

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. १११ मई.
Gen 113 m-1.

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NO. TRANSFERABLE] ०१३८

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... कल्याण..... दिनांक/Date.... २९/१०/०३

Received from..... राजेश एच शिलोत्री

रु./Rs..... २०३००/- (रुपये/Rupess २०३ हजार ०००/-)

on account of..... मान पावले

पोषपाल या लेखापत्रक
Cashier or Accountant. ९१३



Thursday, October 30, 2003
5:10:54 PM

Original
नोंदणी ३९ म.
Regn. ३९ M

पावती

पावती क्र. : 6188

दिनांक 30/10/2003

गावाचे नाव बारावे
दस्तऐवजाचा अनुक्रमांक कलना - 06178 - 2003
दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: राजेश एच शिलोत्री

नोंदणी फी	:-	6930.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (37)	:-	740.00
एकूण रु.		7670.00

आपणास हा दस्त अंदाजे 5:25PM ह्या वेळेस मिळेल

मुख्य निबंधक
दुय्यम निबंधक कल्याण-१

बाजार मुल्य: 684974 रु. मोबदला: 692064 रु.
भरलेले मुद्रांक शुल्क: 20300 रु.

२०१०/१०/३०
DOR RESTRUCTURED VERSION 3.0.0

M/s. MADHAV CONSTRUCTIONS, a Partnership Firm, registered under the provisions of Indian Partnership Act 1932 having its office at Survey No. 63 & survey 6 / 17 Barave village Taluka Kalyan Kalyan (W) through its authorised signatory Shri Raja Gopichand Rochalani adult, hereinafter called and referred to as the PROMOTERS/BUILDERS (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being and their heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART

AND

MR. RAJESH H. SHILOTRI
Mrs. HEMANGI H. SHILOTRI
 aged about 31/61 years, occupation Services residing at 201, Sundaram, Bhanu Nagar, Kalyan (W).

hereinafter called and referred to as the PURCHASER/S (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the PARTY OF SECOND PART

WHEREAS Shri Atmaram Namdeo Shelar and others are the owners of the property lying being and situated at Village Barave, Taluka Kalyan, Dist Thane bearing survey No. 6, Hissa No.17, admeasuring 7700 Sq. metres out of which 757.47 Sq. meters is in possession Maharashtra Jivan Pradhikaran and the remaining area admeasuring 6942.53 sq. meters is with the owners, as well as the Owners own the property bearing Old Survey No. 110, New Survey No. 63 admeasuring 41400 sq metres out of which 10323.23 sq metres is in possession of Maharashtra Water Supply and Sewerage Board and the balance area of 31076.77 sq. metres is with the owners and thus the owners are well and sufficiently entitled to the total area admeasuring 38019.30 sq metres comprising of both the said survey Numbers and more particularly described in the Schedule here under written hereinafter called and referred to as the SAID PROPERTY.

AND WHEREAS by and under the order passed by the Dy. Collector & Competent Authority, Thane under No. ULC / ULN / 6(i) / SR - 6, Gandhare dated 12.11.1981 the aforesaid property is declared as SURPLUS LAND.

AND WHEREAS the said Owners by and under an order bearing No. ULH 5294/2/ULC-3 dated 06.11.1995, granted by the Deputy Secretary to Government Housing and Special Assistance Department, Mantralaya, Bombay, have got sanctioned the scheme under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the said property

श्री. राजेश. शिलोत्री	
बनवा. ए. व. नं.	2003
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AND WHEREAS the owners by and under the development agreement dated 27.12.2001 have granted the development rights in respect of the said property to M/s. Charisma Shelter Private Ltd., and the said agreement registered under office of the Sub-Registrar Kalyan under No. 6415/2001

AND WHEREAS in turn the said M/s. Charisma Shelter Private Ltd have by and under the development agreement dated 21/05/2002 granted the development rights in respect of the said property to Promoters/Builders herein and the said Development agreement is registered under office of the Sub-Registrar Kalyan under No. 2557/2002

AND WHEREAS the Owners/Promoters herein got amalgamated the said two properties and got the plan sanctioned for 26 buildings for developing the said property under building permission bearing No.KDMP/ NRV/ BP/ KV / 77/2 dated 07/05/2002 .

AND WHEREAS the plans, floor plans, drawings and specifications etc., in respect of the proposed building have been prepared by Architect D.M. DAVLI and ASSOCIATES OF KALYAN.

AND WHEREAS the said property is converted to non-agricultural assessment by and under order passed by Collector, Thane bearing No.MAHASUL/K-1/T-7/NP/SR- 44 / 2002 dated 15/07/2002.

