

Receipt (pavti)

78/10918

Monday, July 29, 2024

6:24 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11870 दिनांक: 29/07/2024

गावाचे नाव: वांगणी

दस्तऐवजाचा अनुक्रमांक: उहून2-10918-2024

दस्तऐवजाचा प्रकार: विक्री करारनामा

मादर करणान्याचे नाव: संतोष शांताराम कापकर

नोंदणी फी

रु. 21000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 22800.00

Sub Registrar Ulhasnagar 2

वाजार मूल्य: रु.1375000/-

मोवदला रु.2100000/-

भरलेले मुद्रांक शुल्क : रु. 126000/-

सह दुय्यम निबंधक वर्ग-२

उल्हासनगर-२

1) देयकाचा प्रकार: DHC रकम: रु.1800/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0724276605848 दिनांक: 29/07/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan, रकम: रु.21000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH005864579202425E दिनांक: 29/07/2024

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज पत्ता: (पावती)

स्वाक्षरी दस्तऐवज पत्ता: जे.गार.

दिनांक :- 30/07/2024



मूल्यांकन पत्रक ( प्रभाव क्षेत्र - बांधीव )	
Valuation ID	202407297792
	29 July 2024,05:45:12 PM
मूल्यांकनाचे वर्ष	2024
जिल्हा	ठाणे
तालुक्याचे नांव	अंबरनाथ
गांवाचे नांव	वांगणी
प्रमुख मूल्य विभाग	27
उप मूल्य विभाग	27.1
क्षेत्राचे नांव	Influence Area
सर्व्हे नंबर /न. भू. क्रमांक :	161
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	मोजमापनाचे एकक चौ. मीटर
33900	
बांधीव क्षेत्राची माहिती	
मिळकतीचे क्षेत्र	40.557 चौ. मीटर
बांधकामाचे वर्गीकरण	-आर सी सी
उद्दवाहन सुविधा	आई
मिळकतीचा वापर	निवासी सदानेका
मिळकतीचे वय	0 TO 2वर्षे
मजला	1st To 4th Floor
मिळकतीचा प्रकार	बांधीव
मूल्यदर/बांधकामाचा दर	Rs.33900/-
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी ) =(33900 * (100 / 100 ) ) = Rs.33900/-
मजला: निहाय घट/वाढ	= 100% of 33900 = Rs.33900/-
Rules Applicable	3.19.18
A)	मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 33900 * 40.557 = Rs.1374882.3/-
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी - वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 1374882.3 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.1374882/- = ₹ तेरा लाख चौऱ्याहत्तर हजार आठ शें व्यांशौ /-

Home

Print

सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर-२



उद्देग - २	
न. क्र. 90292	२०२४.
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CHALLAN  
MTR Form Number-6



GRN	MH005864579202425E	BARCODE	[Barcode]		Date	28/07/2024-07:52:46	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)	ITRPK3793J					
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR		Full Name	SANTOSH SHANTARAM KAPKAR				
Location	THANE		Flat/Block No.	MAUJE VANGANI HERAMB AARAMBH				
Year	2024-2025 One Time		Premises/Building	BUILDING A WING THIRD FLOOR FLAT NO 307				
Account Head Details		Amount In Rs.	Road/Street	VANGANI				
0030046401	Stamp Duty	126000.00	Area/Locality	VANGANI				
0030063301	Registration Fee	21000.00	Town/City/District					
			PIN	4 2 1 5 0 3				
			Remarks (If Any)	PAN2=AAJFH2647B-SecondPartyName=HERAMB INTERPRISES THROUGH ITS PARTNER VIDYADHAR NANDKUMAR PALANDE-				
			Amount In	One Lakh Forty Seven Thousand Rupees Only				
		1,47,000.00	Words					
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK			Bank CIN	Ref. No.	69103332024072810356			2881140458
Cheque/DD Details			Bank Date	RBI Date	28/07/2024-07:55:20		Not Verified with RBI	
Cheque/DD No.			Bank-Branch		IDBI BANK			
Name of Bank			Scroll No. , Date		102 , 29/07/2024			
Name of Branch								

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9657626002  
सदर चालन फॅचल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-78-10918	0003243148202425	29/07/2024-18:10:46	IGR129	21000.00
2	(IS)-78-10918	0003243148202425	29/07/2024-18:10:46	IGR129	126000.00
Total Defacement Amount					1,47,000.00



Print Date 29-07-2024 06:25:29

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द. मं. १०७८/२०२४
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<b>Department of Stamp &amp; Registration, Maharashtra</b>			
Receipt of Document Handling Charges			
PRN	0724276605848	Date	27/07/2024
Received from SANTOSH SHANTARAM KAPKAR, Mobile number 9657626002, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Uhasnagar 2 of the District Thane Grm.			
Payment Details			
Bank Name	IBKL	Date	27/07/2024
Bank GIN	10004162024072705518	REF No.	2917811494
This is computer generated receipt, hence no signature is required.			



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CHALLAN  
MTR Form Number-6



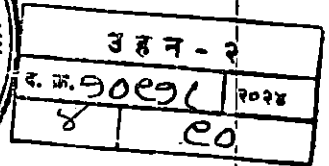
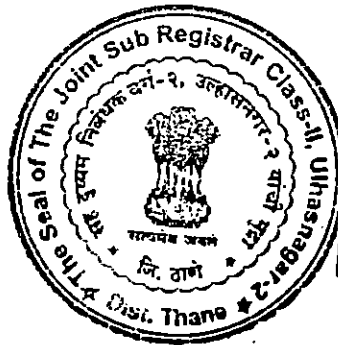
GRN	MH005864579202425E	BARCODE	Date 28/07/2024-07:52:48		Form ID	25.2	
Department	Inspector General Of Registration			Payer Details			
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)			
Type of Payment				PAN No.(If Applicable)	ATRPK8793J		
Office Name	ULH2_ULHABNAGAR 2 JT SUB REGISTRAR			Full Name	BANTOSH SHANTARAM KAPKAR		
Location	THANE			Flat/Block No.	MAUJE VANGANI HERAMB AARAMBH		
Year	2024-2025 One Time			Premises/Building	BUILDING A WING THIRD FLOOR FLAT NO 307		
Account Head Details		Amount In Rs.		Road/Street	VANGANI		
0030046401	Stamp Duty	126000.00		Area/Locality	VANGANI		
0030063301	Registration Fee	21000.00		Town/City/District			
				PIN	4	2	1 5 0 3
				Remarks (if Any)	PAN2=AAJFH2647B-SecondPartyName=HERAMB INTERPRISES THROUGH ITS PARTNER VIDYADHAR NANDKUMAR PALANDE-		
				Amount In	One Lakh Forty Seven Thousand Rupees Only		
Total				1,47,000.00	Words		
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	69103332024072810356	2881140458
Cheque/DD No.				Bank Date	RBI Date	28/07/2024-07:55:20	Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9657626002

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

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







॥ श्री ॥

AGREEMENT FOR SALE

Market Value	Rs.13,75,000/-
Actual Value	Rs.21,00,000/-
Stamp Duty	Rs.1,26,000/-
Registration fee	Rs.21,000/-

This Agreement for sale executed on 29 th JULY 2024,

BETWEEN

M/S. HERAMB ENTERPRISES, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at Shop No. 1, Gatha Sadan, Saware Road, Vangani (West), Taluka - Ambarnath, District - Thane. 421503,

(PAN No:- AAJFH 2647B), represented by its authorized partners

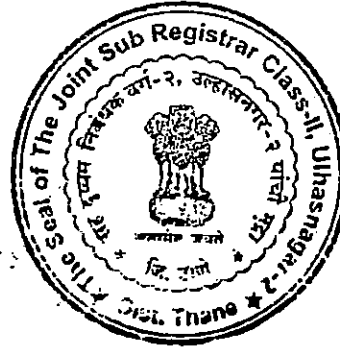
1) SHRI. VIDYADHAR NANDKUMAR PALANDE,(Aadhar No. 5141 8656 7860)

2) SHRI. BHANUDAS YASHWANT GAIKWAD (Aadhar No. 5209 3594 9400)

registered under Indian Partnership Act, hereinafter referred to as the "Builders/Promoters"(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners).

AND

MR. SANTOSH SHANTARAM KAPKAR (Aadhar No. 3400 4819 6767), aged about 26 years, (PAN No. ITRPK3793J) residing At- Flat No 405, Omkar Apartment, Ambedkar Nagar, Achole Talav, Nalasopara(East), Vasai, Palghar, Maharashtra-401209. hereafter called the "Purchaser/s" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his / her heirs, executors, administrators, successors-in-interest and permitted assignees.) The Builders/Promoters and Purchaser/s shall hereinafter collectively be referred to as the "Parties" and individually as "Party".



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*(Signature)*  
*(Signature)*

*(Signature)*

WHEREAS:- of M/s. HERAMB ENTERPRISES is owner of below described property and otherwise well and sufficiently entitled to the all that piece and parcel of land having laying being and situated at Village-Vangani, Taluka-Ambarnath, District- Thane

**DESCRIPTION OF PROPERTY**

Serial No.	Gut No. (Survey No.)	Area Square Meters
1	161/4 (57/4)	4000 Square Meter out of Total Area 8170
2	162/5 (57/5)	1340 Square Meters
	Total Area	5340 Square Meters

Within the limits of **Village Vangani, Taluka - Ambarnath** and within the jurisdiction of Registration District- Thane and Sub-Registration Office Ulhasnagar hereinafter called and referred to as the '**Said Property**' and is more particularly described in the **Schedule No. I** hereunder written. The said Land owners are also partners of M/s. HERAMB ENTERPRISES.

AND WHEREAS by and under the Sale Deed dated 7<sup>th</sup> February 2018 registered in the office of the Sub Registrar of Assurances Class II at Ulhasnagar 2 vide Sr. No.1684/2018 dated 7<sup>th</sup> February 2018. M/s. HERAMB ENTERPRISES have purchased the Gut No. 161/4 area admeasuring 4000 Square Meter out of Total Area 8170 from 1) Mrs. Jayashree Jaywant Shelar 2) Jyotsna Bharat Nimse 3) Nanda Ashok Patil 4) Manda Madhukar Harad 5) Shakuntala Ramdas Mhase through their Power of Attorney Holder a) Pankaj Jaywant Shelar b) Chitra Ajit Shelar for herself and the guardian of minor Sumit Ajit Shelar, 6) Suresh Gotiram Shelar 7) Pankaj Jaywant Shelar.

AND WHEREAS by and under the Sale Deed registered in the office of the Sub Registrar of Assurances Class II at Ulhasnagar 2- under Sr. No. 15602/2022 dated 3<sup>rd</sup> October, 2022 M/s. HERAMB ENTERPRISES have purchased the Gut No. 162/5 area admeasuring 1340 Square Meters from MR. SUBHASH SEETARAM CHAUDHARI.

AND WHEREAS the Builders/Promoters herein have further obtained from the Collector, Thane necessary Non-agriculture (N.A) use permission and Construction Permission under order bearing No. मौजे, वांगणी, ता. अंबरनाथ, ग. नं, १६१, १६२ क्षेत्र

५३४० चौंस मीटर क्र. महसूल/कक्ष -१/ टे-१४/ बां.प / एसआर-०४/२०२२ जिल्हाधिकारी कार्यालय ठाणे दिनांक & 8<sup>th</sup> September 2022, in the name of M/s. HERAMB ENTERPRISES, in respect of the said property. The Real Estate Regulatory Authority (RERA) Registered Number of the said Project is **P51700051941** The property bounded as under and more particularly described in the **Schedule- I** hereunder written (hereinafter referred to as "the project land").

EAST ..... Nala  
WEST ..... Gat No. 160 and Gat No. 161 remaining area  
SOUTH ... Gat No. 161 remaining area and 163  
NORTH ... Gat No. 148

*Baldev*

*MAKER*

AND WHEREAS the Builders/Promoters have floated the ownership scheme on the said Land under the name Heramb Enterprises comprising of various buildings consisting of residential units. Though the Builders/Promoters herein has right to develop the entire project land, the Builders/Promoters has decided to carry out construction in phases and accordingly has identified/ earmarked portion out of the project land and is only subject matter of this agreement and the said project shall be known as 'HERAMB AARAMBHA' hereinafter referred as "said project" and admeasuring 5340 sq. mtrs.

AND WHEREAS the Builders/Promoters have completed all the legal formalities with respect to the right, title and interest in respect of the project land on which the said project is to be constructed. The Builders/Promoters herein alone has sole and exclusive right to sell the Flat/Apartments in the said project to be constructed by the Builders/Promoters on the project land and is fully competent to enter into agreement/s with the Purchaser/s, lessee, mortgagee, of the Flat/Apartments and to receive the sale price in respect thereof.

AND WHEREAS the Builders/Promoters have entered into a standard agreement with its Architects, viz. Lele Infratech Private Limited through Mandar Jayant Lele Consulting Civil Engineer Lic No. STATE/R/2022/APL/148 (hereinafter referred to as "the Architect"), who are registered with the Council of Architecture, and such agreement is as per the agreement prepared by the Council of Architecture, and the Builders/Promoters have appointed a structural engineer for the preparation of the structural design and drawings of the said project / buildings, and the Builders/Promoters accepts the professional supervision of the Architect and structural engineer till the completion of the said project.

AND WHEREAS the Purchaser/s has offered to purchase Flat/Apartment bearing number 307 on the Third floor, (herein after referred to as the said "Flat/Apartment") in the 'A' wing of the Building called HERAMB AARAMBH (herein after referred to as the said "Building") being constructed in the said project, by the Builders/Promoters.

AND WHEREAS the Purchaser/s/s herein has demanded from the Builders/Promoters and the Builders/Promoters have given inspection to the Purchaser/s/s, of all the documents of title relating to the said project described in the Schedule-I hereunder written and also the plans, designs and specifications of the said building prepared by the Architect 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 rules and regulations made there under. After the Purchaser/s/s enquiry, the Builders/Promoters herein has requested to the Purchaser/s/s to carry out independent search by appointing his/her/their own attorney/ advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Builders/Promoters. The Purchaser/s has/have satisfied himself/herself/themselves in respect of marketable title and rights and regulations of the Builders/Promoters herein. That the Purchaser/s has given his specific confirmation herein that the responsibility of title of the said land is in the Developer up and until the conveyance of the said building/ phase/wing and the said land thereunder.

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Builders/Promoters, authenticated copies of

*(Signature)*  
*(Signature)*

*(Signature)*

property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Builders/Promoters to the project land on which the Flat/Apartments are to be constructed have been annexed hereto and marked as **Annexure 'B' and 'C'**, respectively.

AND WHEREAS the authenticated copies of the plans of the Layout of the said project as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure 'D'**.

AND WHEREAS the authenticated copies of the plans of the Layout of the said phase as proposed by the Builders/Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said phase have been annexed hereto and marked as **Annexure 'E'**.

AND WHEREAS the copy of the proposed layout plan and the proposed building/phase/wing plan showing future proposed development as disclosed by the developer in his registration before the RERA authority and further disclosures on the website are mandated by the developer.

AND WHEREAS the clear block plan showing the project (phase/wing) which is intended to be constructed and to be sold and the said unit which is intended to be bought by the Purchaser/s is in this said project (phase/wing) which is clearly demarcated and marked and which is for the purpose of this agreement the project in which the unit stated that the Purchaser/s intends to purchase and the Purchaser/s shall have the right to claim the same for is marked as **Annexure 'E'**.

AND WHEREAS the authenticated copies of the plans and specification of the Flat/Apartment to be purchased by the Purchaser/s, as sanctioned and approved by the local authority have been annexed and marked as **Annexure 'E'**.

AND WHEREAS the Builders/Promoters has been obtained some of the sanctions/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 performance of which only the completion or occupancy certificate in respect of the said building's /phase shall be granted by the concerned local authority.

AND WHEREAS the Builders/Promoters has in compliance with rules, regulations and restrictions of the concerned local authority which are to be observed and performed by the Builders/Promoters while constructing / developing the said project has accordingly commenced construction/development of the same.

AND WHEREAS the Purchaser/s has agreed to purchase the said unit based on going through all the conditions stated in the sanctioned plans by respective competent authorities and have further confirmed that all such conditions shall be bound and abided by the Purchaser/s strictly.

AND WHEREAS the Purchaser/s on confirmation of accepting all the conditions of sanctioned plans by competent authority, has further stated that if any conditions that have been imposed on the said project/ building/ phase/ wing which are contract to the prevalent laws/ rules/ regulations under which sanctioned plans have been give shall not be binding on the Purchaser/s and that the Purchaser/s shall not hold the developer responsible for such contrary conditions.

*Beehive*

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AND WHEREAS the Purchaser/s has independently made himself aware about the specifications provided by the Builders/Promoters and he is aware of the limitations, usage policies and maintenance of the installed items, fixture and fittings of the same and have been shown in **Schedule III & IV**.

AND WHEREAS the Purchaser/s has been shown the conditions of contracts with the vendors/contractors/manufacturers And workmanship and quality stands of products/ fittings and fixtures as agreed between Builders/Promoters and the vendors and on independently verifying the same the Purchaser/s has now agreed to the same as conditions mentioned in these contracts and that the Purchaser/s agrees to abide by the same failure of which shall absolve the Builders/Promoters to that extent.

AND WHEREAS, the Builders/Promoters have registered that said project under the provisions of the real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Bandra, Mumbai under registration no. **P51700051941** have been annexed and marked as **Annexure 'F'**.

