४४ , सीतार्ई सदन, सूर्योदय को. ऑप. हौसिंग सोसायटी लिमिटेड, अंबरनाथ पूर्व, तालुका अंबरनाथ, जिऱ्हा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-४२१५०१ पॅन नं:-AAWPP9190L 2): नाव:-मान्यता देणार - १) रामचंद्र बी. परब २) कुरुमुर्ती नारायण ३) सद्गुण के. देवाडिगा ४) निरीया के. देवाडिगा ५) गिता व्ही. देवाडिगा ६) भरत एम. पंजाबी ७) महाबाला डी. शेरीगर ८) बी. कुरुमना ९) सुशिल आर परब १०) नारायण एस. शेटी ११) रविंद्र एस. शेटी १२) एम. ए. शर्मा यांचे तर्फे कु. मु. धारक म्हणून मेसर्स व्ही. आर. पनवेलकर असोसिएट्स तर्फे प्रोपरायटर श्री. विघ्नाथ रामचंद्र पनवेलकर बय:-६४; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: प्लॉट नं. ४४ , सीतार्ई सदन, सूर्योदय को. ऑप. हौसिंग सोसायटी लिमिटेड, अंबरनाथ पूर्व, तालुका अंबरनाथ, जिऱ्हा ठाणे , महाराष्ट्र, THANE. पिन कोड:-४२१५०१ पॅन नं:-AAWPP9190L
(8) दस्तऐवज करून देणा-या पत्रकाराचे व किंवा दिवानी न्यायालयाच्या हुकुमनामा किंवा अदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स वाळेकर अँड सन्स डेव्हलपर्स तर्फे भागीदार राजेंद्र शिवलिंग वाळेकर बय:-४८; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: हाउस नं. ८२६, वाळेकर बंगलो, शिवलिंग नगर, भवानी चौक, खुटवली, अंबरनाथ पश्चिम, तालुका अंबरनाथ, जिऱ्हा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-४२१५०५ पॅन नं:-AACFW9521E 2): नाव:-मेसर्स वाळेकर अँड सन्स डेव्हलपर्स तर्फे भागीदार मूषण अरविंद वाळेकर बय:-२६; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: हाउस नं. ८२६, वाळेकर बंगलो, शिवलिंग नगर, भवानी चौक, खुटवली, अंबरनाथ पश्चिम, तालुका अंबरनाथ, जिऱ्हा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-४२१५०५ पॅन नं:-AACFW9521E 3): नाव:-मेसर्स वाळेकर अँड सन्स डेव्हलपर्स तर्फे भागीदार निखिल अरविंद वाळेकर बय:-२४; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं: हाउस नं. ८२६, वाळेकर बंगलो, शिवलिंग नगर, भवानी चौक, खुटवली, अंबरनाथ पश्चिम, तालुका अंबरनाथ, जिऱ्हा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-४२१५०५ पॅन नं:-AACFW9521E
(9) दस्तऐवज करून दिल्याचा दिनांक	24/06/2019
(10) दस्त नोंदणी केल्याचा दिनांक	24/06/2019
(11) अनुक्रमांक, खड व पृष्ठ	7998/2019
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	3392000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक सह-३
उल्हासनगर थ. ३

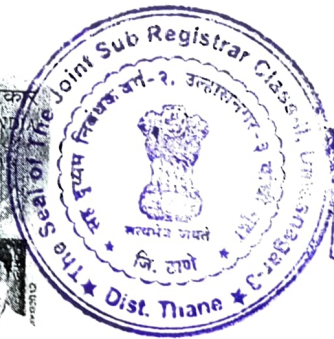
मुन्यांकनासाठी विचारात घेतलेला तपशील:-
मुन्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणगाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्राक शुल्क आकारलेला निवडलेला अनुच्छेद -
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAJENDRA S WALEKAR
 SHIVLING WALEKAR
 11/12/1970
 Permanent Account Number
 AAIPW3871B
 भारत सरकार
 GOVT OF INDIA
 Signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 BHUSHAN WALEKAR
 ARVIND WALEKAR
 02/06/1982
 Permanent Account Number
 ACCPW1526D
 भारत सरकार
 GOVT OF INDIA
 Signature