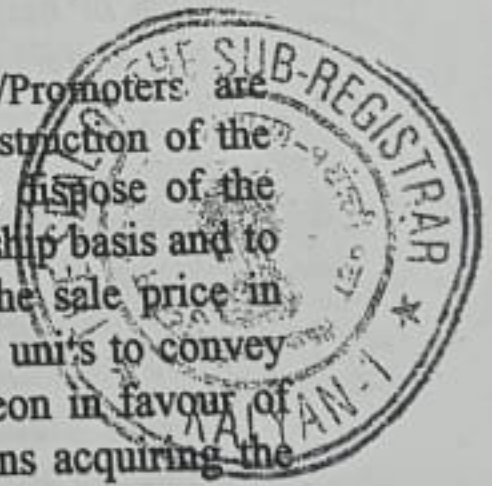
AND WHEREAS the Builders/Promoters have also appointed Shri A.R. khasnis as Structural Engineer for preparing of structure designs and drawings of the building to be constructed thereon.

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

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

AND WHEREAS the Builders/Promoters expressed their intention to dispose off the flats / shops / tenements / galas and garages etc., in the proposed buildings to be known as MADHAV SRISHTI.

27.12.2001	
21/05/2002	2002
8	30



OFFICE OF THE SUB-REGISTRAR
KALYAN - II, THANE
MAH/CCRA/06/YEAR-2000

भारत 7326 SPECIAL ADHESIVE
102709 OCT 29 2003
R.0020300/PB 0024
INDIA STAMP DUTY MAHARASHTRA

Receipt No. 2547068
Mr./Mrs. Rajesh H. Shettri
Rs. 20300/- In Words (Rs.
Twenty thousands three hundred only
Paid For Stamp Duty of India, Kalyan.
Challan No. 7138 Date 29/10/2003.

Sub-Registrar
Sub-Registrar Kalyan - 2
Dist. Thane.

29 अक्टूबर 2003
OCT 2003

Ground Plus 7th

Ward No. 8.B.1

Flat/Shop/unit No. 503 floor 5th wing D-2

Area 864 sq.ft.(Built-Up)

Market Value 8,91,200/-

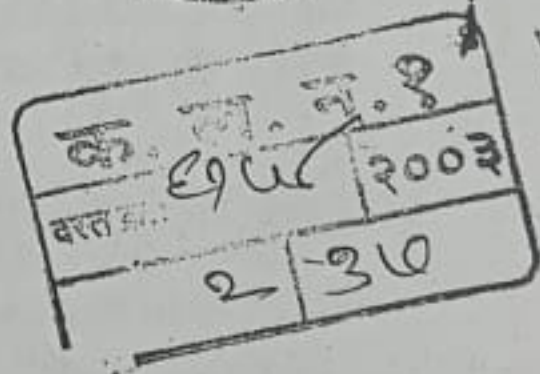
Actual Value 6,92,064/-

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT

ON THIS 30th DAY OF OCTO. 2003

BETWEEN



AND WHEREAS the Purchaser has been given the full, free and complete inspection of all the deeds, documents, writings and papers in respect of the said property and the Purchaser has examined and inspected the same including the building and floor plans the nature and quality of construction fittings, fixtures, facilities and amenities provided / to be provided thereto as per the general specifications stated in the Annexure "A" hereto annexed.

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

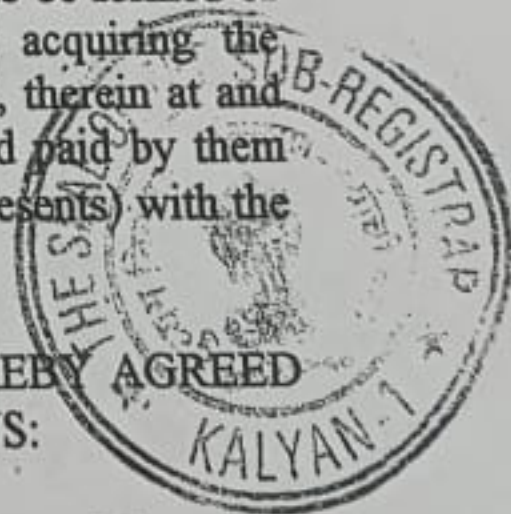
AND WHEREAS relying upon the said aforesaid representations, the Builders/Promoters agreed to sell the Purchaser a Flat / Shop / Other Unit at the price and on the terms and conditions herein after appearing.

AND WHEREAS the copies of certificate of title issued by the Advocate of the Builders/Promoters, copy of extract of 7/12 and on which the said flat / shop / tenement / galas and garages etc., are constructed or to be constructed and the copies of the floor plans and specifications of the flats / shops / tenements / galas and garages etc., agreed to be purchased by the Purchaser approved by the concerned authorities are attached to this agreement.