AND WHEREAS the Purchaser/s has applied for Flat/Apartment in the said project for **Flat 307, Third Floor** having carpet area of **36.87 square meters** in the 'A' wing of the Building called **HERAMB AARAMBH** being constructed in the said project and pro-rata share in the common areas ("Common Areas") as defined under clause (n) of Section 2 of the act (hereinafter referred to as the said Flat/Apartment") and further of limited common area and facilities both which are more particularly described in **Schedule III** and the floor plan of the Flat/Apartment is annexed hereto and marked as **Annexure 'E'**;

AND WHEREAS, the Purchaser/s/s prior to executions of these presents has paid to the Builders/Promoters a sum of **Rs.2,11,000/- (Rupees Two Lakhs Eleven Thousand Only)**, being part payment of the sale price of the Flat/Apartment agreed to be sold by the Builders/Promoters to the Purchaser/s/s as advance payment or deposit. The amount paid to the Builders/Promoters are as given below:-

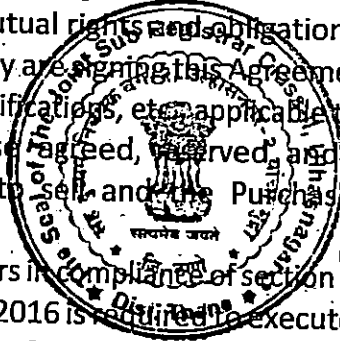
Date	Bank Name	CH.NO/UPI/CASH	Amount
04-07-2024	HDFC BANK	UPI-45236027868	11,000/-
25-07-2024	HDFC BANK	CH.NO-000011	2,00,000/-
<b>Total Amount</b>			<b>2,11,000/-</b>

The remaining Amount **Rs.18,89,000/- (Rupees Eighteen Lakhs Eighty Nine Thousand Only)** is liable to be paid within **90 days** after execution of the Registered Document. If the Purchaser fails to pay the payment the document and the booking will be cancelled.

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

AND WHEREAS subject to otherwise agreed, reserved, and provided herein, the Builders/Promoters have agreed to sell and the Purchaser/s/s hereby agree to purchase the said Flat/Apartment.

AND WHEREAS the Builders/Promoters in compliance of section 13(1) of the Real Estate (Regulation and Development) Act, 2016 is required to execute a written Agreement for sale of the said Flat/Apartment in favor of the Purchaser/s/s, being in fact these presents and also to register said Agreement for sale under the Registration Act, 1908, the parties hereto are desirous to reduce in writing all the terms and conditions of this transaction and hence this presents. Notwithstanding anything stated in any other



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*Builder*

*Buyer*

document/ allotment/ letter given or communicated with the Purchaser/s any time prior, this agreement shall be considered as the only document and its condition shall be read as the only conditions valid and basis for which said unit is agreed to be sold to the Purchaser/s.

AND WHEREAS this agreement shall remain in force and shall not merge into any other agreement save and except the conveyance deed as stated herein below.

AND WHEREAS this agreement does not preclude, diminish the rights of any financial institutions, fund, registered money lender for which finance has been taken for the project and the same can be claimed by them under the statutory claims and that this does not in any way affect the right of the allotted in respect of his unit in the said project.

AND WHEREAS the parties, relying on the confirmation, representations and assurance 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 that the Purchaser/s has not given any third party, any rights to enforce this said agreement unless said unit is transferred to them.

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

**1. CONSTRUCTION OF THE PROJECT / FLAT/APARTMENT:-**

The Builders/Promoters shall construct the said building/s consisting of stilt and 7 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Builders/Promoters shall have to obtain prior permission in writing of the Purchaser/s in respect of variations and modifications which may adversely affect the Flat/Apartment of the Purchaser/s/s except any alterations or additions or modifications in the sanctioned plans, layout plans and sections of the buildings or common areas of the said phase which are required to be made by Builders/Promoters in compliance of any direction or order, etc. issued by, the competent authority or statutory authority, under any law of the State or Central Government, for the time being in force. Builders/Promoters may also make such minor additions and alterations as may be required by the Purchaser/s.

**2. CONSIDERATION/PRICE OF THE SAID FLAT/APARTMENT:-**

2(1) The Purchaser/s hereby agrees to purchase from the Builders/Promoters and the Builders/Promoters hereby agrees to sell to the Purchaser/s

Flat no. **302, Third Floor** having carpet area of **36.87 square meters** in the 'A' wing of the Building called **HERAMB AARAMBH** (hereinafter referred to as "the Flat/Apartment") as shown in the Floorplan thereof hereto annexed and marked

**Annexure D and E** for the consideration of **Rs.21,00,000/- (Rupees Twenty One Lakhs Only)** including being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the limited common areas and facilities which are more particularly described in the Second Schedule annexed herewith. Further that the purchaser shall not in the future raise any dispute about the suitability of the said parking space as constructed by the developer.

2(2) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos \_\_\_ situated at Basement and/or stilt and /or \_\_\_ podium being constructed in the layout for the consideration of Rs. \_\_\_/- The Allottee hereby agrees to purchase

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from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos \_\_\_\_\_ situated at Basement and/or stilt and /or \_\_\_\_\_ podium being constructed in the layout for the consideration of Rs. \_\_\_\_\_/-.

2(3) The Purchaser/s/s agrees and understands that timely payment towards purchase of the said Flat/Apartment as per payment plan/schedule hereto is the essence of the Agreement. The Purchaser/s has paid on or before execution of this agreement a sum of **Rs.2,11,000/- (Rupees Two Lakhs Eleven Thousand Only)** as advance payment or application fee and hereby agrees to pay to that Builders/Promoters the balance amount of **Rs.18,89,000/- (Rupees Eighteen Lakhs Eighty Nine Thousand Only)** in the following manner :-

Sr.No	Particulars	Percentage	Amount
1.	Earnest Money at the time of Booking	10%	2,10,000/-
2.	Upon execution of Agreement	20%	4,20,000/-
3.	At the time of completion of Plinth	15%	3,15,000/-
4.	On completion of 1 <sup>st</sup> Slab	5%	1,05,000/-
5.	On completion of 2 <sup>nd</sup> Slab	5%	1,05,000/-
6.	On completion of 3 <sup>rd</sup> Slab	5%	1,05,000/-
7.	On completion of 4 <sup>th</sup> Slab	5%	1,05,000/-
8.	On completion of 5 <sup>th</sup> Slab	5%	1,05,000/-
9.	On completion of Brik Work	5%	1,05,000/-
10.	On completion of staircase & lift wells upto floor level of the said apartment	5%	1,05,000/-
11.	On completion of the external plumbing & external plaster, elevation, terrace, with waterproofing, of the building or wing in which the said Flat/Apartment is located	10%	2,10,000/-
12.	On completion of the lifts, water pumps, electric fittings, electro mechanical & environment requirements, entrance lobby/s, paving of areas	5%	1,05,000/-
13.	On possession and receipt of Occupancy Certificate	5%	1,05,000/-
	<b>Total</b>	<b>100%</b>	<b>21,00,000/-</b>

The Total Price above excludes Taxes (consisting of tax paid or payable by the Builders/Promoters by way of Value Added Tax, Service Tax, Cess, GST or any other similar taxes which may be levied, in connection with the construction of and carrying out the said Project payable by the Builders/Promoters up to the date of handing over the possession of the Flat/Apartment).

2(4) The Total Price is escalation-free, save and except increases which the Purchaser/s hereby agrees to pay, due to increase on account of development charges payable to the competent authority and any other increase in charges which may be levied or imposed by the competent authority from time to time. The Builders/Promoters undertakes and agrees that while raising a demand on the Purchaser/s for increase in development charges, cost/charges imposed by the competent authorities, the Builders/Promoters shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent

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payments. The Builders/Promoters may charge the Purchaser/s separately for any up gradation/ changes specifically requested or approved by the Purchaser/s in fittings, fixtures and specifications and any other facility which have been done on the Purchaser's request or approval but which have not been agreed upon herein or as shown in the website of the registered authority.

2(5) The Builders/Promoters herein on due date/or on reaching aforesaid construction milestone/ stage shall intimate the amount payable as stated above in writing or by digital E-mail to the Purchaser/s and the Purchaser/s shall make payment of such due amount to the Builders/Promoters within seven days from date of receiving such intimation. The Purchaser/s herein specifically agree that he/she/they shall pay the aforesaid amount along with the service tax, VAT, GST and such other taxes, cess, charges etc. without any delay along with each installment.

2(6) Payment of any installment if made in advance shall be adjusted to the next installment as mentioned above. No interest shall be paid by the Builders/Promoters for such advance payments made by the Purchaser/s or by housing finance companies / bank etc on behalf of Purchaser/s.

3. **MODE OF PAYMENT:-**

Subject to the terms of the Agreement and the Builders/Promoters abiding by the construction milestones (not valid in special cases where specific dates are mentioned), the Purchaser/s shall make all payments, on demand by the Builders/Promoters, within the stipulated time as mentioned in the Payment Plan through A/c Payee cheque/demand draft or online payment (as applicable) in favour of 'Heramb Enterprises'.

4. **ADJUSTMENT / APPROPRIATION OF PAYMENTS:-**

The Purchaser/s/s authorizes the Builders/Promoters to adjust / appropriate all payments made by him/her/them under any head (s) of dues against lawful outstanding, if any, in his/her/their name as the Builders/Promoters may in its sole discretion deem fit and the Purchaser/s undertakes not to object/demand/direct the Builders/Promoters to adjust his payments in any manner.

5. **INTEREST ON UNPAID DUE AMOUNT:-**

Without prejudice to the right of the Builders/Promoters to take action for breach arising out of delay in payment of the installments on the due dates, the Purchaser/s/s shall be bound and liable to pay interest as per State Bank of India highest Marginal Cost of Lending Rate plus 2% per annum, with monthly rests, on all the amounts which become due and payable by the Purchaser/s/s to the Builders/Promoters with the date of actual payment, provided that tender of the principal amounts and interest of tender of the interest and expenses thereof shall not itself be considered as waiver of the right of the Builders/Promoters this Agreement, nor shall it be construed as condonation of delay by the Builders/Promoters. The amount of interest may be informed to the Purchaser/s/s from time to time and on completion of the said project/Flat/Apartment, and the Purchaser/s/s has/have agreed to pay the same as and when demanded before the possession of the said Flat/Apartment.

6. **OBSERVATION OF CONDITIONS IMPOSED BY LOCAL/PLANNING AUTHORITY:-**

The Builders/Promoters 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, state and or Central Government including

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Environment department at the time of sanctioning the plans or anytime thereafter or at the time of granting Completion Certificate or anytime thereafter. The Builders/Promoters shall before handing over possession of the said Flat/Apartment to the Purchaser/s/s herein, obtain from the concerned planning/ local authority/ development controlling authority occupation and /or completion certificate in respect of the said Flat/Apartment.

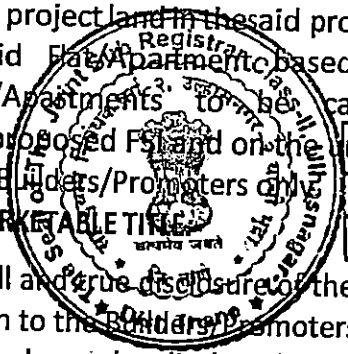
Notwithstanding anything to the contrary contained herein, the Purchaser/s shall not be entitled to claim possession of the said Flat/Apartment until the completion certificate is received from the local authority and the Purchaser/s has paid all dues payable under this agreement in respect of the said Flat/Apartment to the Builders/Promoters and has paid the necessary maintenance amount /deposit, service tax, vat and other taxes payable under this agreement of the said Flat/Apartment to the Builders/Promoters. Howsoever for the purpose of defect liability on towards the developer, the date shall be calculated from the date of handing over possession to the Purchaser/s for fit outs and interior works and that the said liability shall be those responsibilities which are not covered under maintenance of the said unit/building/phase/wing as stated in the said agreement. That further it has been agreed by the Purchaser/s that any damage or change done within the unit sold or in the building/phase/wing done by him/them or by any third person on and behalf of the Purchaser/s then the Purchaser/s expressly absolves the developer from the same liability and specifically consents that on such act done, he shall waive his right to enforce the defect liability on and towards the developer.

**7. DISCLOSURES AS TO FLOOR SPACE INDEX:-**

The Builders/Promoters hereby declare that the Floor Space Index available as on date in respect of the project land is 3192 square meters only and Builders/Promoters have planned to utilized Floor Space Index of 1.2 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 Builders/Promoters have disclosed the Floor Space Index of 1.14 as proposed to be utilized by him on the project land in the said project and Purchaser/s has agreed to purchase the said Flat/Apartment based on the proposed construction and sale of Flat/Apartments to be carried out by the Builders/Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Builders/Promoters only.

**8. DISCLOSURE AND INVESTIGATION OF MARKETABLE TITLE**

The Builders/Promoters have made full and true disclosure of the title of the said land as well as encumbrances, if any, known to the Builders/Promoters in the title report of the advocate. The Builders/Promoters have also disclosed to the Purchaser/s nature of its right, title and interest or right to construct building/s and also given inspection of all documents to the Purchaser/s as required by the law. The Purchaser/s having acquainted himself/herself/ themselves with all facts and right of the Builders/Promoters and after satisfaction of the same have entered into this Agreement.



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9. **SPECIFICATIONS AND AMENITIES:-**

The specifications and amenities of the Flat/Apartment to be provided by the Builders/Promoters in the said project and the said Flat/Apartment are those that are set out in **Schedule III** hereto. Common amenities for the project on the said land are stated in the **Schedule IV** annexed hereto. In the project multi storied high rise buildings/wings are under construction and considering to maintain the stability of the buildings/wings and internal structures, herein specifically informed by its consultants not to allow any internal changes. As per our policy there shall be no customization permitted inside the said Flat/Apartment. Changes such as civil, electrical, plumbing etc. shall not be allowed during construction and till delivery of possession.

10. **COMPLIANCE OF LAWS RELATING TO REMITTANCES**

10(1) The Purchaser/s, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act 1999, Reserve Bank of India Act and Rules and Regulations made there under or any statutory amendment(s), modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition /sale/transfer of immovable properties in India etc. and provide the Builders/Promoters with such permission, approvals which would enable the Builders/Promoters to full fill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Purchaser/s understands and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India; he/she shall be liable for any action under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

10(2) The Builders/Promoters accept no responsibility in this regard. The Purchaser/s shall keep the Builders/Promoters fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser/s to intimate the same in writing to the Builders/Promoters immediately and comply with necessary formalities if any under the applicable laws. The Builders/Promoters shall not be responsible toward any third party making payment/remittances on behalf of any Purchaser/s and such third party shall not have any right in the application/allotment of the said Flat/Apartment applied for herein in any way and the Builders/Promoters shall be issuing the payment receipts in favour of the Purchaser/s only

11. **POSSESSION OF THE FLAT/APARTMENT:-**

11(1) Schedule for possession of the said Flat/Apartment: - The Builders/Promoters agrees and understands that timely delivery of possession of the Flat/Apartment is the essence of the Agreement. Provided that the Builders/Promoters shall be entitled to reasonable extension of time as agreed by and between the Purchaser/s and the Builders/Promoters forgiving possession of the Flat/Apartment on the aforesaid date, and the same shall not include the period of extension given by the Authority for registration. Further, if the completion of building in which the Flat/Apartment is to be situated is delayed on account of-

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- (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.

**11(2) Schedule for possession of the Common Amenities:-**

The Builders/Promoters herein is developing the said land which consists of various phases having common amenities like landscape garden etc, the construction /development of the said common amenities will be completed indue course only after completion of construction of all the project phases on he said land. The Purchaser/s herein agree and convey thathe/she/they shall not be entitled to refuse to take the possession of the said Flat/Apartment on the ground of non completion of aforesaid common amenities.

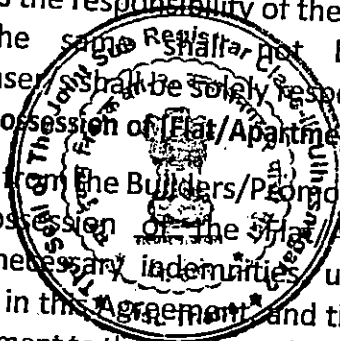
That the Purchaser/s further agree that even where 'substantial completion' of works has been done and after receiving OC from the competent authority possession of the said unit shall be given. That substantial completion would mean works done that do not affect his use or occupation of his unit and he cancohabit in the said unit. However if the developer is not allowed by the Purchaser/s or any person on his behalf to complete the remaining portion of the works, it shall be accepted by and between the parties that the remaining works shall be deemed to have been done as and against the developer.

**11(3) Procedure for taking possession:-**

The Builders/Promoters, upon obtaining the occupancy certificate from the local/competent/planning authority shall offer in writing to the Purchaser/s intimating that, the said Flat/Apartment is ready for use and occupation. The Purchaser/s herein shall inspect the said Flat/Apartment in all respects to confirm that the same is in accordance with the terms and conditions of this agreement, complete the payment of consideration / total price and dues to the Builders/Promoters as per terms and conditions of this agreement and take the possession of the said Flat/Apartment within 15 days from the date of written intimation issued by the Builders/Promoters to the Purchaser/s herein. The Builders/Promoters agrees and undertakes to indemnify the Purchaser/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Builders/Promoters. The Purchaser/s agree(s) to pay the maintenance charges as determined by the Builders/Promoters/association of Purchaser/s, as the case may be. **11(4) It shall be expressly agreed that wherever it is the responsibility of the Purchaser/s to apply and get necessary services the same shall be solely responsible for the same.**

**11(5) Failure of Purchaser/s to take Possession of Flat/Apartment /Unit:**

Upon receiving a written intimation from the Builders/Promoters as per clause 11.3, the Purchaser/s/s shall take possession of the Flat/Apartment from the Builders/Promoters by executing necessary indemnities undertaking and such other documentation as prescribed in the Agreement and the Builders/Promoters shall give possession of the Flat/Apartment to the Purchaser/s. In case the Purchaser/s fails or commits delay in taking possession of said Flat/Apartment within the time provided in clause 11.3, such Purchaser/s shall be liable for payment of maintenance charges as applicable, property tax, electricity charges and any other expenses and outgoing in respect of the said Flat/Apartment and the Builders/Promoters shall not be liable for the maintenance, wear and tear of the said Flat/Apartment.



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Possession by the Purchaser/s – After obtaining the occupancy certificate and handing over physical possession of the said Flat/Apartment to the Purchaser/s, it shall be the responsibility of the Builders/Promoters to hand over the necessary documents and plans, including common areas, to the association of the Purchaser/s or the competent authority, as the case may be, as per the local laws.