आयकर विभाग
 INCOME TAX DEPARTMENT
 NIKHIL WALEKAR
 ARVIND WALEKAR
 04/03/1994
 Permanent Account Number
 ACLPW8315P
 भारत सरकार
 GOVT OF INDIA
 Signature



उहन - ३	
र. क्र. १११६	२०१४
९३	६५

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAVI G NAIDU
 CHIDAMBARAM BABU NAIDU
 03/06/1992
 Permanent Account Number
 AMJRN3344H
 भारत सरकार
 GOVT OF INDIA
 Signature



उहन - ३
००००/२०१४
१० १६

भारत सरकार
अभिजीत संजय यादव
 Abhijeet Sanjay Yadav
 जन्म वर्ष / Year of Birth: 1997
 लिंग / Male
 3292 8882 4513

आधार - सामान्य माणसाचा अधिकार

भारतीय विदेशी आंकळ प्राधिकरण
 पत्ता : घर नं. ७८५, अम्बडबाई शंकर
 काले चawl, खुन्तावाली, अम्बर्नाथ
 अम्बर्नाथ, ठाणे, महाराष्ट्र, ४२१५०१
 Address HOUSE NO 785,
 AVDABAI SHANKAR KALE
 CHAWL KHUNTAVALI,
 Ambarnath, Ambarnath, Thane,
 Maharashtra, 421501

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 स्थायी खाते संख्या कार्ड
 Permanent Account Number Card
AWKPY2018C
 नाव / Name
 ABHJEEET SANJAY YADAV
 पिता/माता नाव / Father's Name
 SANJAY YADAV
 जन्म की तारीख / Date of Birth
 02/08/1997
 हस्ताक्षर / Signature



उहन - ३
 अ. सं. ०००६ २०२४
 ६४/७५

उहन - ३
 १०००/२०१९
 ११/१६

भारतीय रिजिस्ट्रार जनरल

राजीव नेतृ
Ravi Chidambaram Naidu
जन्म तिथि: 03/08/1992
पुल: MALE

Mobile No: 77097 6988

4459 9636 4754

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट जी.के.ए. प्राधिकरण
UNION POSTAL DIRECTORATE, UTHORAN, INDIA

पता: 10, शिव बसव नगर, शिव मंदिर रोड, पुणे नगर प्रशासनिक परिसर, अहमदनगर, महाराष्ट्र, 421501

Address: 10, SHIV BASAV NAGAR, SHIV MANDIR ROAD, OFF. KULICE CREAM, PARULU, Ambarnath, Ambernath, Thane, Maharashtra, 421501

1247 1900 100 1900

1247 1900 100 1900

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RAVI C NAIDU
CHIDAMBARAM BABU NAIDU

03/08/1992
Permanent Account Number
AMJFN3344H

Signature

11/01/2011

5000 18098
92 92



उह न - 3	
स. क्र. 0006	2028
49	64

Summary I (GoshwaraBhag-1)

339/8000

सोमवार, 24 जून 2019 12:49 म.नं.

दस्त गोश्वारा भाग-1

उहन3

दस्त क्रमांक: 8000/2019

दस्त क्रमांक: उहन3 /8000/2019

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्राक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. उहन3 यांचे कार्यालयात

पावती 9658

पावती दिनांक:

अ. क्र. 8000 वर दि. 24-06-2019

24/06/2019

वेळी 12:54 म.नं. वा हजर केला.

मादरकरणाराचे नाव: रवी विदयरम नायडू

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 320.00

पृष्ठांची संख्या: 16

दस्त हजर करणाऱ्याची सही:

एकूण: 420.00

Sub Registrar Ulhasnagar 3

Sub Registrar Ulhasnagar 3

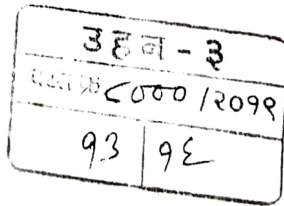
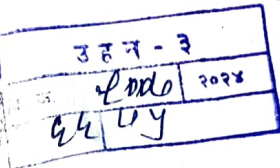
दस्ताचा प्रकार: पावर ऑफ अॅटर्नी