AND WHEREAS by the end of OCT. 2004 but subject to the availability of the controlled building materials, government and other restrictions and/or circumstances beyond the control of the Builders/Promoters, the Builders/Promoters agree to complete in all respect the construction of the proposed buildings on the said land particularly described in the SCHEDULE hereunder written in accordance with the plans recited above and as per the general specifications hereto but subject to such additions, alterations, modifications if any that may be required by the government local planning authorities from time to time till the completion of the proposed development of the said property and the Builders/Promoters agree to sell and cause to convey the said buildings when completed in all respect absolutely freehold and free from encumbrances in favour of the cooperative housing society to be formed of the several persons (including the Purchaser herein) acquiring the respective flats / shops / tenements / galas and garages etc., therein at and for an aggregate price / consideration to be contributed and paid by them according to their respective agreements (similar to these presents) with the Builders/Promoters.

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

1. THE Builders/Promoters shall construct the building on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Builders/Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser hereby gives consent.



29/10/04	2003
E	BU

SCHEDULE OF THE PROPERTY

ALL those pieces and parcels of land lying being and situated at Village Barave, Taluka Kalyan, Dist Thane within the limits of the Kalyan Dombivli Municipal Corporation bearing :

Survey No.	Hissa No.	Area sq. metres
6	17	6942.55
63		31076.77

thus totally admeasuring 31019.30 sq metres except building No. ___ being commercial building.

and bounded as follows:

ON OR TOWARD EAST	:-	S.No. 1 and S.No. 58.
ON OR TOWARD WEST	:-	Boundary of village Gandhari.
ON OR TOWARD NORTH	:-	S. No. 18 and S. No. 16 .
ON OR TOWARDS SOUTH	:-	Pipe Line Road .



व. १	११४
दस्तावेज	२००३
२०	३६

AND WHEREAS prior to making offer, as required by the provisions of the Maharashtra Cooperative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) and the Urban Land (Ceiling and Regulation) Act, 1976 the Purchaser has made a declaration to the effect firstly that neither he, the Purchaser nor the members of the family of the Purchaser own a tenement, house or building within the limits of the registration district and sub-registration district mentioned in the schedule hereunder appearing.

AND WHEREAS the Builders/Promoters have accepted the said offer made by the Purchaser.

AND WHEREAS the Builders/Promoters shall accordingly Sell and the Purchaser shall purchase acquire the said flats / shops / stilt / garage by becoming member / share holder / constituent of the proposed cooperative society and the Purchaser shall pay to the Builders/Promoters Rs. 6,92,064/- (Rupees Six Lac Ninety Two thousand only) as the agreed price / consideration in respect of the said flat / ~~shop~~ / ~~stilt~~ / ~~garage~~ bearing No. 503 on 5th floor in D-2 Wing, in building Type G+7 admeasuring 864 sq.ft. (Built-Up) in the building known as MADHAV SRISHTI allotted to the Purchaser and shown and marked accordingly on the floor plan annexed hereto.

sixty
Four only.

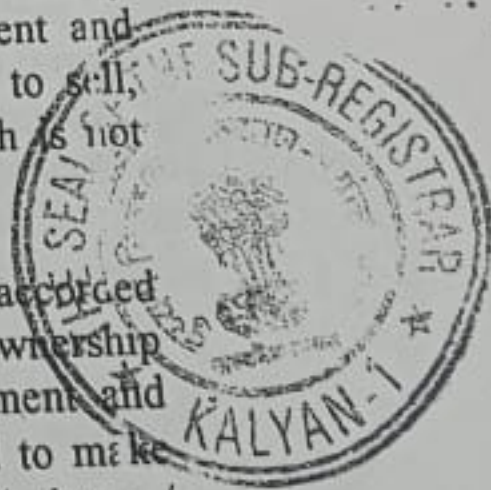
AND WHEREAS the Purchaser has agreed to pay the sale price / consideration in respect of the flat / shop / unit in accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme.

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

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

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

AND WHEREAS the Purchaser has accepted the title of the owner to the said property as shown in the records of rights in respect thereof and he documents referred to hereinabove.



10.11.2003	78
Egla	2003
4	370



दस्तावेज क्र. व वर्ष: 6178/2003
 Thursday, October 30, 2003
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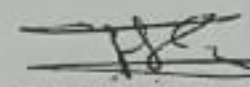
दुय्यम निवेदन: कल्याण 1