**11(6) Compensation** - That the Purchaser/s has given his specific confirmation herein that the responsibility of title of the said land be on the Developer up and until the conveyance of the said building/phase/wing and the said land thereunder. Except for occurrence of the events stating herein above, if the Builders/Promoters fails to complete or is unable to give possession of the

Flat/Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Builders/Promoters shall be liable, on demand to the Purchaser/s, in case the Purchaser/s wishes to withdraw from the project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Flat/Apartment, with the interest as per State Bank of India highest Marginal Cost of Lending Rate plus 2% per annum within 30 days including compensation in the manner as provided under the Act.

Provided that where if the Purchaser/s does not intend to withdraw from the said project, the Builders/Promoters shall pay the Purchaser/s interest as per State Bank of India highest Marginal Cost of Lending Rate plus 2%, on all the amounts paid by the Purchaser/s, for every month of delay, till the handing over of the possession of the Flat/Apartment.

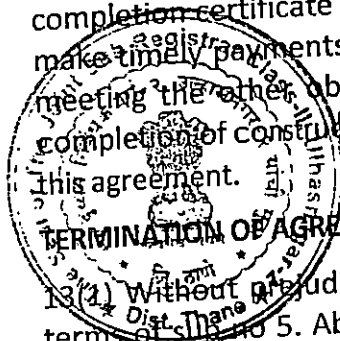
**12. TIME IS ESSENCE:-**

Time is essence for the Builders/Promoters as well as the Purchaser/s. The Builders/Promoters shall abide by the time schedule for completing the project and handing over the [Flat/Apartment] to the Purchaser/s and the common areas to the association of the Purchaser/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser/s shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Builders/Promoters as per payment plan in Clause 13 of this agreement.

**13. TERMINATION OF AGREEMENT:-**

13(1) Without prejudice to the right of Builders/Promoters to charge interest in terms of Clause 5. Above, on the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Builders/Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser/s committing three defaults of payment reminders, the Builders/Promoters shall at his own option, may terminate this Agreement:

Provided that, Builders/Promoters shall give notice of 15 days in writing to the Purchaser/s, by Registered post AD at the address provided by the Purchaser/s and mail at the e-mail address provided by the Purchaser/s, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of

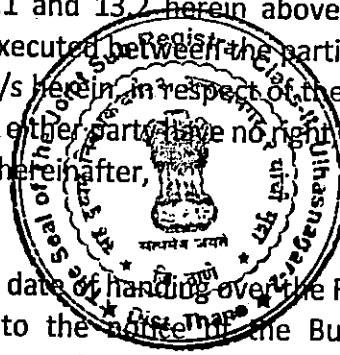


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which it is intended to terminate the Agreement. If the Purchaser/s fails to rectify the breach or breaches mentioned by the Builders/Promoters within the period of notice then at the end of such notice period, Builders/Promoters shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Builders/Promoters shall refund to the Purchaser/s after deducting 10% of agreement value and the total interest payable due to delay in payment and/ or any other expenses incurred by the Builders/Promoters for such unit as requested by the Purchaser/s or any other amount which may be payable to Builders/Promoters, within a period of 90 days of the termination, the installments of sale consideration of the Flat/Apartment which may till then have been paid by the Purchaser/s to the Builders/Promoters and the Builders/Promoters herein shall be entitled to deal with the said Flat/Apartment with any prospective buyer. Delay in issuance of any reminder/s or notices from the Builders/Promoters shall not be considered as waiver of Builders/Promoters absolute right to terminate this agreement.

13(2) For whatsoever reason if the Purchaser/s/s herein, without any default or breach on his/her/their part, desire to terminate this agreement / transaction in respect of the said Flat/Apartment then, the Purchaser/s/share in shall issue a prior written notice to the Builders/Promoters as to the intention of the purchaser/s and on such receipt of notice the Builders/Promoters herein shall be entitled to deal with the said Flat/Apartment with prospective buyers. After receipt of such notice of intention to terminate this agreement the Builders/Promoters shall issue a 15 day's notice in writing calling upon him/her/them to execute and register Deed of Cancellation. Only upon the execution and registration of Deed of cancellation the Purchaser/s shall be entitled to receive the refund of consideration, subject to terms of this agreement 13(3) It is specifically agreed between the parties hereto that, if the transaction in respect of the said Flat/Apartment between the Builders/Promoters and Purchaser/s herein terminated as stated in sub-para 13.1 and 13.2 herein above written then all the instruments under whatsoever head executed between the parties hereto or between the Builders/Promoters and Purchaser/s herein, in respect of, the said Flat/Apartment, shall stand automatically cancelled and either party have no right, title, interest or claim against each other except as provided hereinafter,



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**14. DEFECT LIABILITY**

If within a period of five years from the date of handing over the Flat/Apartment to the Purchaser/s, the Purchaser/s brings to the notice of the Builders/Promoters any structural defect in the Flat/Apartment or the building in which the Flat/Apartment are situated or any defects on account of workmanship, quality or provisions of service, then, wherever possible such defects shall be rectified by the Builders/Promoters at his own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from the Builders/Promoters, compensation for such defect in the manner as provided under the Act. Provided however, that the Purchaser/s shall not carry out any alterations of the whatsoever nature in the said Flat/Apartment of phase/wing and in specific the structure of the said unit/wing/phase of the said building which shall include but not limit to columns, beams etc. or in the fittings therein, in particular it is hereby agreed that the Purchaser/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Builders/Promoters the defect liability automatically shall

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become void. The word defect here means only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the Builders/Promoters, and shall not mean defect/s caused by normal wear and tear and by negligent use of Flat/Apartment by the Occupants, vagaries of nature etc.

That it shall be the responsibility of the Purchaser/s to maintain his unit in a proper manner and take all due care needed included but not limiting to the joints in the tiles in his flat are regularly filled with white cement / epoxy to prevent water seepage.

Further where the manufacture warranty as shown by the developer to the Purchaser/s ends before the defects liability period and such warranties are covered under the maintenance of the said unit/building/phase/wing, and if the annual maintenance contracts are not done/renewed by the Purchaser/s the Builders/Promoters shall not be responsible for any defects occurring due to the same. That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/ manufacturers that all equipment, fixtures and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the flats and the common project amenities wherever applicable.

That the Purchaser/s has been made aware and that the Purchaser/s expressly agrees that the regular wear and tear of the unit/building/phase/ wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20<sup>0</sup>C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect. It is expressly agreed that before any liability of defect is claimed by or on behalf of the Purchaser/s, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in material used, in the structure built of the unit/phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

**15. Formation of organization of Flat/Apartment holders:-**

15(1) Considering the Builders/Promoters herein carrying on the construction/development on the said land in phase as aforesaid and further to have the maintenance of building/s and common facilities more conveniently, there will be one or more association of Purchaser/s/Co-operative Societies and/or Apex Society and/or limited company or as such may be formed by prevailing local laws as may be applicable to the said project, which the Builders/Promoters shall decide as suitable for the Flat/Apartment holders in the said project which is under construction on the said land.

15(2) The Purchaser/s along with other allottee(s) of Flat/Apartments in the building shall be in forming and registering the Society or Association or a Limited Company to be known by such name as the Builders/Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Builders/Promoters within seven days of the same being forwarded by the Builders/Promoters to the Purchaser/s, so as to enable the

*B. Balakrishna*

*M. S. Srinivas*

Builders/Promoters to register the common organization of Purchaser/s. No objection shall be taken by the Purchaser/s if any, changes or modification 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.

15(3) The Builders/Promoters shall, before the expiry of six months from the date of completion of the project, do the 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/Builders/Promoters and / or the owners in the said structure of the Building or wing in which the said Flat/Apartment is situated.

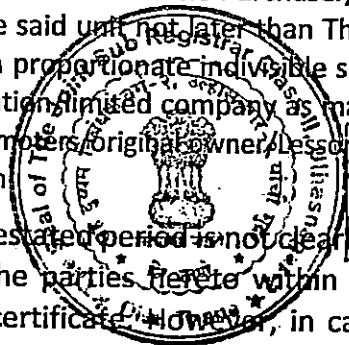
15(4) The Builders/Promoters shall, before the expiry of six months from the date of completion of the project, do the registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation / Apex body all the right, title and the interest of the

Vendor/Lessor/Original Owner/ Builders/Promoters and/ or the owners in the project land on which the building with multiple wings or buildings are reconstructed.

15(5) That within a period of three months from the date of selling of all the flats/units in all wings/buildings (sanctioned and proposed) in the Lay out and/or said building and only after receiving whole consideration and all amounts due and payable by all purchasers in all wings/building in the Lay out and/or said project, Promoters/Builders shall cause to transfer, convey to the society/association of allottees, Federation/Apex body of Societies/ Association or Limited Company all the right, title and the interest of the Promoters/Builders /Original Owner and/or the owners in the said structures of the all wings/Buildings and the entire undivided or inseparable land underneath all wings/buildings jointly or otherwise.

#### 16. CONVEYANCE OF THE SAID FLAT/APARTMENT:-

The Builders/Promoters, on receipt of complete amount of the price of the said Flat/Apartment under the Agreement from the Purchaser/s, shall execute a conveyance deed to convey the title of the said unit not later than Three months after receiving of occupancy certificate and with proportionate indivisible share in the Common Areas to the society/association/federation, limited company as may be formed all the right, title and interest of the Builders/Promoters/Original Owner/Lessor/in the plot part of the said land i.e. said project referred in



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~~Schedule-II unless the above stated period is not clearly mentioned, it is otherwise agreed to by and between the parties hereto within 3 (three) months from the issuance of the occupancy certificate. However, in case the Purchaser/s fails to deposit the stamp duty, registration charges and all other incidental and legal expenses etc. so demanded within the period mentioned in the demand letter, the Purchaser/s authorizes the Builders/Promoters to withhold registration of the conveyance deed in his/her favour till full and final settlement of all dues and stamp duty and registration charges to the Builders/Promoters is made by the Purchaser/s.~~

The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, initiate the transfer 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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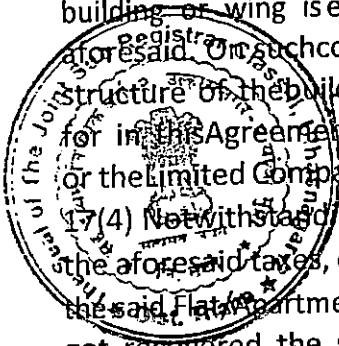
17. PAYMENT OF TAXES, CESSSES, OUTGOING ETC:-

17(1) The purchaser/s herein is well aware of to pay or bear full GST at the rate fixed by the Govt. from time to time on the agreed consideration, for the transaction for sale of Flat/Apartment by the Builders/Promoters to the Purchaser/s of the Flat/Apartments under the GST Act 2017 and as per the aforesaid act responsibility to pay the aforesaid tax from time to time and hence it is agreed between the parties hereto that, the Purchaser/s/s herein shall bear and pay the aforesaid tax amount on or about execution of this present or as becomes applicable from time to time for this transaction, to the Builders/Promoters herein to enable the promoters to deposit / pay the same to the concern authority.

17(2) The Purchaser/s/s herein is well aware that Govt. may make changes in the prevailing Taxes or may impose other Taxes from time to time and hence it is agreed between the parties hereto that, the Purchaser/s/s herein shall bear and pay the aforesaid tax amount on every installment of payment of consideration. 17(3) Within 15 days after notice in writing is given by the Builders/Promoters to the Purchaser/s that the Flat/Apartment is ready for use and occupancy, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat/Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s as stated and defined as attached herewith in **Schedule IV**. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser/s shall pay to the Builders/Promoters such proportionate share of outgoings as may be determined. The Purchaser/s further agrees that till the Purchaser/s share is so determined the Purchaser/s shall pay to the Builders/Promoters provisional monthly contribution of Rs.2/- per sq. ft. per month towards the outgoings. The amounts so paid by the Purchaser/s to the Builders/Promoters shall not carry any interest remain with the Builders/Promoters until a conveyance/assignment of lease of the structure of the building or wing is executed in favor 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 Builders/Promoters to the Society or the Limited Company, as the case may be.

17(4) Notwithstanding anything contained herein above, the liability to pay the aforesaid taxes, outgoings, other charges etc. will be always on Purchaser/s/s of the said Flat/Apartment and if for whatsoever reason respective Recovering Authority got recovered the same from the Builders/Promoters in such circumstance the Builders/Promoters herein shall be entitled to recover the same from the Purchaser/s/s along with interests and Purchaser/s/s herein shall pay the same to the Builders/Promoters within stipulated period as may be informed by the Builders/Promoters to the Purchaser/s/s in writing. It is further specifically agreed that, aforesaid encumbrance shall be on said Flat/Apartment being first encumbrance of the Builders/Promoters. The Purchaser/s/s herein with due-diligence has accepted the aforesaid condition.

17(5) That the Purchaser/ss are made aware and expressly agree herein that where the project is out of water supply zone of the local authority and there is likely to be



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low water supply from the local authority and the Purchaser/s shall have to pay for the water charges either by tanker or any other form.

**18. DEPOSITS BY PURCHASER/S WITH THE BUILDERS/PROMOTERS:-**

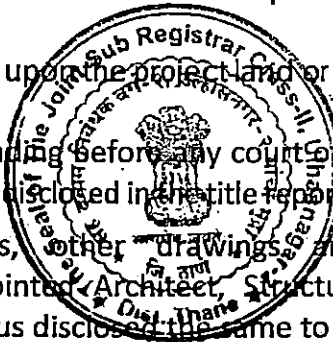
The Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Builders/Promoters, the following amounts:-

- I. Rs. 600/- for share money, application entrance fee of the Society or Limited Company/Federation/Apex body.
- II. Rs. 2000/- for formation and registration of the Society or Limited Company/Federation/Apex body.
- III. Rs.10000/- for proportionate share of taxes and other charges/ levies in respect of the Society or Limited Company/Federation/Apex body.
- IV. Rs.12000/- for deposit towards provisional yearly contribution towards outgoings of Society or Limited Company/Federation/Apex body.
- V. Rs.10000/- for Deposits towards Water, Electric, and other utility and services connection charges &
- VI. Rs.10000/- for deposits of electrical receiving and Sub Station provided in Layout

**19. REPRESENTATIONS AND WARRANTIES OF THE BUILDERS/PROMOTERS:-**

The Builders/Promoters hereby represents and warrants to the Purchaser/s as follows:-

- a. The Builders/Promoters 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.
- b. The Builders/Promoters has lawful rights and requisite approvals from the competent Authorities to carry out development of the project and shall obtained requisite approvals from time to time to complete the development of the project.
- c. There are no encumbrances upon the project land or the project except those disclosed in the title report.
- d. 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.
- e. All drawings, sale plans, other drawings are as given to the Builders/Promoters by the appointed Architect, Structural Consultants, other consultants, the developer has thus disclosed the same to the Purchaser/s and the Purchaser/s is aware that professional liability have been undertaken by them individually with the developer which shall prevail on these consultants individually or cumulatively if there is any loss/harm is caused to the Purchaser/s and based on these said details of the drawings and the calculations and areas shown, the Purchaser/s has agreed to take the said unit.
- f. All approvals, licenses and permits issued by the competent authorities with respect to the project 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



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law and the Builders/Promoters has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the project, project land Building/s wing and common areas.

g. The Builders/Promoters 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/s created herein, may prejudicially be affected

h. The Builders/Promoters 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/Apartment/Plot] which will, in any manner, affect the rights of Purchaser/s under this agreement.

i. The Builders/Promoters confirms that the Builders/Promoters is not restricted in any manner whatsoever from selling the said [Flat/Apartment/Plot] to the Purchaser/s in the manner contemplated in this Agreement.

j. At the time of execution of the conveyance deed of the structure to the association of Purchaser/s the Builders/Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure of the Association of the Purchaser/s.

k. The Builders/Promoters 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.

l. 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 Builders/Promoters in respect of the project land and / or the project except those disclosed in the title report.

## 20. CONVENANTS AS TO USE OF SAID FLAT/APARTMENT:-

The Purchaser/s or himself/ themselves with intention to bring all persons into whosever hands the Flat/Apartment may come, hereby covenants with the Builders/Promoters as follows for the said Flat/Apartment and also the said project in which the said Flat/Apartment is situated.

a. To maintain the Flat/Apartment at the Purchaser/s's own cost in good and tenable repair and condition from the date that of possession of the Flat/Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Flat/Apartment 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/Apartment is situated and the Flat/Apartment itself or any part thereof without the consent of the local authorities, if required.

b. Not to store in the Flat/Apartment 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/Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircase, common passages or any other structure of the building in which the Flat/Apartment is situated, including entrances of the building in which the Flat/Apartment is situated and in case any damage is caused to the building in

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which the Flat/Apartment is situated or the Flat/Apartment on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

c. To carry out at his own cost all internal repairs to the said Flat/Apartment and maintain the Flat/Apartment in the same condition, state and order in which it was delivered by the Builders/Promoters to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Flat/Apartment is situated or the Flat/Apartment 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/s committing any act in contravention of the above provisions, the Purchaser/s 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/Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of

e. whatever nature in or to the Flat/Apartment or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Flat/Apartment is situated and shall keep the portion, sewers, drains and pipes in the Flat/Apartment 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/Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, pardi or other structural members in the Flat/Apartment without the prior written permission of the Builders/Promoters and / or the Society or the Limited Company.

f. 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/Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

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

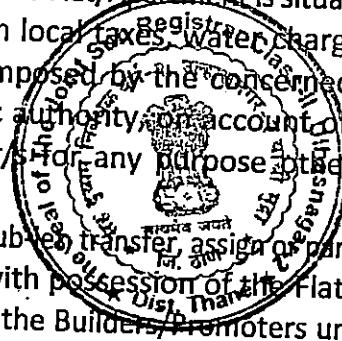
h. Pay to the Builders/Promoters within fifteen days of demand by the Builders/Promoters, his share of security deposit demanded by the concerned local

i. authority or Government or giving water, electricity or any other service connection to the building in which the Flat/Apartment is situated.

j. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and /or other public authority, on account of change of user of the Flat/Apartment by the Purchaser/s for any purpose other than for purpose for which it is sold

k. The Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with possession of the Flat/Apartment until all the dues payable by the Purchaser/s to the Builders/Promoters under this Agreement are fully paid up.

l. The Purchaser/s 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, alteration or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat/Apartment therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority



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and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the society/Limited Company / Apex Body/Federation regarding the occupancy and use of the Flat/Apartment 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.

m. Till a conveyance of the structure of the building in which Flat/Apartment is situated is executed in favour of Society/Limited society, Purchaser/s shall permit the Builders/Promoters 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.

n. Till a conveyance of the project land on which the building in which Flat/Apartment is situated is executed in favour of Apex Body or Federation, the Purchaser/s shall permit the Builders/Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project or any part thereof to view and examine the state and condition thereof.

o. That the Purchaser/s shall indemnify and keep indemnifying the Builders/Promoters towards against any actions, proceedings, cost, claims and demands in respect of any breach, non-observance or non-performance of such obligation given specifically herein to the Purchaser/s

**21. NAME OF THE PROJECT/BUILDING/S/ WING/S:-**

Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between the parties hereto that, the Builders/Promoters herein has decided to have the name of the project "HERAMB AARAMBH" and building will be denoted by letters or name or as decided by the Builders/Promoters and further erect or affix Builders/Promoter's name board at suitable places as decided by the Builders/Promoters herein on a building and at the entrances of the scheme. The Purchaser/s in the said project/building/s or proposed organization are not entitled to change the aforesaid project name and remove or alter Builders/Promoter's name board in any circumstances. This condition is essential condition of this Agreement.