मुद्राक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्राक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिक्षा क्र. 124/06/2019 12:54:50 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 224/06/2019 12:56:03 PM ची वेळ: (फी)

iSarita v1.9.0





24/06/2019 1 20 58 PM

दस्त गोब्यारा भाग-2

उहल 3
दस्त क्रमांक: 8000/2019

दस्त क्रमांक : उहल 3/8000/2019

दस्ताचा प्रकार :- पांवर ऑफ अंटनी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: रवी चिदंबरम नायडू पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. ई 7, शिव बसच नगर, शिव मंदिर रोड, कुणाल आर्दमजीम पार्लर समोर, अंबरनाथ पूर्व, तातुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, ठाणे पॅन नंबर: AMJPN3344H	पांवर ऑफ अंटनी होल्डर वय :- 27 स्वाक्षरी.		
2	नाव: मेमन वाळेकर अॅन्ड सन्स डेव्हलपमें तर्फे भागीदार राजेंद्र शिवलिंग वाळेकर, पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. हाउस नं. 826, वाळेकर बंगलो, शिवलिंग नगर, भवानी चौक, खुटवली, अंबरनाथ पश्चिम, तातुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, ठाणे पॅन नंबर: AACFW9521E	कुलमुधतार देणार वय :- 46 स्वाक्षरी.		
3	नाव: मेमन वाळेकर अॅन्ड सन्स डेव्हलपमें तर्फे भागीदार भूपण अरविंद वाळेकर पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. हाउस नं. 826, वाळेकर बंगलो, शिवलिंग नगर, भवानी चौक, खुटवली, अंबरनाथ पश्चिम, तातुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, ठाणे पॅन नंबर: AACFW9521E	कुलमुधतार देणार वय :- 28 स्वाक्षरी.		
4	नाव: मेमन वाळेकर अॅन्ड सन्स डेव्हलपमें तर्फे भागीदार निखिल अरविंद वाळेकर पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. हाउस नं. 826, वाळेकर बंगलो, शिवलिंग नगर, भवानी चौक, खुटवली, अंबरनाथ पश्चिम, तातुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, ठाणे पॅन नंबर: AACFW9521E	कुलमुधतार देणार वय :- 24 स्वाक्षरी.		

वरील दस्तऐवज करून देणार तयाकधीत पांवर ऑफ अंटनी चा दस्त एवढ करून दिल्याचे कबुल करतात.
शिफा क्र 3 ची वेळ 24 / 06 / 2019 01 : 23 : 49 PM

उहल - 3
८००० / २०१९
२४ १६

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अभिजित मंत्रय यादव वय: 22 पत्ता: आचेडकर नगर अंबरनाथ पु. पिन कोड: 421501	स्वाक्षरी.		
2	नाव: - मधुकर बी. उबाळे वय: 43 पत्ता: 106, सी व्हिंग, अंबर हार्टम, ग्रीन सिटी जवळ, अंबरनाथ पूर्व पिन कोड: 421501	स्वाक्षरी.		



उहल - 3
दस्त क्र. १०१६
४६ ६५

शिफा क्र. 4 ची वेळ: 24 / 06 / 2019 01 : 27 : 46 PM

शिफा क्र. 5 ची वेळ: 24 / 06 / 2019 01 : 27 : 59 PM नोंदणी पुस्तक 4

Summary-2(दस्त गोपबाग भाग - २)

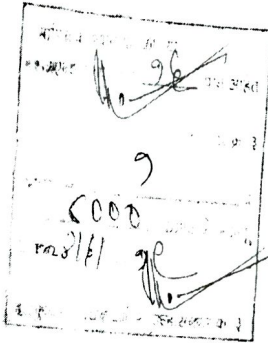
EPayment Details

sr	Epayment Number	Displacement Number
1	2106201905504	2*06201905504D
2	MH002959565201920E	0001658885201920

8000 /2019

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

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उहज - ३
दस्त ५.८००० /२०१९
१६ १६



आयकर विभाग
 INCOME TAX DEPARTMENT
 DHUSHAN WALEKAR
 ARVIND WALEKAR
 02/06/1992
 Permanent Account Number
 ACCPW1526D
 भारत सरकार
 GOVT. OF INDIA
 26012011

Arvind

आयकर विभाग
 INCOME TAX DEPARTMENT
 RAVI C NAIDU
 CHIDAMBARAM BABU NAIDU
 03/06/1992
 Permanent Account Number
 AMJPN3344H
 भारत सरकार
 GOVT. OF INDIA
 26012011