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बारावे

पेज 63 न
 Page: 63 m.8

- (1) विलेखाचा प्रकार, गोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) गोबदला रु. 692,064.00 बा.भा. रु. 684,974.00
- (2) भू-मापन, पोटहिरता व घरक्रमांक (असल्यास)
 - (1) सर्वे क्र.: - गट क्र.: - फायनल प्लॉट क्र.: - मिळकत क्र.: - टिपीएस क्र.: - सिटिएस क्र.: - ग्रामपंचायत क्र.: - वर्णना सं. नं. 6, 63, हि. नं. 17, पेकी, यादरील माघव सृष्टी मधील सदनिका क्र. 503, पाचवा मजला, विंग डी/2, क्षेत्र 864 चौ. फुट विल्ट अप..... विभागाचे नाव - गावाचे नाव : बारावे (कल्याण डोंबिवली महानगरपालिका), उपविभागाचे नाव - 17/60 - विभाग. 8 व बारावे व गौरीपाडा या गावातील सर्व मिळकती (1) बांधीव मिळकतीचे क्षेत्रफळ 80.29 चौ.मी. आहे.
 - (1)-
 - (1) मे माघव सृष्टी कन्स्ट्र. तर्फे भागीदार राजा गोपीचंद रोचलानी -; घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: बारावे रोड, शहर/गाव: कल्याण, तालुका: -; पिन: -.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असलेले
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
 - (1) राजेश एच शिलोत्री; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: सुंदरम; ईमारत नं.: -; पेट/वसाहत: मानुनगर; शहर/गाव: कल्याण; तालुका: -; पिन: -.
 - (2) हेमांगी एच शिलोत्री; घर/प्लॉट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: व प्र; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक काल दिल्याचा 29/10/2003
- (8) नोंदणीचा 30/10/2003
- (9) अनुक्रमांक, खंड व पृष्ठ 6178 /2003
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 20300.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु. 6930.00
- (12) शेरा

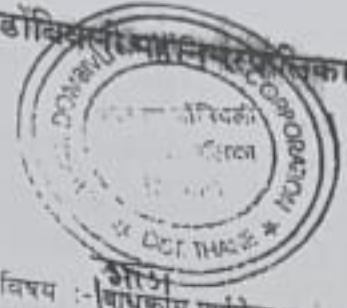

 दुय्यम निवेदन क्र. 6178-1



सूची क्र. दोन INDEX NO. II
गावाचे नाव: बारावे

पृष्ठ 83 म
Page 83 of 8

कल्याण डोंबिवली महानगरपालिका, कल्याण



ना.क्र./कडोमपा/नरवि/संसां / ~~2004/क्र/534-220~~ / 2004
कल्याण महानगरपालिका
कार्यालय कल्याण

दिनांक :- 30 - AUG - 2004

विषय :- बांधकाम पूर्णतेचा दाखला

जो ~~संज्ञित~~
पुनर्मुल्यांकनप्रकारक
सामग्रीसंपत्कार

ATMARAM N. SHELAR AND OTHERS
GOPE ROCHLANI
DILIP M. DALVI
KALIAN (W)

श्री ~~संज्ञित~~ ATMARAM N. SHELAR

याच

दिनांक 21-MAY-2004

चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका इन्डेंट

सर्वे न. 6/17, G. PART

हि. न.

सिटी सर्व्हे न

प्लॉट न

माणे BAPAVE

येथे महानगरपालिका याच कडाल बांधकाम परवानगी जा.क्र./कडोमपा/नरवि/बाप/2004/क्र/534-220 दिनांक 28-JAN-2004

अन्वये मंजूर केलेल्या नकाशा प्रमाणे राहणेसाठी / ~~परवानगी~~ / ~~बांधकाम~~ बांधकाम पूर्ण केले आहे. सवव त्यांना सांबतच्या नकाशाप्रमाणे
हिरव्या रंगाने दुरुस्ती दाखविल्या प्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

- PART COMPLETION FOR BUILDING 'D2' & 'D3' COMBINED.
- STILT (P) + GR (F) :- 1 TENAMENT - 4 ROOMS + 8 SOCIETY OFFICE (RESIDENTIAL)
- FIRST FLOOR :- 8 TENAMENTS - 32 ROOMS (RESIDENTIAL)
- SECOND FLOOR :- 8 TENAMENTS - 32 ROOMS (RESIDENTIAL)
- THIRD FLOOR TO :- 8 TENAMENTS - 32 ROOMS (RESIDENTIAL) (ON EACH FLOOR)
- SIXTH FLOOR.
- SEVENTH FLOOR (P) :- 8 TENAMENTS - 32 ROOMS (RESIDENTIAL)

- अटी :-
- 1) भविष्यात रस्ता रुंदीकरणसाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कल्याण डोंबिवली महानगरपालिकेस विनामूल्य हस्तांतरित करायची लागेल.
 - 2) मंजूरी व्यतिरिक्त जागेवर बांधीव बांधकाम केल्याचे आढळल्यास ते कोणतीही पूर्वसूचना न घेता तांदून टाकण्यात येईल.

1) करनिर्धारक व संकलक,
कल्याण डोंबिवली महानगरपालिका, कल्याण

सहायक इंजिनियर,
कल्याण डोंबिवली महानगरपालिका, कल्याण