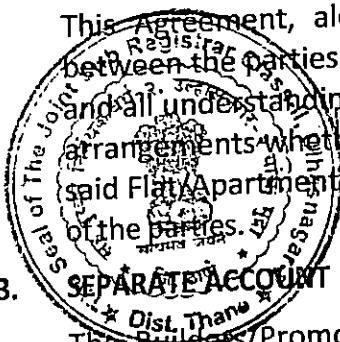
**22. ENTIRE AGREEMENT AND RIGHT TO AMEND:-**

This Agreement, along with its schedules, constitutes the entire Agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the parties in regard to the said Flat/Apartment. This agreement may only be amended through written consent of the parties.

**23. SEPARATE ACCOUNT FOR SUMS RECEIVED:-**

The Builders/Promoters shall maintain a separate account in respect of sums received by the Builders/Promoters from the allottee/s towards total price/consideration of the said Flat/Apartment and as advance or deposit, sums received on account of the share Capital for the formation of the Co-operative Society or a Company or any such legal entity/ organization that may be formed, towards the out goings, legal charges etc.

Provided that the Builders/Promoters shall be allowed to withdraw the sums received from the Purchaser/s and utilize the same as contemplated and permitted under the said act and rules and regulations made there under.



28/06/2018  
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**24. RIGHT OF PURCHASER/S TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES:-**

The Purchaser/s hereby agrees to purchase the Flat/Apartment on the specific understanding that his / her right is to only to the use and unless specifically allotted/ given vides (limited) common areas/ facilities, the use of the Common Areas/amenities shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of Purchaser/s (or the maintenance agency appointed by it and performance by the Purchaser/s of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of Purchaser/s from time to time. That the list of things that would be covered under the maintenance head is clearly stated and which the Purchaser/s has expressly agreed to pay for (fully/ proportionately) and marked and attached as **Schedule IV**.

**25. MEASUREMENT OF THE CARPET AREA OF THE SAID APARTMENT:-**

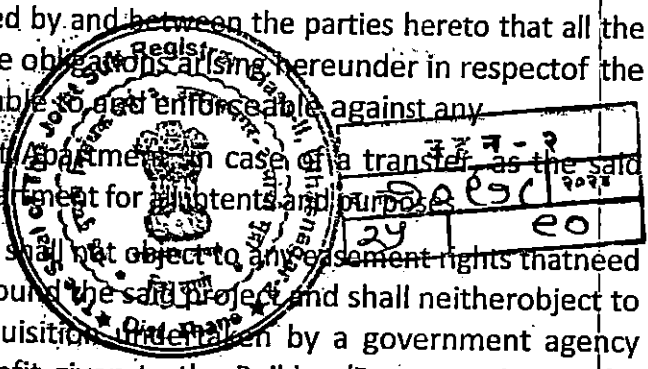
The Builders/Promoters shall confirm the final carpet area that has been allotted to the Purchaser/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a GOF cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Architect of the project. If there is any reduction in the carpet area within the defined limit then Builders/Promoters shall refund the excess money paid by Purchaser/s 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/s. If there is any increase in the carpet area allotted to Purchaser/s, the Builders/Promoters shall demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in **Clause** \_\_\_\_\_ of this Agreement. That in such a case, the parties hereto agree that a nominated surveyor / architect as an expert be appointed mutually to take his expert opinion of measuring the said unit and submitting the said details.

**26. PROVISIONS OF THIS AGREEMENT APPLICABLE ON PURCHASER/S/ SUBSEQUENT PURCHASER/S:-**

It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said project shall equally be applicable to and enforceable against any

subsequent Purchaser/s of the Flat/Apartment in case of a transfer as the said obligations go along with the Flat/Apartment for all intents and purposes.

That the Purchaser/s agree that they shall not object to any easement rights that need to be given to any person in and around the said project and shall neither object to any such proceedings of land acquisition undertaken by a government agency including any compensation / benefit given to the Builders/Promoters in turn for which no conveyance has occurred to the ultimate body expressly stated in this agreement and for which no consideration is specially dispensed by the Purchaser/s to the Builders/Promoters for the same; save and except his right to enjoy and use the unit purchased by him and any other rights given by the developer to the Purchaser/s for which consideration has been dispensed.



*Beikhera*  
*Shah*

*on 11/01/11*

**27. REGISTRATION OF THIS AGREEMENT:-**

The Builders/Promoters herein shall present this Agreement as well as the conveyance at the proper registration office for registration within the time limit prescribed by the Registration Act and the allottee/s will attend such office and admit execution thereof, on receiving the written intimation from the Builders/Promoters

**28. PAYMENT OF STAMP DUTY, REGISTRATION FEE & LEGAL CHARGES**

The Purchaser/s herein shall bear and pay stamp duty and registration fees and all other incidental charges etc. in respect of this agreement and all other agreements or any final conveyance deed which is to be executed by the Builders/Promoters in favour of Purchaser/s or Association / Society i.e. organization as may be formed in which the Purchaser/s will be the member. The Purchaser/s shall also pay to the Builders/Promoters a sum of Rs. 10,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/ Advocates of the Builders/Promoters in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

**29. WAIVER NOT A LIMITATION TO ENFORCE:-**

29(1) The Builders/Promoters may, at its sole option and discretion, without prejudice to its rights as set out in this Agreement, waive the breach by the Purchaser/s in not making payments as per the Payment Plan including waiving the payment of interest for delayed payment. It is made clear and so agreed by the Purchaser/s that exercise of discretion by the Builders/Promoters in the case of one Purchaser/s shall not be construed to be a precedent and/ or binding on the Builders/Promoters to exercise such discretion in the case of other Purchaser/s.

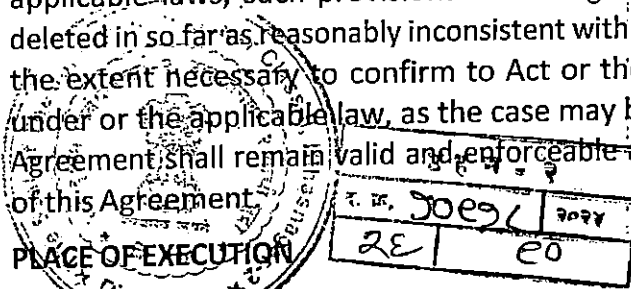
29(2) Failure on the part of the Builders/Promoters to enforce at any time or any period of time the provisions hereof shall not be construed to be a waiver of any provisions or of the right thereafter to enforce each and every provisions.

**30. SEVERABILITY**

If any provisions of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement

**31. PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Builders/Promoters through its authorized signatory at the Builders/Promoters's Office, or at some other place, which may be mutually agreed between the Builders/Promoters and the Purchaser/s, at **Vangani** after the Agreement is duly executed by the Purchaser/s and the Builders/Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.



*(Signature)*

*(Signature)*

Hence this Agreement shall be deemed to have been executed at Joint Sub-Registrar, Ulhasnagar – 2 at Badlapur.

**32. NOTICES**

That all notices to be served on the Purchaser/s and the Builders/Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s or the Builders/Promoters by Registered Post at their respective addresses specified below:

**MR. SANTOSH SHANTARAM KAPKAR**

Residing at –

**Flat No 405, Omkar Apartment, Ambedkar Nagar, Achole Talav,  
Nalasopara (East), Vasai, Palghar, Maharashtra- 401209.**

It shall be the duty of the Purchaser/s and the Builders/Promoters 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 the above address shall be deemed to have been received by the Builders/Promoters or the Purchaser/s, as the case may be.

**33. JOINT PURCHASER/S**

That in case there are Joint Purchaser/s, they shall be considered as joint and severable Purchaser/s for the purpose of these clauses in the agreement and all communications shall be sent by the Builders/Promoters to the Purchaser/s whose name appears first and at the address given by him/ her which shall for all intents and purposes to consider as properly served on all the Purchaser/s.

**34. 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.

**35. DISPUTE RESOLUTION**

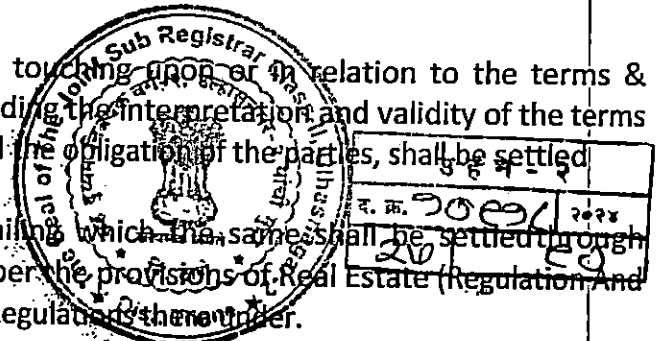
All or any disputes arising out or touching upon or in relation to the terms & conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and the obligation of the parties, shall be settled

amicable by mutual discussion, failing which the same shall be settled through referring to the RERA authority as per the provisions of Real Estate (Regulation And Development) Act, 2016, Rules And Regulations thereunder.

**36. FAILURE OF PURCHASER TO OBTAIN THE LOAN SANCTIONED AND DISBURSED**

It is specifically agreed by and between the parties that, if the purchaser failed to get loan sanctioned and get disbursed within **90 days** from the date of Registration of this Agreement, the said Agreement stands cancelled automatically. The Purchaser hereby undertake to give Power of Attorney to the Promoter/Builder for the same. In that case the purchaser will not be entitled to refund earnest money.



**37. PARKING**

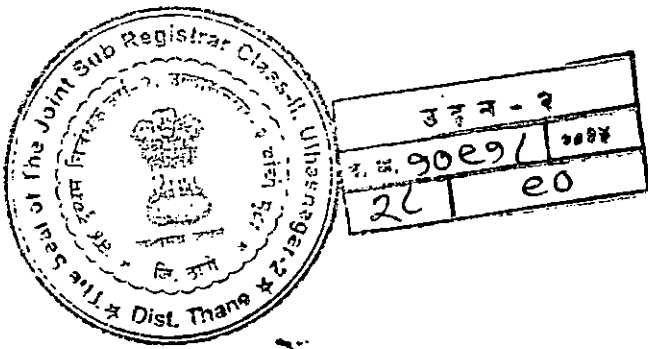
The promoter/builder will provide open parking in the building. The allottee/s/purchaser/s shall use the said premises or any part thereof or permit the same to be used only for purpose for which it is allotted. The allottee/s/purchaser/s shall use the garage or parking space only for purpose of keeping or parking vehicle.

**LIST OF SCHEDULES**

**SCHEDULE I = Description of the Said Land.**

All that pieces or parcels of vacant land or ground bearing Gat No. 161 and 162 Non-Agriculture Land of at Village Vangani, Taluka – Ambernath, District - Thane, admeasuring area 5340 Sq. mtr.,

EAST ..... Nala  
WEST ..... Gat No. 160 and Gat No. 161 remaining area  
SOUTH ... Gat No. 161 remaining area and 163  
NORTH ... Gat No. 148



*Bhairavi*  
*Shankar*

*Shankar*



## SCHEDULE II

### Description of the Flat/Apartment.

Flat No. 307 on Third the floor in the 'A' wing of the Building called HERAMB  
AARAMBH being constructed in the said project

## SCHEDULE III

### Description of Amenities to be provided in the Flat for the said project/phase.

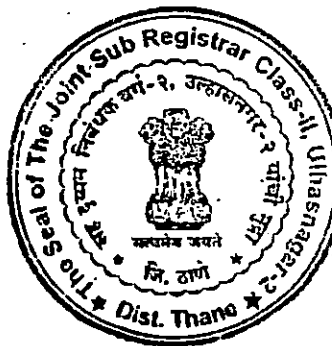
1. Decorative Main door.
2. Gypsum/Putty finished walls in entire Rooms
3. Concealed Wiring of ISI Quality.
4. Branded Modular switches.
5. Concealed plumbing.
6. Inverter wiring
7. All Rooms will be painted with Distemper
8. Granite Kitchen Platform and stainless steel Sink.
9. Tiles up to door height above main Kitchen Platform.
10. All Bathrooms beautifully designed with door height premium quality tiles.
11. Marble door frames with Acrylic door in bathroom
12. All rooms flooring of vitrified Tiles /or similar
13. Elegant Windows with marble sills.
14. Powder coated Aluminum Windows with good quality glass
15. Fan & Tube light in each Flat.
16. Loft tank in each Flat.

## SCHEDULE IV

### Description of common areas and facilities/limited common areas and facilities.

1. R.C.C. Structure.
2. I.P.S. / Coba Finished Terrace.
3. Overhead water tank on terrace with pump.
4. Lift of reputed make with backup.
5. Acrylic High Quality Exterior Paint
6. Earthquake Resistant Structure.
7. Decorative Entrance Lobby.
8. Children Play Area
9. Senior Citizen Area


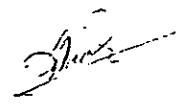


*Buildera*  
*Prasad*




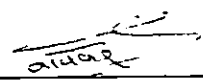
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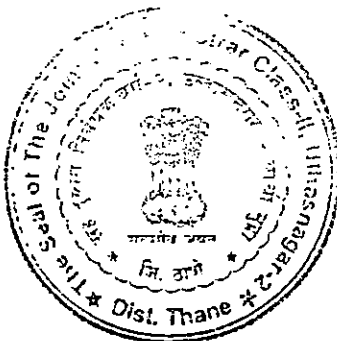
*Prasad*

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMES  
BUILDERS/PROMOTER/S HERAMB ENTERPRISES PARTNERS

PHOTO	NAME	SIGN & THUMB
	1) MR. VIDYADHAR NANDKUMAR PALANDE	
	2) MR. BHANUDAS YASHWANT GAIKWAD	




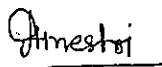
SIGNED, SEALED & DELIVERED BY THE WITHIN NAMED PURCHASERS

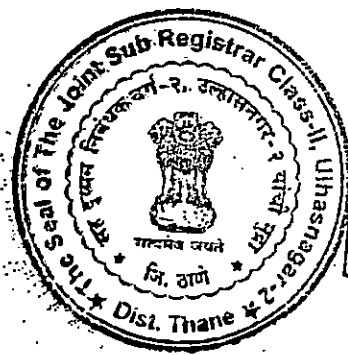
PHOTO	NAME	SIGN. & THUMB
	MR. SANTOSH SHANTARAM KAPKAR	



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WITNESS

PHOTO	NAME	SIGN. & THUMB
	1) Nikhil, A. Deshmukh Radhanagar, Kalyan 421301 age - 32	 
	2) Aika. A. Meethi Harjanwadi Hauwa, Sindhudurg 416602 Age - 22	 



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र. क्र. १०९८	२०१४
३९	९०

**RECEIPT**

**MR. SANTOSH SHANTARAM KAPKAR**  
have paid a total sum of amount of  
**Rs.2,11,000/- (Rupees Two Lakhs Eleven Thousand Only)**  
The paid Payment is as given below:-

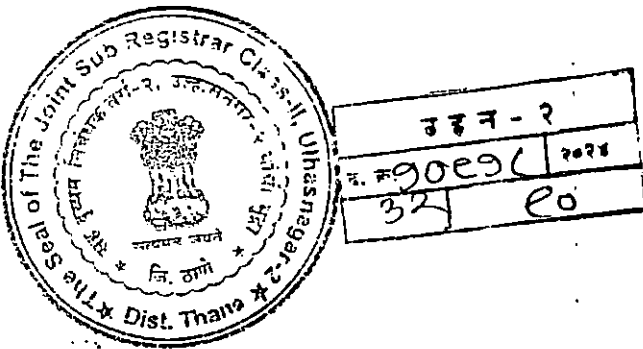
Date	Bank Name	CH.NO/UPI/CASH	Amount
04-07-2024	HDFC BANK	UPI-455236027868	11,000/-
25-07-2024	HDFC BANK	CH.NO-000011	2,00,000/-
Total Amount			2,11,000/-