Ravi

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 आयकर प्रतिभा संख्या कार्ड
 Permanent Account Number Card
 AACFW9521E
 TR Name
 WALEKAR & SON'S DEVELOPERS
 16/07/2018

Ravi



उहर - ३	
२०१०	२०१४
८००	८०५



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
Government of India

सांकेतिक क्रम / Enrollment No.: 1249/23716/27328

To,
 सतोष भगवान असवले
 Santosh Bhagwan Asawale
 S/O Bhagwan Asawal E
 New Hanschandra Colony, Room No 4
 Trimurti Chawl No 2, section 26
 Ashelegaon
 Ulhasnagar
 Ulhasnagar-4 Ulhasnagar Thane
 Maharashtra 421004

Ref: 1517 / 31T / 83413 / 83470 / P



SB408219481FH



आधार क्रमांक / Your Aadhaar No. :

2632 9881 5205

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

सतोष भगवान असवले
 Santosh Bhagwan Asawale
 जन्म तिथि / DOB: 02/07/1982
 पुरुष / Male



2632 9881 5205

मेरा आधार, मेरी पहचान

S.B. Asawale

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
ENUPA2220K

नाम / Name
SAVITA SANTOSH ASAWALE

पिता का नाम / Father's Name
VISHNU WALKOLI

जन्म की तारीख / Date of Birth
28/05/1984

हस्ताक्षर / Signature

S.S. Asawale



उपन - ३	
द. क्र. १०००	२०२४
७९	७५

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AINPT4371Q

नाम / Name
SACHIN DATTATRAYA TARADE

पिता का नाम / Father's Name
DATTATRAYA BHORU TARADE

जन्म की तारीख / Date of Birth
04/06/1988

हस्ताक्षर / Signature

29032017

Sachin

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

BHAGWAN LAXIMAN ASAWALE

LAXIMAN CHIMAJI ASAWALE

01/06/1958
 Permanent Account Number
AHBPA7747C

हस्ताक्षर / Signature

11/06/2005

B. L. Asawale

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA
SANTOSH BHAGWAN ASAWALE
BHAGWAN ASAWALE
0270771982
Permanent Account Number
AXKPA5758L
S. B. Asawale
Signature

Pan No

AXXPA5758L



उद्देश -	
क्र. १००६	२०१६
६२	६५

339/9007
बुधवार, 24 जुलै 2024 11:33 म.पू.

दस्त नोंपवारा भाग-1

उहेन3

दस्त क्रमांक: 9007/2024

दस्त क्रमांक: उहेन3 /9007/2024

बाजार मुल्य: ₹. 22,33,000/-

मोबदला: ₹. 25,39,000/-

भरलेले मुद्रांक मुल्य: ₹. 1,52,340/-

डू. ति. सह. डू. ति. उहेन3 याचे कार्यालयगत

अ. क्र. 9007 बर दि. 24-07-2024

रोजी 11:32 म.पू. वा. हजर केला.

पावती की: 10323

पावती दिनांक: 24/07/2024

सादरकरण्याचे नाव: संतोष भावान असबले - -

नोंवणी की

दस्त होलाळणी की

पुटांकी संख्या: 75

₹. 25390.00

₹. 1500.00

दस्त हजर करणाऱ्याची सही:

S.B. ASAWALE

एकुण: 26890.00

Sub Registrar Ulhasnagar 3

Sub Registrar Ulhasnagar 3

दस्ताबा प्रकार: करारनामा

मुद्रांक मुल्य: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थायगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये अंकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

दिनांक. 1 24 / 07 / 2024 11 : 32 : 31 AM ची वेळ: (सादरीकरण)

शिफा क्रं. 2 24 / 07 / 2024 11 : 33 : 31 AM ची वेळ: (की)

प्रमाणित करण्यात येते की, सदर दस्तऐवज
कोडलेली पुरक कागदपत्रे ही उत्सल व खरी
आहेत, तथापि सोनी/बनावट आढळून आल्यास
मोदवी अधिवचना १९०८ चे कलम ८२ अन्वये
सोण-या कारवाईस आर्ही व्यवसाय: जबाबदार राहू