I SAY RECEIVED

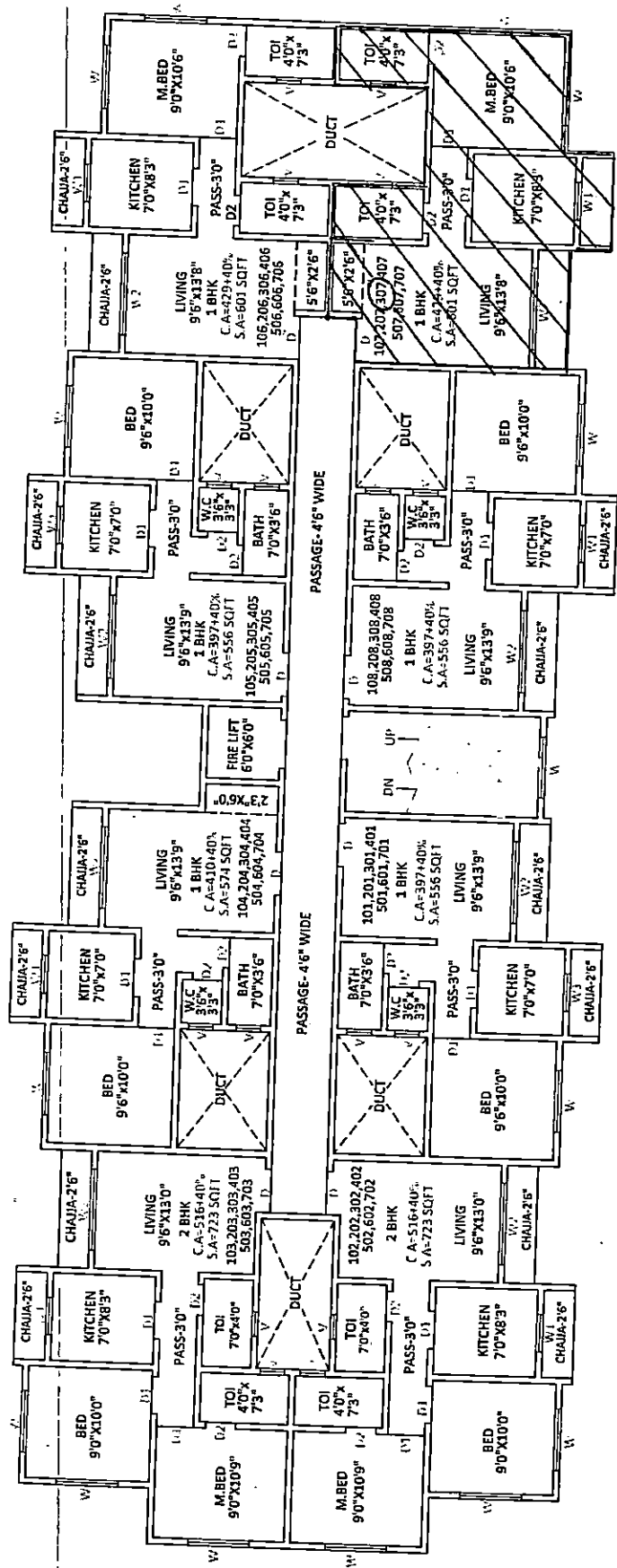
M/s. Heramb Enterprises

Through its Partner

**MR. VIDYADHAR NANDKUMAR PALANDE**







1ST TO 7TH TYPICAL FLOOR PLAN OF BUILDING (TYPE-A)



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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 :  
**P51700048576**

Project: **HERAMB AARAMBHA - C WING AND AMENITY BUILDING**, Plot Bearing / CTS / Survey / Final Plot No.:  
**GUT NO 161/4 AND 162/5 at Vangani (CT), Ambarnath, Thane, 421503;**

1. **Heramb Enterprises** having its registered office / principal place of business at Tehsil: **Ambarnath, District: Thane, Pin: 421503.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (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 **10/01/2023** and ending with **31/12/2025** 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
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 10-01-2023 15:23:57

Dated: **10/01/2023**  
Place: **Mumbai**

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



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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 :  
**P51700051941**

**Project: Heramb Aarambha - Phase 2 , Plot Bearing / CTS / Survey / Final Plot No.:Gut No.- 161 and Gut No.- 162 at Vangani (CT), Ambarnath, Thane, 421503;**

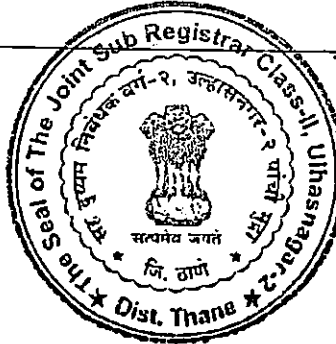
1. Heramb Enterprises having its registered office / principal place of business at Tehsil: Ambarnath, District: Thane, Pin: 421503.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (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 13/07/2023 and ending with 31/12/2027 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
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:13-07-2023 15:13:00

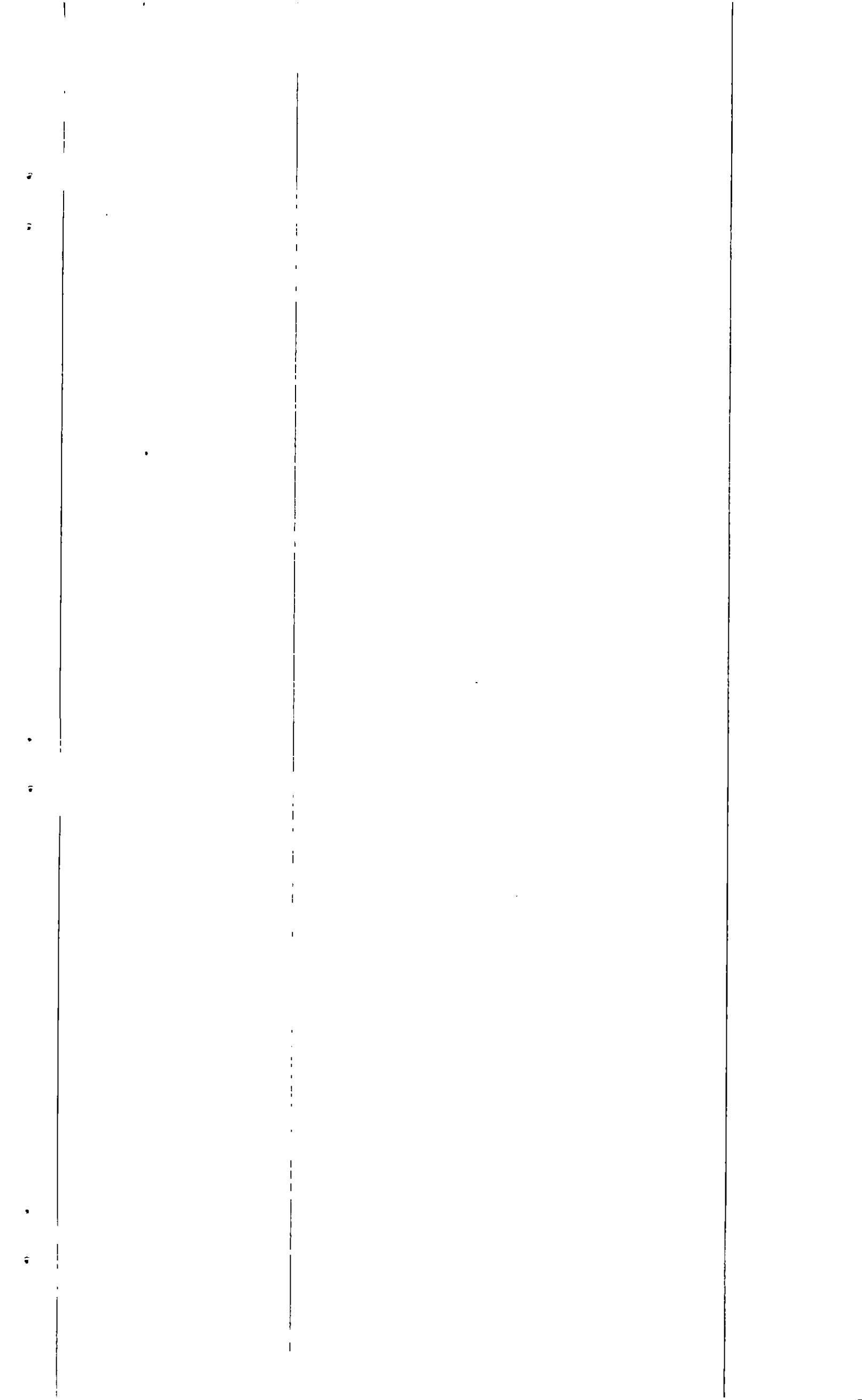
Dated: 13/07/2023  
Place: Mumbai

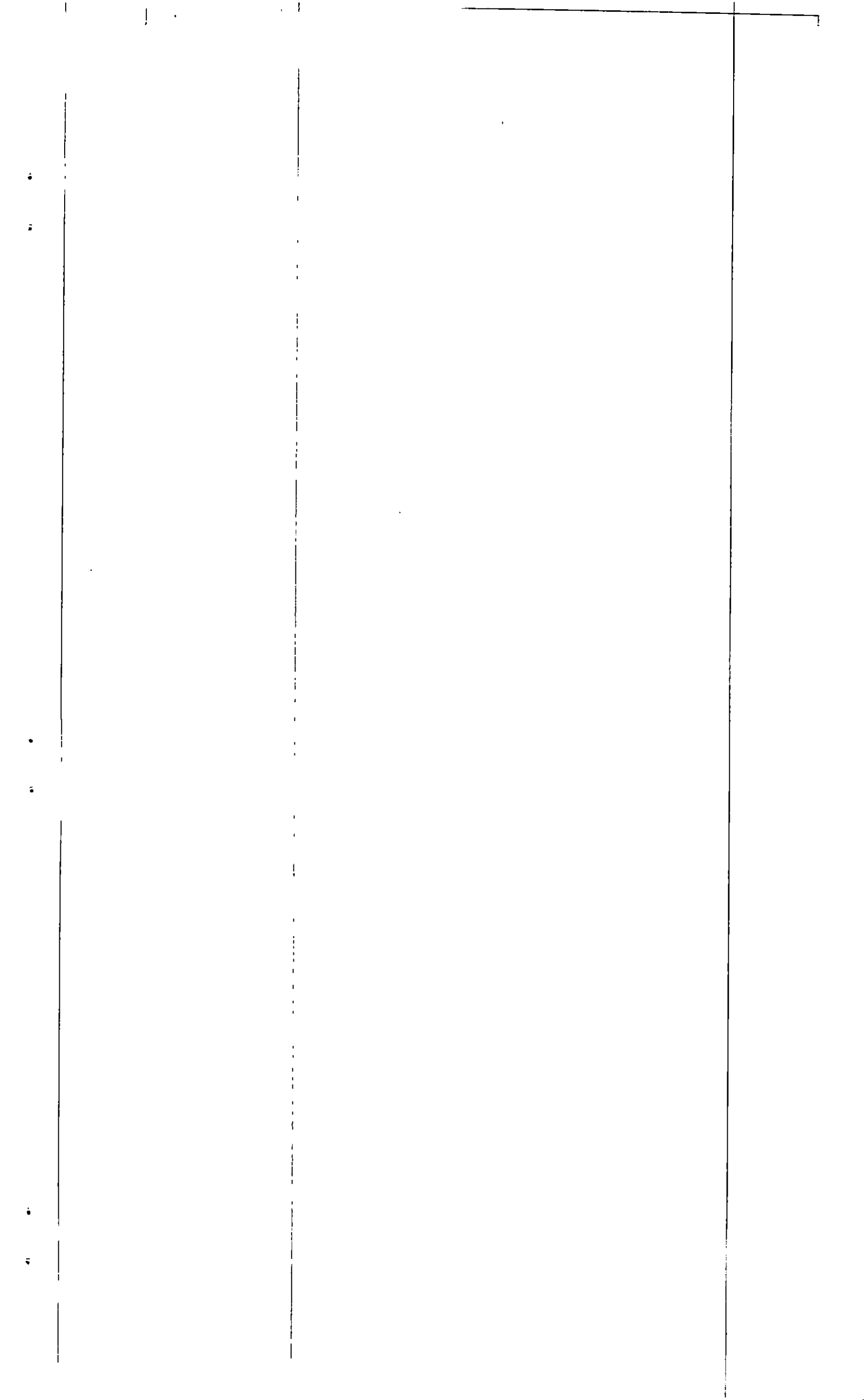
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



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मोजे वांगणी, ता.अंबरनाथ ग.नं.१६१, १६२ क्षेत्र ५३४००० चौ.मी.  
क्र.महसूल/कक्ष-१/टे-१४/वां.प./एसआर-०४/२०२२  
जिल्हाधिकारी कार्यालय ठाणे  
दिनांक = 8 SEP 2022

वाचले :-

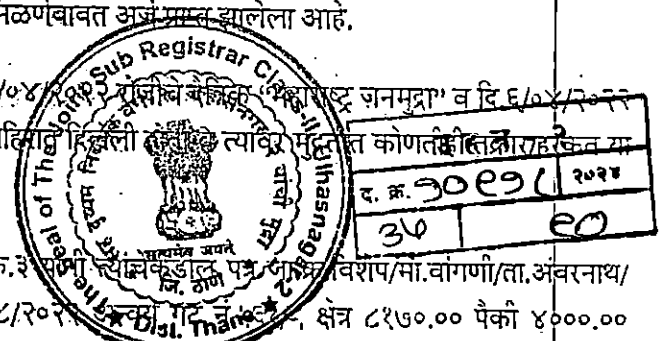
१. मे.हेरंब एंटरप्रायझेस तर्फे भागीदार श्री.गणेश मधुकर देशमुख व इतर तसेच श्री.सुभाष सिताराम चौधरी यांचे कु.भा.भा. मे.हेरंब एंटरप्रायझेस तर्फे भागीदार श्री.गणेश मधुकर देशमुख व श्री.अकाश वारकु गवळी, रा.विठ्ठल मंदिराच्या बाजूला, वार्ड क्र.३, वांगणी, ता.अंबरनाथ, जि.ठाणे यांचा दि.३१/१२/२०२१ रोजीचा अर्ज
  २. तहसीलदार अंबरनाथ यांचेकडील स्थळ पाहणी अहवाल पत्र क्र.महसूल/क-१/टे-३/जमीनवाव-१/कावि-०३/२०२२, दि.३०/०६/२०२२
  ३. सहायक संचालक, नगर रचना, ठाणे यांचेकडील पत्र जा.क्र.विशेष/मौ.वांगणी/ता.अंबरनाथ/गट नं.१६१पे व इतर/ससंठाणे/२०१८, दि.०५/०८/२०२२
  ४. उपविभागीय अधिकारी उल्हासनगर विभाग उल्हासनगर यांचेकडील पत्र क्र.उपवि/मुसंपादन/टे-५/कावि-०६/२०२२, दि.०१/०४/२०२२
  ५. अर्जदार यांनी सादर केलेले विहित नमून्यातील शपथपत्र व बंधपत्र दि.१४/०२/२०२२
  ६. अर्जदार यांनी सादर केलेले विहित नमून्यातील क्षतिपूर्ती बंधपत्र दि.१४/०२/२०२२
  ७. अर्जदार यांनी सादर केलेले महाराष्ट्र शेतजमीन (जमीन धारण कमाल मर्यादा) अधिनियम १९६१ मधील तरतुदीबाबतचे सत्यप्रतिज्ञापत्र दि.१४/०२/२०२२
- दि.६/०४/२०२२ रोजीचे दैनिक "महाराष्ट्र जनमुद्रा" व दि.६/०४/२०२२ रोजीचे दैनिक "जनतेचे जनमत" या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा
- महसूल व वन विभाग यांचेकडील क्र.एनएए-२०१७/प्र.क्र.११५/टि-१, दि.१९/०८/२०१७ रोजीचे शासन परिपत्रक



आदिश :-

ज्या अर्था, उपोद्घातातील अनुक्रमांक १ अन्वये ठाणे जिल्ह्यातील अंबरनाथ तालुक्यातील मोजे वांगणी येथील गट नं.१६१/-, क्षेत्र ८१७०.०० पैकी ४०००.०० चौ.मी. व गट नं.१६२/-, क्षेत्र १३४०.०० चौ.मी. एकूण क्षेत्र ५३४०.०० चौ.मी. या जमिनीपैकी ४७१४.३८ चौ.मी. क्षेत्राची रहिवास व ६२५.५२ चौ.मी. क्षेत्राची वाणिज्य या प्रयोजनार्थे वापर करण्याची बांधकाम परवानगी मिळणेबाबत अर्ज प्राप्त झालेला आहे.

ज्या अर्था, या कार्यालयाने दि.६/०४/२०२२ रोजीचे दैनिक "महाराष्ट्र जनमुद्रा" व दि.६/०४/२०२२ रोजीचे दैनिक "जनतेचे जनमत" या वृत्तपत्रात जाहिरनामा दिलेला त्यावर मुदत कोणतीही तक्रार/अर्ज या कार्यालयास प्राप्त झालेला नाही.



ज्या अर्था, उपोद्घातातील अ.क्र.३ रोजीचे दैनिक "महाराष्ट्र जनमुद्रा" व दि.६/०४/२०२२ रोजीचे दैनिक "जनतेचे जनमत" या वृत्तपत्रात जाहिरनामा दिलेला त्यावर मुदत कोणतीही तक्रार/अर्ज या कार्यालयास प्राप्त झालेला नाही.

ज्या अर्था, उपोद्घातातील अ.क्र.३ रोजीचे दैनिक "महाराष्ट्र जनमुद्रा" व दि.६/०४/२०२२ रोजीचे दैनिक "जनतेचे जनमत" या वृत्तपत्रात जाहिरनामा दिलेला त्यावर मुदत कोणतीही तक्रार/अर्ज या कार्यालयास प्राप्त झालेला नाही.

गट नं.१६१पे व इतर/ससंठाणे/२०१८, दि.०५/०८/२०२२, क्षेत्र ८१७०.०० पैकी ४०००.०० चौ.मी. व गट नं.१६२/-, क्षेत्र १३४०.०० चौ.मी. एकूण क्षेत्र ५३४०.०० चौ.मी. या जमिनी मंजूर मुंबई महानगर प्राधिकरणाच्या क्षेत्रात स्थित आहेत. सदर क्षेत्रासाठीची प्रादेशिक योजना शासनाने महाराष्ट्र प्रादेशिक व नगर रचना संहिता १९६६चे कलम १५(१) अनुसार शासन निर्णय क्र.टिपीएस-१२१८/१९६६/प्र.क्र.७९/२०/नवि-१२, दि.२० एप्रिल २०२१ अन्वये मंजूर असून, दि.२० जून २०२१ पासून अंमलात आलेली आहे. सदर मुंबई महानगर

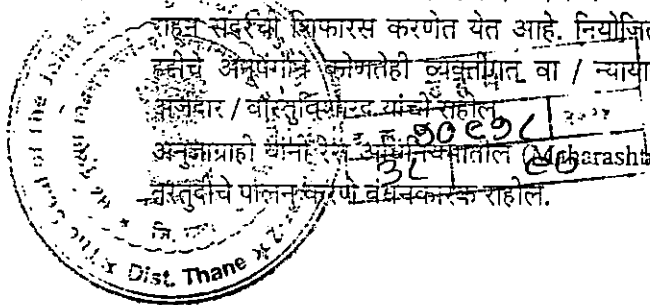
उद्देगासाठीच्या अंतिम प्रादेशिक योजनेच्या नकाशा क्र.३४ नुसार विषयांकित जागा Layout of Wangaan Township मध्ये समाविष्ट होत आहे. सदर जागा रहिवास विभागात (Residential Zone) मध्ये समाविष्ट होत आहे. जागेच्या पूर्वेस लागत नाला आहे. सदर जागा गावठाण हद्दीपासून ५०० मी. अंतराच्या बाहेर स्थित आहे. सदर जागेचा गट नं.१६१ या जागेच्या उत्तरेस सुमारे ७.५ मी. रुंदीचा पोहोच रस्ता दर्शविलेला असून सदर रस्ता राज्य महामार्ग क्र.७५ ला जाऊन मिळतो. सदर रस्त्यावरून अर्जदारास पोहोच मार्ग उपलब्ध आहे. विषयांकित जागा रहिवास विभागात समाविष्ट होत असल्याने अर्जदार यांनी अपेक्षिलेला वापर अनुज्ञेय होत आहे. अर्जदारांनी सधर केलेले बांधकाम नकाशा हे सर्वसाधारणपणे सदर क्षेत्रामाठी लागू असलेल्या मंजूर एकत्रिकृत वि.न.नियंत्रण व प्रोत्साहन नियमावलीनुसार असल्याने रहिवास व वाणिज्य या प्रयोजनासाठीच्या बांधकाम नकाशा मंजूर होणे शिफारस अटी व शर्तीना अधिन राहून सहायक संचालक, नगर रचना, ठाणे यांनी केलेली आहे.

त्या अर्था. आता महाराष्ट्र जमीन महसूल संहिता १९६६चे कलम ४२ क अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून मी जिल्हाधिकारी ठाणे याद्वारे इंग्रज एंटरप्रायझेस तर्फे भर्गादार श.विद्याधर नंदकुमार पालांडे, श्री.भानुदास यशवंत गावकवाड, श्री.राजेंद्र मधुकर देखमुख, श्री.सोमनाथ मोतीराम पालांडे, श्री.नमिप जयवंत शेलार व श्री.सुभाष निताराम चौधरी यांना ठाणे जिल्ह्यातील अंबरनाथ तालुक्यातील मौजे वांगणी येथील गट नं.१६१/-, क्षेत्र ८१७०.०० पैकी ४०००.०० चौ.मी. व गट नं.१६२/-, क्षेत्र १३४०.०० चौ.मी. एकूण क्षेत्र ५३४०.०० चौ.मी. या जमिनीपैकी ४७१४.३८ चौ.मी. क्षेत्राची रहिवास व ६२५.५२ चौ.मी. क्षेत्राची वाणिज्य या प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीट) देण्यात येत असून सहायक संचालक, नगर रचना, ठाणे यांचेकडील मंजूर बांधकाम नकाशानुसार खालीलप्रमाणे क्षेत्रावर बांधकाम अनुज्ञेय नाही.

१.	ऑमिनिटी स्पेस (डफ एप्लीकेबल) रिक्वायर	---	५२७.७३ चौ.मी.
२.	रिक्लोजेशन ओपन स्पेस (डफ एप्लीकेबल) रिक्वायर	---	५२७.७३ चौ.मी.
३.	रिक्लोजेशन ओपन स्पेस (डफ एप्लीकेबल) प्रपोज्ड	---	५२७.८६ चौ.मी.

त्या शर्ती अशा :-

१. वी परवानगी महाराष्ट्र जमीन महसूल संहिता, १९६६ मधील कलम ४२ क व महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६चे कलम १८ मधील तरतुदीनुसार देण्यात आलेली आहे.
२. मंजूर बांधकाम नकाशातील हद्दीप्रमाणे प्रत्यक्ष जागेवर आखणी करून घेऊन उपअधीक्षक, भूमि अभिलेख, अंबरनाथ यांचेकडून मोजणी करून घेणे आवश्यक आहे. आखणी करीत असतांना सभोवतालची मंजूर अभिन्यांसाठी रस्त्याशी योग्य समन्वये साधणे आवश्यक आहे. तसेच प्रत्यक्ष मोजणीच्या वेळी भूखंडाच्या क्षेत्रामध्ये तफावत आढळल्यास वा प्रस्तावित बांधकाम क्षेत्र जास्त होत असल्यास त्याप्रमाणे बांधकाम क्षेत्र कमी करून सुधारित मंजूरी घेणे अर्जदार यांचेवर बंधनकारक राहिल.
३. प्रकरणातील उपअधीक्षक भूमि अभिलेख अंबरनाथ यांचेकडील मोजणी पत्र क्र.भूमापन/अतितातडी/हड कायम/मो.र.नं.५७२१/२०१८, दि.२४/०४/२०१८ ने केलेल्या वहिवाटीचे मोजणी नकाशातील हद्दीत अधिन राहून सदरची शिफारस करणेत येत आहे. नियोजित विकासकामामुळे विषयाधीन जमिनीचे वहिव टांचे/हद्दीचे अंमलपत्र कोणतेही व्यक्तींना वा / न्यायालयीन वाद उद्भविल्यास त्याची सर्वस्वी जबाबदारी अर्जदार / वारसाविषयक यांचे राहिल. अनुज्ञाप्राही यांनी रस्त्या अधिन्यामातील (Maharashtra Real Estate Regulatory Act-२०१६ च २०१६) तरतुदीचे पालन करणे बांधकामकारक राहिल.



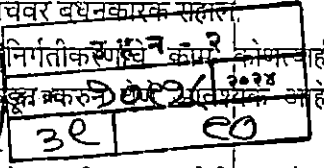
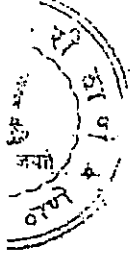
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मौजे वांगणी, ता. अंबरनाथ ग.नं. १६१, १६२ क्षेत्र ५३७.७७ चौमि.  
क्र.महसूल/कक्ष-१/टे-१४/बां.प./एसआर-०४/२०२२

५. अर्जदार यांनी सदर जागा PESA अधिनियमांतर्गत समाविष्ट असल्यास ग्रामपंचायत ठरावाद्वारे ना-हरकत दाखला घेणे अर्जदार यांचेवर बंधनकारक राहिल.
६. प्रस्तावित योजनेमध्ये खालीलप्रमाणे बांधकामे प्रस्तावित करण्यात आलेली आहे.

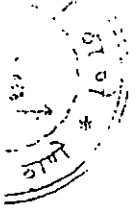
अ. क्र.	जमिनीचे एकूण क्षेत्र (चौ.मी.)	अनुज्ञेय बांधकाम क्षेत्र (चौ.मी.)	प्रस्तावित बांधकाम क्षेत्र			
			इमारत क्र.	प्रयोजन	मजले	क्षेत्र (चौ.मी.)
१	९५००.०० पैकी ५३४०.००	१००६१.१५	Building-A	रहिवास व वाणिज्य	तळ + स्टिल्ट + ७ मजले	२७७३.०३
			Building-B	रहिवास व वाणिज्य	तळ + स्टिल्ट + ७ मजले	२८२१.४८
			Building-C	रहिवास व वाणिज्य	तळ + स्टिल्ट + ७ मजले	२७६४.३४
			Aminity Building	वाणिज्य	तळ + २ मजले	६२५.६२
					एकूण	८९८४.४७
ओपन स्पेसमध्ये प्रस्तावित बांधकामाचा तपशिल						
			Indoor Games Room		तळ मजला	३०.३८
			Prayer Room		तळ मजला	२२.०२
					एकूण	५२.३९

७. प्रस्तावित भूखंडावरील प्रस्तावित इमारतीचा रहिवास / वाणिज्य वापर, इमारतीचा उंची व मजले बांधकाम नकाशात दर्शविल्याप्रमाणे ठेवणे आवश्यक आहे.
८. प्रकरणातील बांधकामाच्या Structural Stability बाबत सर्वस्वी जबाबदारी संबंधीत संरचनात्मक अभियंता व जमीन मालक/विकासक यांची राहिल.
९. प्रस्तावित खुली वाल्कवी टेसेस कोणत्याही परिस्थितीत बंदिस्त करता येणार नाही. तसेच प्रस्तावित छज्जे यांचा प्रतिबंधित करून वापर करता येणार नाही.
१०. प्रकाश व वायुविजन यासाठी ठेवलेल्या खिडक्यांचे क्षेत्र हे संबंधीत खोलीच्या क्षेत्राच्या १/१० पेक्षा कमी असणार नाही याची जबाबदारी विकासक/मालक/वास्तुशिल्पी यांची राहिल.
११. मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतूद क्र.३.३.९ नुसार प्रस्तावित प्रवेश मार्ग, अंतर्गत रस्ते व पायथे किमान ४.५ मी. उंचीवर ठेवणे व याचा भार पेलू शकेल याप्रमाणे डिझाईन करून विकसित करणे व कायम खुले व पुरीखणी ठेवणे अर्जदारांवर बंधनकारक राहिल.
१२. इमारतीचे नळ फिटिंगचे काम, पाणी पावसाचे पाणी यात निर्गतीकरण किंवा कोणत्याही महानगरपालिका किंवा नगरपालिका यांच्याकडे नोंद घ्याव्यात असे ठरवून घ्यावे व याबाबतचे सर्व कागदपत्रे सोप्याकडे अंतर १२.० मी सहणे आवश्यक आहे.
१३. प्रकरणातील मजल्यावरील सोसायटी ऑफिस इयत्ता २०१६ मध्ये स्विकारलेली या सुविधा इमारतीतील सर्वांच्या वापरासाठी असल्याने त्यांची विक्री करता येणार नाही या वापर फक्त वाहनतळासाठी करण्यात यावा. स्टिल्ट दोन बाजूने खुले ठेवणे अर्जदार / मालक यांना बंधनकारक राहिल. प्रस्तावित जमिनीवरील सुविधा भूखंडाचा चटई क्षेत्र निर्देशांक अनुज्ञेय केलेला असल्याने त्याचा वापर नकाशावर दर्शविल्यानुसार खुल्या वाहनतळासाठीच करणे बंधनकारक आहे.



मौजे बांगणी, ता.अंबरनाथ न.नं.१६१, १६२ क्षेत्र ५३४०.  
क.महमूल/कक्ष-१/टे-१४/वा.प./एनआर-०४/२०२२

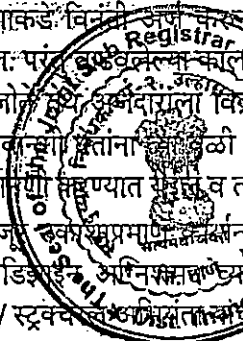
१४. विषयांकित जमिनीवरील सर्व अंतर्गत रस्ते हे पक्क्या स्वरूपाचे डांबरीकरण करणे व रस्त्यागेजागे विद्युत्, विज्याचे खांबे लावणे आवश्यक आहे. तसेच रस्त्यालगतची गटारे व इतर गटारे पक्क्या स्वरूपाचे (सिमेंट विटांचे) बांधणे गरजेचा प्रवाह अबाधित होणार नाही याची दक्षता घेणे अर्जदार यांचेवर बंधनकारक राहिले. तसेच जमिनीच्या हद्दीवर सिमेंट विटांचे स्वरूपात सरंक्षण भित बांधावी व अंतर्गत रस्त्यांस विद्युत् विद्युत् लावणे अर्जदार यांचेवर बंधनकारक राहिले.
१५. सदर जागेचा मालकी हक्क, हद्द, वापर व मार्गसुगमता याबाबतची सर्वस्वी जबाबदारी अर्जदार यांचे राहिले.
१६. नियोजित रेखांकनाखालील जागेतील सांडपाणी अथवा भूपृष्ठातील पाणी वाहून नेण्यासाठी जे नाले अन्मतील ते अबाधित ठेवावे लागतील त्याचा अथवा इतरांना त्रास होणार नाही. अशा रीतीने बांधकाम करणे अर्जदारांवर बंधनकारक राहिले.
१७. नियोजित जागेचा प्रत्यक्ष वापर सुरु करण्यापूर्वी रेखांकनातील रस्ते, त्यांचे गटारासह जमिनीच्या बांधकामात होतील असे पक्क्या स्वरूपात बांधण्यात यावेत व त्याची रुंदी मंजूर नकाशाप्रमाणे ठेवणे अर्जदार यांचेवर बंधनकारक राहिले.
१८. अर्जदार यांनी सादर केलेली माहिती / कागदपत्रे खोटी, वनावट अगर विशाभुल करणारी जाहळव्यास दिलेली बांधकाम परवानगी रद्द समजणेत येईल व होणाऱ्या परीणामास आणि नुकसानाची जबाबदारी अर्जदार, मालक व वास्तुविशारद हे सर्वस्वी जबाबदार राहतील.
१९. नियोजित जागेचे क्षेत्र, स्थान, आकार, वापर वहीवाट, भोगवटदार भाडेकरू, मालकी हक्काबाबत काही तक्रारी असल्यास त्याची संपुर्ण जबाबदारी अर्जदार यांचेवर राहिले. तसेच लागतच्या भूखंडाधारकाच्या काही तक्रारी असल्यास त्याची सर्व जबाबदारी अर्जदार / विकासक यांचेवर राहिले.
२०. प्रस्तावासोबत प्राप्त कागदपत्राच्या आधारे सहा.संचालक नगर रचना, ठाणे या कार्यालयाने मंजूर केलेल्या गिफारस केलेली असून उक्त कागदपत्राच्या विधीग्राहयतेबाबत व खरेपणाबाबत जमिनी मालका/ कुळमुखत्यारपत्रधारक/वास्तुविशारद/सल्लागार अभियंता इत्यादी जबाबदार राहतील.
२१. बांधकाम नकाशातील रस्ते जर शेजारील जागांना लागून असतील तर अशा शेजारील जागांना बांधकाम रेखांकनातील रस्त्यांना ते जोडण्यासाठी व वापरासाठी परवानगी घेणे अर्जदार यांचेवर बंधनकारक राहिले. विज्याचीन अभियंत्यावरील अंतर्गत रस्ते हे विकसित करून ते कायमस्वरूपी संबंधीत नियोजन प्राधिकरणास स्थानिक प्राधिकरणास नाममात्र रु.१/- किमतीत हस्तांतरीत करणे अर्जदार यांचेवर बंधनकारक राहिले.
२२. नकाशामध्ये दर्शविल्यानुसार खुल्या वाहनतळाचा वापर वाहनतळासाठीच करण्यात यावा.
२३. अशा जमिनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यांत आली असलेल्या त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमिनीच्या संदर्भाने दर चौ.मी. मागे ०-१०-० पैसे या दराने विगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या लागूच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे विनशेती दराने विनशेती आकार देणे बंधनकारक राहिले. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने विगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यात येणार नाही.
२४. अनुज्ञाग्राही व्यक्तीने सदर जागेची अतितातडी मोजणी फी रक्कम रु.१२,०००/- (अक्षरी रक्कम रुपये बारा हजार मात्र) भारतीय स्टेट बँक शाखा ठाणे चलन क्र. GRN MH00 7431774 202223M, दि.०७/०९/२०२२ अन्वये जमा केली आहे. तरी जमिनीची तीन महामध्ये मोजणी करून घेणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिले.



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अनुज्ञाग्राही यांनी विगरशेतकी आकारणीच्या पाचपट रक्कम रु.३,२९५/- (अक्षरी रक्कम रुपये तीन हजार दोनशे पन्नास मात्र) रूपांतरीत कर (कॅन्डिशन टॅक्स) म्हणून इकडील कार्यालयाचे भारतीय स्टेट बँक शाखा ठाणे चलन क्र. GRN MH00 7431774 202223M, दि.०७/०९/२०२२ अन्वये जमा केली आहे.