स्विडून देणार

सिंहल घोष

S.B. ASAWALE







S.S. ASAWALE



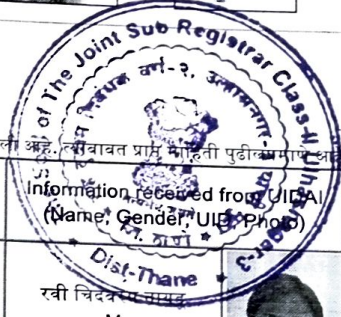
दस्त गोंपवाग भाग-2




उद्दन 3 24/7/24
दस्त क्रमांक: 9007/2024

24-07/2024 11:53:43 AM
दस्त क्रमांक: उद्दन 3/9007/2024
दस्तावा प्रकार: करारनामा

- | क्र.सं. | पक्षकाराचे नाव व पता | पक्षकाराचा प्रकार | छायाचित्र | उत्मा प्रमाणित |
|---------|---|---|---|--|
| 1 | नाव: मेमर्स वाळेकर अँड मन्स डेव्हलपर्स तर्फे भागीदार भुपण अरविंद वाळेकर यांचे तर्फे कडुलीजवावाकरिता कु. मु. धारक म्हणून रवी चिदंबरम नायडू - -
पता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: हाऊस नं. 826, वाळेकर बंगलो, शिवलिंग नगर, भवानी चौक, बुटवली, अंबरनाथ पश्चिम, महाराष्ट्र, ठाणे.
पॅन नंबर: AACFW9521E | लिहून घेणार
वय :-
स्वाक्षरी:-
Ams |  |  |
| 2 | नाव: संतोप भगवान असवले - -
पता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: रूम नं 004, न्यू हरिश्चंद्र कॉलनी, त्रिमूर्ती चाळ नं 2, सेक्शन 26, आशेले गाव, उल्हासनगर, महाराष्ट्र, ठाणे.
पॅन नंबर: AXKPA5758L | लिहून घेणार
वय :-42
स्वाक्षरी:-
S.B. Asawale |  |  |
| 3 | नाव: सविता संतोप असवले - -
पता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: रूम नं 004, न्यू हरिश्चंद्र कॉलनी, त्रिमूर्ती चाळ नं 2, सेक्शन 26, आशेले गाव, उल्हासनगर, महाराष्ट्र, ठाणे.
पॅन नंबर: ENUPA2220K | लिहून घेणार
वय :-40
स्वाक्षरी:-
S.S Asawale |  |  |

दस्त ऐवज करून देणार तयाकधीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
वेळा क्र. 3 ची वेळ: 24/07/2024 11:36:14 AM



Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	अर्थ: रवी चिदंबरम नायडू	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार मेमर्स वाळेकर अँड मन्स डेव्हलपर्स तर्फे भागीदार भुपण अरविंद वाळेकर यांचे तर्फे कडुलीजवावाकरिता कु. मु. धारक म्हणून रवी चिदंबरम नायडू - -	24/07/2024 11:38:03 AM	रवी चिदंबरम नायडू M 1174621218504527872	
2	लिहून घेणार संतोप भगवान असवले - -	24/07/2024 11:37:44 AM	संतोप भगवान असवले M 1265550855555801088	
3	लिहून घेणार सविता संतोप असवले - -	24/07/2024 11:37:08 AM	सविता संतोप असवले F 1265550656531881984	

वेळा क्र. 4 ची वेळ: 24/07/2024 11:38:05 AM

वेळा क्र. 5 ची वेळ: 24/07/2024 11:53:42 AM नोंदणी पुस्तक 1 मध्ये

प्रमाणित करण्यात येते की सदर दस्त
क्र. 2004 मध्ये 24 पावे आहेत
पुस्तक क्रमांक 9 वर बोलता
दिवांक 28/7/2024
भा. रवी चिदंबरम नायडू
सह दुरयम निबंधक दर्जा-2, उल्हासनगर-8

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
MS WALEKAR AND SONS DEVELOPERS	eChallan	02810672024072388120	MH005631354202425E	152340.00	SD	0003078018202425	24/07/2024
MS WALEKAR AND SONS DEVELOPERS	DHC		0724238817755	1500	RF	0724238817755D	24/07/2024
MS WALEKAR AND SONS DEVELOPERS	eChallan		MH005631354202425E	25390	RF	0003078018202425	24/07/2024

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