२६. अनुज्ञाग्राही यांनी अकृषिक आकारणीच्या रक्कम रु.६५९/- (अक्षरी रक्कम रुपये सहाशे एकोणसाठ मात्र) म्हणून इकडील कार्यालयाचे भारतीय स्टेट बँक शाखा ठाणे चलन क्र.GRN MH00 7431373 202223M, दि.०७/०९/२०२२ अन्वये शासन जमा केली आहे.
२७. सदर विभागाच्या धोरणानुसार आवश्यक असल्यास पर्यावरण विभागाच्या अनुज्ञेयता (Environment Clearance) प्राप्त करून घेणे अर्जदार/जमीन मालक यांच्यावर बंधनकारक राहिल.
२८. नियोजित जागेवर बांधकाम करतांना आय.एस.१३९२०-१९९३ भूकंपरोधक आरआरसी डिझाईन नुसार बांधकाम घटकांचे नियोजन अर्हताप्राप्त नोंदणीकृत स्ट्रक्चरल इंजिनियर यांचेकडून करून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार / विकासकर्ता यांचेवर बंधनकारक राहिल.
२९. मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.२.८ ते २.११ मधील तरतुदीनुसार बांधकाम जोते तपासणी, भोगवटाप्रमाणपत्र व इतर बाबींची कार्यवाही करणे अर्जदार / विकासकावर/जमीन मालकांवर बंधनकारक राहिल.
३०. मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली, २०२० नुसार SOLAR ASSISTED WATER HEATING (SWH) SYSTEM/ROOF TOP PHOTOVOLTAIC (RTPV) SYSTEM बसवणे अनुज्ञाग्राही बंधनकारक राहिल.
३१. मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली, २०२० नुसार रेन वॉटर हार्वेस्टिंग सिस्टम कार्यान्वित करणे अनुज्ञाग्राही बंधनकारक राहिल.
३२. मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली, २०२० (UDCPR-२०२०) मधील नियम क्र.३३.४.१ नुसार Grey Water Treatment and Recycling Plant बांधून कार्यान्वित करणे तसेच नियमावलीतील इतर तरतुदीचे पालन करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
३३. अर्जदार यांनी परवानगी व्यतिरिक्त वाढीव बांधकाम केल्यास महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ कलम ५२ ते ५५ अनुसार संबंधीत विभागाकडून कार्यवाहीस पात्र राहिल.
३४. प्रकरणी प्रस्तावित इमारत २३.२५ मी. उंच म्हणजे १५ ते २४ मी. दरम्यान असल्याने बांधकाम परवानगीनुसार बांधकाम करणेपूर्वी Fire Lift च्या अनुषंगाने शिफारस नकाशास अग्नीशमन विभागाकडून ना-हरकत प्रमाणपत्र प्राप्त घेणे अर्जदार यांचेवर आवश्यक राहिल.
३५. प्रस्तावित बांधकाम नकाशावर दर्शविल्यानुसार रस्ता रुंदीकरण व सेवा रस्त्याचे क्षेत्र विना मोवदला संबंधीत प्राधिकरणास हस्तांतरित करणे जमीनमालक व विकासक यांचेवर बंधनकारक राहिल.
३६. महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६चे कलम ४८ नुसार बांधकाम परवानगी ही दिलेल्या तारखेपासून एक वर्षापर्यंतत वैध असेल व नंतर पुढील वर्षासाठी अर्जदार यांनी योग्य त्याकारणासाठी नियोजन प्राधिकरणाकडे विनंती अर्ज करून परवानगीचे नुतनीकरण मुदत संपणेआधी करणे अर्जदारावर बंधनकारक राहिल. परंतु दुसरेवैधता कालखंडात जे जे जोत्या पर्यंतचे बांधकाम पूर्ण झाले नसेल तर किंवा सद्यस्थितीत जेथे जोते अर्जदाराला विक्रीसाठी परवानगीसाठी नव्याने अर्ज करणे बंधनकारक राहिल. तसेच जेव्हा परवानगी करतांना कोणत्याही अस्तित्वात असलेल्या नियमावलीबिना नियोजित विकास आराखड्याच्या अनुषंगाने जागृणी म्हणण्यात येईल व ती बांध अर्जदार यांचेवर बंधनकारक राहिल.
३७. नियोजित जागेवरील बांधकामाचे मंजूर झालेले प्रमाणपत्र व अन्य बांधकाम सहाय्याची गुणवत्ता व दर्जा प्रस्तावित इमारतीचे आर.आर.सी. डिझाईन अग्निशमन अधिनियम १९६६ च्या बाबत जमिनमालक विकासकर्ता /वास्तुविशारद /सल्लागार अभियंता/ स्ट्रक्चरल इंजिनियर यांच्या जबाबदारी राहिल.
३८. सदर जागेलगतच्या भुखंडधारकाच्या हद्दीबाबत भविष्यात कोणताही वाद उत्पन्न झाल्यास त्यांचे सर्वस्वी निराकरण अर्जदार यांनी करणे आवश्यक राहिल. काही तक्रारी असल्यास त्यांची सर्वस्वी जबाबदारी अर्जदारावर राहिल.



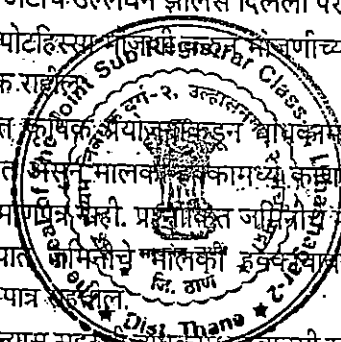
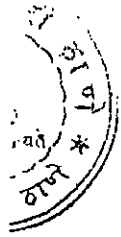
मौजे वांगणी, ता.अंबरनाथ न.नं.१६१, १६२ क्षेत्र ७ व ४७.  
क्र.महसूल/कक्ष-१/टे-१४/नं.१/एसआ-०४/२०२२

३९. प्रस्तावित जागेवरील रहिवास व वाणिज्य वापराच्या अनुषंगाने इतर आवश्यक त्या परवानगा प्राप्ति करणे अर्जदार यांचेवर बंधनकारक राहिल.
४०. रेखांकनातील रस्ते व खुली जागा ही प्रत्यक्षात जागेवर एकूण क्षेत्राच्या १० टक्के इतक्या क्षेत्राची किमान असली पाहिजे व ती जागेवर कायम खुली ठेवणे अर्जदार यांचेवर बंधनकारक राहिल. तसेच ती स्थानिक अधिकार्याकडे विनामुल्य हस्तांतरीत करण्यात यावी, तिचा उपयोग वाग / क्रिडांगण अशा व्यवस्थेत करणे अर्जदार यांचेवर बंधनकारक राहिल.
४१. जमोन धारक, विकासक, कॉन्स्ट्रक्टर, वास्तुविगारद, स्ट्रक्चर इंजिनेअर, माईट सुपरवाईजर यांचे नवे फलकावर (Board) प्रसिध्द करणे अर्जदार यांचेवर बंधनकारक राहिल.
४२. बांधकाम तपगिल दर्शविणारा, जागेचे स.नं./हि.नं., क्षेत्र, प्रस्तावित बांधकाम क्षेत्र दर्शविणारा फलक जागेवर लावणे अर्जदार यांचेवर बंधनकारक राहिल.
४३. प्रस्तावित इमारतीत ओला कचरा व सुका कचरा यांचे वर्गीकरण व त्यांची गिऱ्हेवाट लावणे याबाबत योग्य ती स्वतंत्र उपाययोजना ही इमारत वापर दाखल्यापूर्वी कार्यान्वित करणे अर्जदार / विकासक यांचेवर बंधनकारक राहिल.
४४. प्रकल्पाच्या ठिकाणी काम करणाऱ्या कामगारांच्या पात्र शाळाबाह्य मुलांसाठी शिक्षणाची सोय करणे अर्जदार / विकासक यांचेवर बंधनकारक राहिल.
४५. नविन इमारतीच्या आतील बाजूस तसेच इमारतीसमोरील रस्त्याचे मी.सी.टी.व्ही. चित्रिकरण करणाऱ्या ठांवांना बांधकामाच्या ठिकाणी मी.सी.टी.व्ही. यंत्रणा कार्यान्वित करणे अर्जदार/विकासक यांचेवर बंधनकारक राहिल.
४६. विषयांकित रेखांकन / बांधकामासाठी पोहच रस्ता तसेच अंतर्गत रस्ता व इतर सोयी सुविधा जम जलानिस्सारण व पाणी पुरवठा, वीज पुरवठा इ. सर्व बाबींची विकास अर्जदार यांनी स्वखर्चाने प्रयत्न पूर्ण करणे अर्जदार यांचेवर बंधनकारक राहिल. त्याशिवाय अर्जदारांस बांधकाम सुरु करता येणार नाही.
४७. विषयांकित प्रकरणी महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६चे कलम १२४ब मध्ये गारुमनत नमुद केल्यानुसार या क्षेत्रासाठी लागू केलेल्या विकास शुल्काप्रमाणे या क्षेत्रासाठी विकास शुल्काचा (Development Charges) रक्कम रु.२,८९,०००/- (अक्षरी रक्कम रुपये दोन लाख एकोणनळठ हजार मात्र) अनुज्ञाप्राप्ती यांनी Collector Thane and Planning Authority या नावाने कॅनरा बँक, शाखा वांगणी अंबरनाथ यांचेकडील Demand Draft नं.८३५६७०, दि.०७/०९/२०२२ नुसार भारतीय स्टेट बँक, शाखा कलेक्टर कॅम्पस येथे दि.०८/०९/२०२२ अन्वये भरणा केलेला आहे.
४८. विषयांकित प्रकरणी शासन निर्णय क्र.बीसीए-२००९/प्र.क्र.१०८/कामगार-७अ, दि.१७/६/२०१० व शासन निर्णय क्र.बीसीए-२००९/प्र.क्र.१०८/कामगार ७अ, दि.२१ जुलै २०११ अन्वये कामगार उपकराची रक्कम रु.२१,४३,०००/- (अक्षरी रक्कम रुपये एकवीस लाख त्रैचाळीस हजार मात्र) यापैकी रक्कम रु.५,३५,७५०/- (अक्षरी रक्कम रुपये पाच लाख पस्तीस हजार सातशे पन्नास मात्र) अनुज्ञाप्राप्ती यांनी Maharashtra Building & other Construction Workers Welfare Board या नावाने कॅनरा बँक, शाखा वांगणी अंबरनाथ यांचेकडील Demand Draft नं.८३५६६९, दि.०७/०९/२०२२ नुसार सेंट्रल बँक ऑफ इंडिया, टाणे शाखा मधील खाते क्र.३६७११७८५९१ मध्ये दि.०८/०९/२०२२ रोजीन्वये चलन भरणा केलेले आहे. तसेच रक्कम रु.१६,०७,२५०/- (अक्षरी रक्कम रुपये सोळा लाख सात हजार दोनशे पन्नास मात्र) रक्कमचा भरणे करणारे वावत एक वर्षाची मुदत मिळणेवावत दि.०७/०९/२०२२ रोजी सत्यापित करण्यात आलेल्या बांधकाम आदेश पारित केल्याच्या दिनांकापासून एक वर्षाच्या आत Maharashtra Building & other Construction Worker's Welfare Board या नावाने Demand Draft सेंट्रल बँक ऑफ इंडिया, बी.के.सी. शाखा, मुंबई मधील खाते क्र.३६७११७८५९१ मध्ये जमा करून चलनाची जम जमविल्यात सादर करणे अर्जदार यांचेवर बंधनकारक राहिल. अन्यथा सदरची परवानगी रद्द समजल्यात येईल.





४९. एकत्रित विकास नियंत्रण नियमावलीतील तरतूदीनुसार बांधकाम जोते तपासणी, भोगवटाप्रमाणपत्र, भागशा: भागवटा प्रमाणपत्र व इतर बाबींची कार्यवाही करणे अर्जदार/विकासक/वास्तुविशारद यांचेवर बंधनकारक राहिल.
५०. दिषयांकित जागा किंवा तिचा भाग भुसंपादन अधिनियम १९८४ तसेच भूमि संपादन पुनर्वसन व पुनर्वसाहत अधिनियम २०१३ अनुसार किंवा महाराष्ट्र औद्योगिक अधिनियम १९६६ या खाली भुसंपादनासाठी जात असल्यास त्याची सर्वस्वी जबाबदारी अर्जदार यांची राहिल व त्या अनुषंगाने बांधकाम आदेश आपोआप रद्द समजण्यात येईल.
५१. महाराष्ट्र इमारत व इमारत कामगार कल्याण उपकर नियम २००७ मधील तरतूदी जमिनधारक / विकासक यांचेवर बंधनकारक राहतील.
५२. नियोजित जागेवरून विद्यमान विद्युतवाहीनी जात असल्यास उक्त विद्युत वाहीनीच्या क्षमतेच्या अनुषंगाने आवश्यक ते सामासिक अंतर मंजूर विकास नियंत्रण नियमावलीप्रमाणे प्रत्यक्ष जागेवर सोडणे व त्या अनुषंगाने संबंधित विभागाचे नाहरकत प्राप्त करणे अर्जदार यांच्यावर बंधनकारक राहिल. तसेच नियोजित जागेतून असणाऱ्या जलवाहीनी जात असल्यास संबंधित विभागाचे नाहरकत प्रमाणपत्र बांधकाम सुरु करणेपूर्वी घेणे अर्जदार यांच्यावर बंधनकारक राहिल.
५३. शासनाचे नगर विकास विभागाकडील परिपत्रक क्र.डिसीआर-१०९४/२८२९/युडी/११, दि.१९/१/१९९५ अन्वये सदर इमारतीवर सोलर वॉटर हिटिंग सिस्टम बसवणे आवश्यक राहिल.
५४. शासनाचे नगर विकास विभागाकडील परिपत्रक क्र.टिबीपी-४३२००/२१३३/सिआर-२३०/०१/युडी/११, दि.१०/०३/२००५ अन्वये सदर इमारतीवर सोलर वॉटर हिटिंग सिस्टम जागेवरील इमारतीमध्ये कार्यान्वित करणे आवश्यक राहिल.
५५. अर्जदार यांनी जागेच्या मालकी हक्काबाबत जागेवर येणेजाणेसाठी रस्ता असलेबाबत, सदर जागेबाबत कोणत्याही न्यायालयात दावा प्रलंबित नसलेबाबत इत्यादी बाबत प्रतिज्ञालेख दि.१४/०२/२०२२ रोजी दिलेला आहे. सदर प्रतिज्ञालेखात सर्व अटी व शर्ती अनुज्ञाग्राही वर बंधनकारक राहतील. सदर प्रतिज्ञापत्रातील अटी व शर्ती पैकी एकाही अटीचे उल्लंघन झालेस दिलेली परवानगी रद्द होईल.
५६. प्रस्तावित जमिनीच्या पैकीच्या जमिनीची मोटहिस्सा जमिनीच्या अनुषंगाने अमिलेख दुरुस्ती करून घेणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
५७. या बांधकाम आदेशान्वये जमिनीचे फक्त कृषिके अयोग्य करून बांधकाम आराखड्यात दर्शाविलेनुसार अकृषिक प्रयोजनाकडे रूपांतर करणेत येत असून मालकी हक्कामध्ये कोणत्याही बदल करणेत येत नाही. सदरचे आदेश म्हणजे मालकी हक्काचे प्रमाणपत्र नाही. प्रस्तावित जमिनीचे मालकी हक्काबाबत नोंदव्यात काही वाद उद्भवल्यास किंवा न्यायालयात जमिनीचे मालकी हक्कबाबत बदल झाल्यास बांधकाम परवानगी एकतर्फी रद्द होण्यास अर्जदार हे पात्र राहिल.
५८. वरील कोणत्याही अटी व शर्तीचा भंग झाल्यास सदर परवानगी रद्द होईल.



सही /--  
(राजेश ज. नावेंकर)  
जिल्हाधिकारी ठाणे

प्रत :- मे.हेरंब एंटरप्रायझेस तर्फे भागीदार श्री. गणेश मधुकर देशमुख व इतर तसेच श्री.सुभाष सिताराम चौधरी यांचे कु.मु.धा. मे.हेरंब एंटरप्रायझेस तर्फे भागीदार श्री.गणेश मधुकर देशमुख व श्री.प्रकाश वारकु गवळी, रा.विठ्ठल मंदिराच्या वाजुला, वार्ड क्र.३, वांगणी, ता.अंबरनाथ, जि.ठाणे

मोजे वांगणी, ता.अंबरनाथ न.नं.१६१, १६२ शेज ५३४७.६० चौ.मी  
क.महसूल/कक्ष-१/टे-१४/वा.प./रमऊर-०४/२०२०

प्रत :- तहसीलदार अंबरनाथ यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी

२/- अनुज्ञाग्राही व्यक्तीने सदर जमिनीचा एक वर्षाचे आंत विगरशेतकी प्रयोजनाचे वापर करणाऱ्या सुरुवात केली आहे किंवा कसे या बाबतच्या त्याच्या अहवालावर त्याने लक्ष ठेवले पाहिजे. असा अहवाल मिळाल्यानंतर अनुज्ञाग्राही व्यक्तीकडून त्याने विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून विगरशेतकी आकारणीची रक्कम वसूल करण्याकरिता नॉद घेण्याची पुस्तिका मधोल तालुका नमुना नं.२ व गांव नमुना नं.२ यामध्ये आवश्यक ती नॉद घेण्याची तजवीज केली पाहिजे. जमीन ताब्यात असल्याच्या व्यक्तीस जमिनीची मोजणी फो दिली असल्यामुळे त्या बाबतीत सदर तहसीलदाराने उपअध्यक्ष भूमि अभिलेख अंबरनाथ यांस तसे कळविले पाहिजे आणि त्यासोबत मंजूर नकाजे व जंदागन जमिनीच्या बाबतीत अधिकार अभिलेखाचे उतारे पाठविले पाहिजेत.

प्रत :- उपविभागीय अधिकारी, उल्हासनगर विभाग, उल्हासनगर यांस माहितीसाठी

प्रत :- उप अधिक्षक भूमि अभिलेख अंबरनाथ यांना माहितीसाठी प्रत आगावू पाठविण्यांत येत आहे.

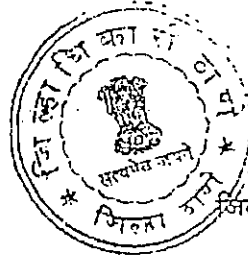
४१-संगवत चलन दि.०७/०९/२०२२ ची प्रत जोडली आहे. प्रकरणी अनुज्ञाग्राही यांनी स्वतः जागेचा अतिनातडीची मोजणी फो ग्रासन जमा केली आहे. तरी प्रकरणी विहीन कालावधीत नियमानुसार मोजणीची योग्य ती कार्यवाही करावी.

प्रत :- मा.आयुक्ता, कोकण विभाग, कोकण भवन, नवी मुंबई यांचेकडे माहितीसाठी सविनय सादर

प्रत :- सहायक संचालक, नगर रचना, ठाणे यांचेकडे माहितीसाठी

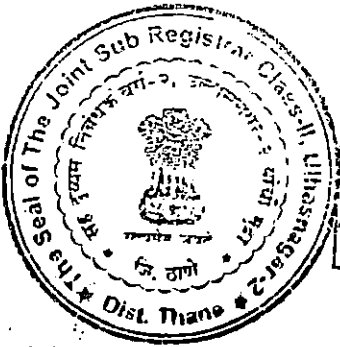
प्रत :- तलाठी सजा वांगणी, ता.अंबरनाथ यांचेकडे माहितीसाठी रवाना

प्रत :- कार्यालयीन संचिका



(सजद चव्हाण)  
तहसीलदार (महसूल)

जिल्हाधिकारी कार्यालय ठाणे



उत्तर नं. २	
४४	२०

78/10721

पावती

Thursday, August 03, 2023

4:28 PM

Original/Duplicate

नोंदणी क्र.: 39M

Regn. 39M

पावती क्र.: 11636 दिनांक: 03/08/2023

गावाचे नाव: वांगणी

दस्तऐवजाचा अनुक्रमांक: उहन2-10721-2023

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: गणेश मधुकर देशमुख - -

नोंदणी फी

रु. 100.00

दस्त हावाळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकूण:

रु. 800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
4:48 PM ह्या वेळेस मिळेल.

Sub Registrar Ulhasnagar 2

उल्हासनगर-२

बाजार मुल्य: रु. 0/-

मोबदला रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0308202303363 दिनांक: 03/08/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0108202313495 दिनांक: 03/08/2023

वॅकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006078982202324P दिनांक: 03/08/2023

वॅकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

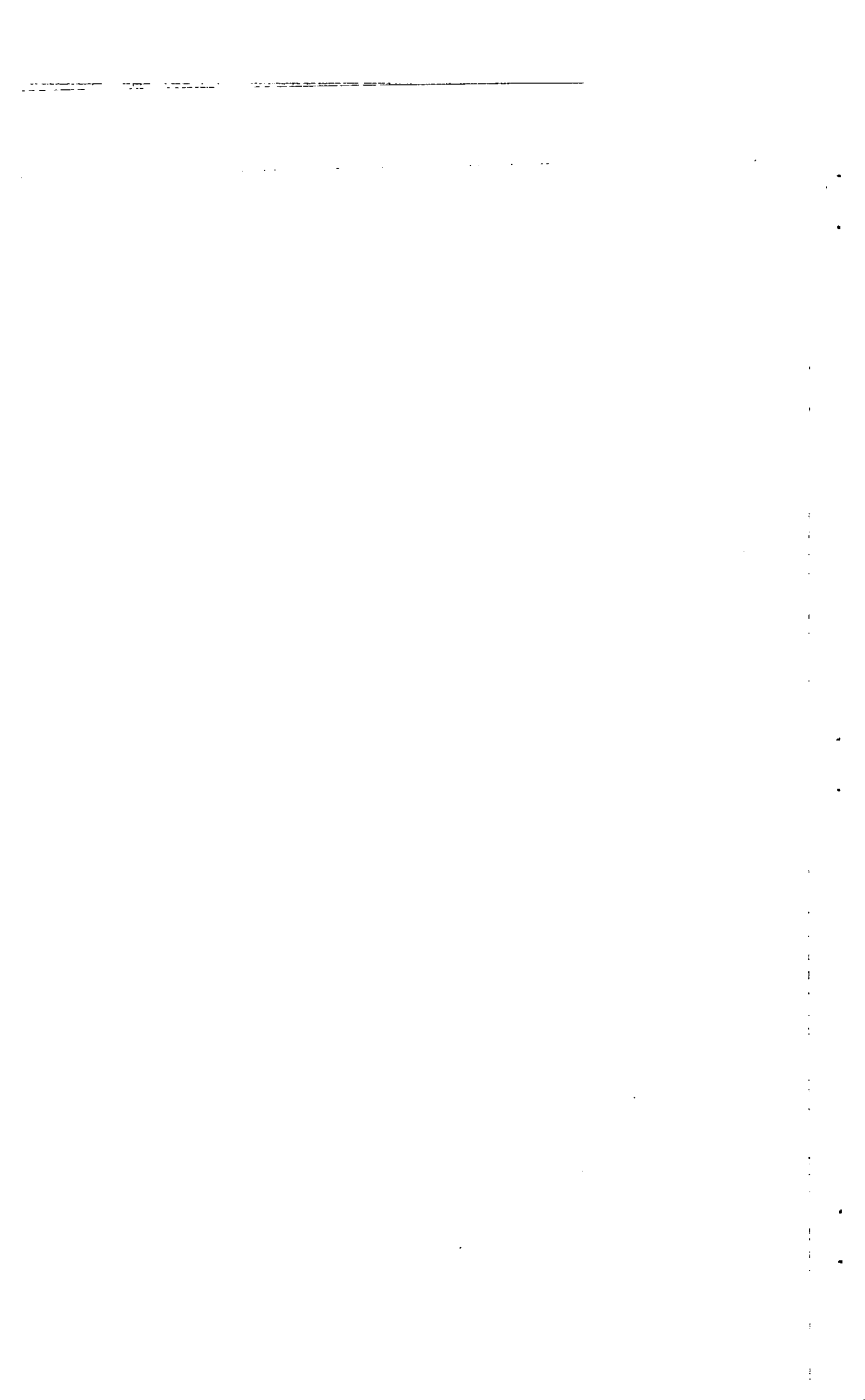
*L. M. Deshmukh*

स्वाक्षरी दस्त परत नेणार.

दिनांक :-



उहन - २
द. क्र. ३०९९/२०२४
४५/२०





03/08/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्त क्रमांक : 10721/2023

नोंदणी :

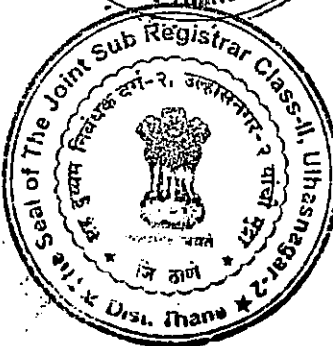
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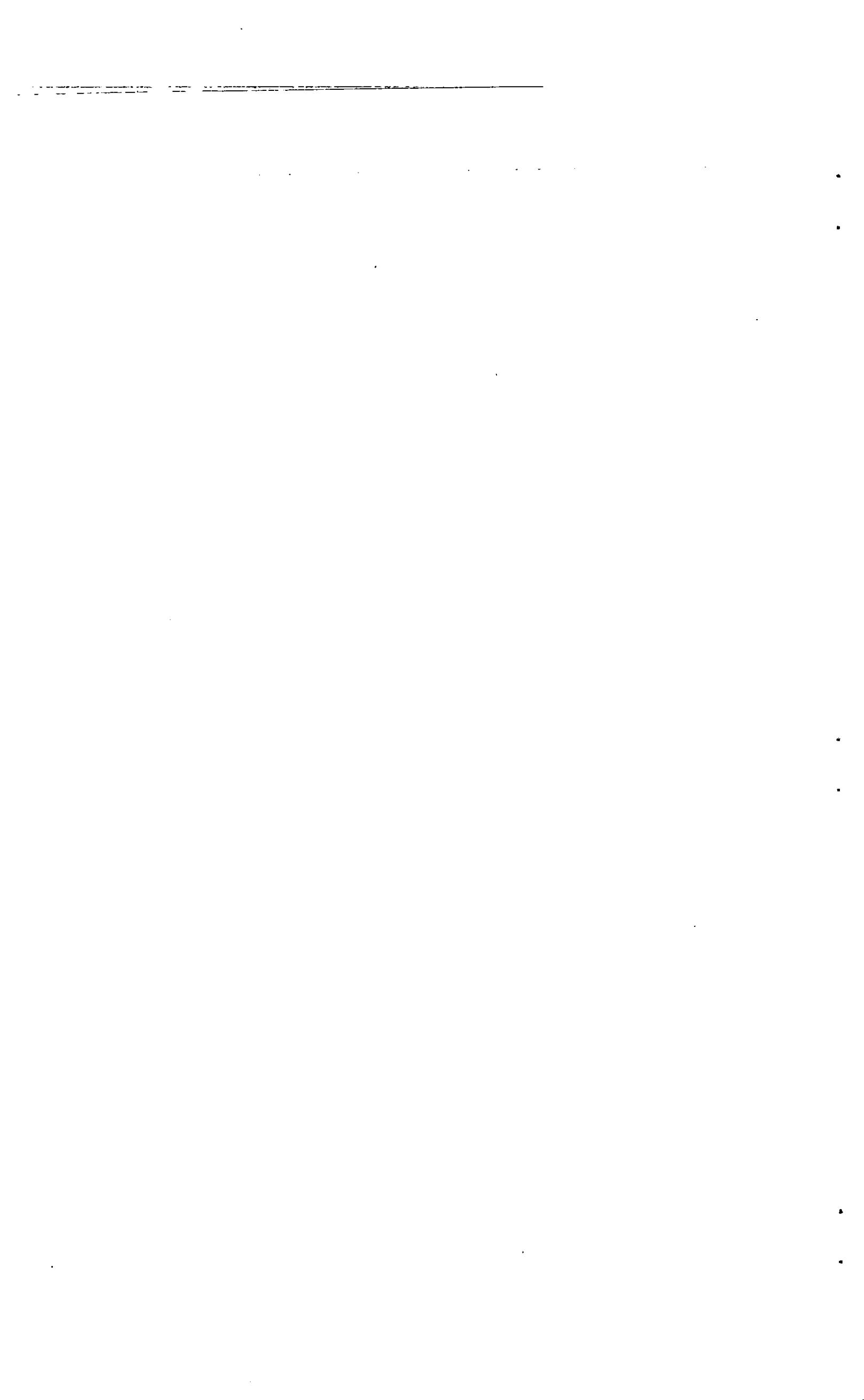
गावाचे नाव : वांगणी

(1) विलेखाचा प्रकार	कुलमुखत्यारपत्र
(2) मोबदला	1
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-भापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन ; इतर माहिती: दस्तात नमुद केल्या प्रमाणे( ( Survey Number : 161/4 & 162/5 ; ) )
(5) क्षेत्रफळ	1) 5340 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे 1) विद्याधर नंदकूमर पालांडे -- वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गळा नं 1 गाथा सदन सावरे रोड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAJFH2647B 2): नाव:-हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे भानुदास यशवंत गायकवाड -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गळा नं 1 गाथा सदन सावरे रोड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAJFH2647B 3): नाव:-हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे गणेश मधुकर देशमुख -- वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गळा नं 1 गाथा सदन सावरे रोड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAJFH2647B 4): नाव:-हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे सोमनाथ मोतीराम पालांडे -- वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गळा नं 1 गाथा सदन सावरे रोड, ब्लॉक नं: -, रोड नं: सावरे रोड, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAJFH2647B 5): नाव:-हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे मंतीपूजयवंत शेजार -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गळा नं 1 गाथा सदन सावरे रोड, ब्लॉक नं: -, रोड नं: सावरे रोड, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAJFH2647B 6): नाव:-हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे वंशाली गणेश देशमुख -- वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गळा नं 1 गाथा सदन सावरे रोड, ब्लॉक नं: -, रोड नं: सावरे रोड, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAJFH2647B 7): नाव:-हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे प्रकाश वारकू गवळी -- वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गळा नं 1 गाथा सदन सावरे रोड, ब्लॉक नं: -, रोड नं: सावरे रोड, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAJFH2647B 8): नाव:-हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे दिलीप मोतीराम दलाल -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गळा नं 1 गाथा सदन सावरे रोड, ब्लॉक नं: -, रोड नं: सावरे रोड, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAJFH2647B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश मधुकर देशमुख -- वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गळा नं 1 गाथा सदन सावरे रोड, ब्लॉक नं: -, रोड नं: सावरे रोड, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAJFH2647B 2): नाव:-प्रकाश वारकू गवळी -- वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गळा नं 1 गाथा सदन सावरे रोड, ब्लॉक नं: -, रोड नं: सावरे रोड, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAJFH2647B 3): नाव:-कांचन किशोर देशमुख वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: चोण ता अंबरनाथ जि ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	03/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	03/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	10721/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (48-b) when required in suits of proceedings under Presidency Small Course Act, 1882

सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर-२उत्तर - २  
द. क्र. १०९१०/२०२३  
४९ ९०



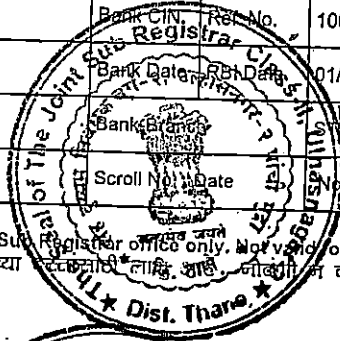


CHALLAN  
MTR Form Number-6



GRN	MH006078982202324P	BARCODE	[Barcode]		Date	01/08/2023-22:40:48	Form ID	48(I)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	ULH2_ULHASNAGAR 2 JT SUB-REGISTRAR			PAN No.(If Applicable)				
Location	THANE			Full Name	✓ HERAMB ENTERPRISES THROUGH ITS PARTNER GANESH MADHUKAR DESHMUKH			
Year	2023-2024 One Time			Flat/Block No.	✓ MAUJE VANGNI HERAMB AARAMBH BUILDING			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	500.00		Road/Street	VANGNI			
0030063301	Registration Fee	100.00		Area/Locality	VANGNI			
				Town/City/District				
				PIN	4 2 1 5 0 3			
				Remarks (If Any)	✓ SecondPartyName=HERAMB ENTERPRISES THROUGH ITS PARTNER VIDYADHAR NANDKUMAR PALANDE-			
				Amount In	Six Hundred Rupees Only			
Total			600.00	Words				
Payment Details			STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref No.	10000502023080108330	0041992134033		
Cheque/DD No.			Bank Date	RBI Date	01/08/2023-22:41:01	Not Verified with RBI		
Name of Bank			Bank Branch	STATE BANK OF INDIA				
Name of Branch			Scroll No.	Date	Verified with scroll			

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुय्यम निबंधक कार्यालय नोंदणी करावयाच्या दस्त्यासाठी लाई. आणि नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



उत्तर - २  
१०२९  
१ | ३५

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0108202313495	Date	01/08/2023
Received from GANESH MADHUKAR DESHMUKH, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Ulhasnagar 2 of the District Thane Grm.			
Payment Details			
Bank Name	SBIN	Date	01/08/2023
Bank CIN	10004152023080112599	REF No.	321362116263
This is computer generated receipt, hence no signature is required.			



उह न - २	
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उह न - २	
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४७	९०

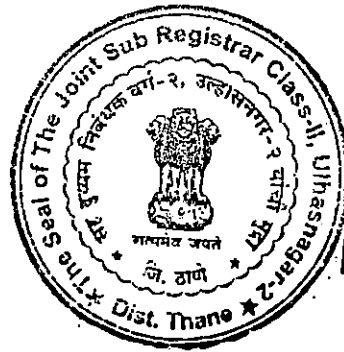




Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0308202303363	Date 03/08/2023
Received from GANESH DESHMUKH, Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Uhasnagar 2 of the District Thane Grm.	
Payment Details	
Bank Name SBIN	Date 03/08/2023
Bank CIN 10004152023080303132	REF No. 321517297507
This is computer generated receipt, hence no signature is required.	



उहन - २	
सं. क्र. १००२९	२०२४
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उहन - २	
सं. क्र. १००२९	२०२४
४२	२०



### SPECIAL POWER OF ATTORNEY

(ADMISSION POWER OF ATTORNEY)

ON THIS 03<sup>rd</sup> DAY OF AUGUST 2023.

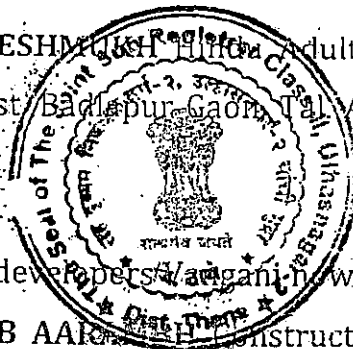
TO ALL TO WHOM THESE PRESENTS SHALL COME, We, 1. Mr. Vidyadhar Nandkumar Palande. 2. Mr. Bhanudas Yashwant Gaikwad. 3. Mr. Ganesh Madhukar Deshmukh. 4. Mr. Somnath Motiram Palande. 5. Mr. Manish Jaywant Shelar. 6. Mrs. Vaishali Ganesh Deshmukh. 7. Mr. Prakash Barku Gawali. 8. Mr. Dilip Motiram Dalal. Partners of HERAMB ENTERPRISES a partnership firm, having its registered Office at having:- 1, Ground Floor, Gatha Sadan, Saware Road, Vangani, Tal. Ambernath, Dist. Thane 421503,

Do hereby declare, appoint nominate and Constitute

- 1) MR. GANESH MADHUKAR DESHMUKH. Hindu Adult aged about 51 residing at 1, Ground Floor, Gatha Sadan, Saware Road, Vangani, Tal. Ambernath, Dist. Thane 421503,
- 2) MR. PRAKASH BARKU GAWALI. Hindu Adult aged about 50 years office at - 1, Ground Floor, Gatha Sadan, Saware Road, Vangani, Tal. Ambernath, Dist. Thane 421503,

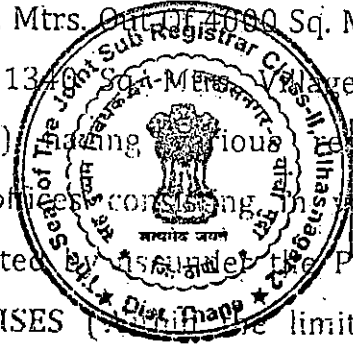
OR

- 3) MRS. KANCHAN KISHOR DESHMUKH Hindu Adult aged about 38 years Residing at - at. Chon, Post Badlapur Gaon, Tal. Ambernath, Dist. Thane 421503,



उहम - १
क्र. १००२९ / २०२४
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That we are the builder & developer of the property. We recently we are developing situated at: HERAMB AARON constructed Gut No. 161 (S.No. 57, H.No. 4) Area 8170 Sq. Mtrs. & Gut No. 162 (S.No. 57, H.No. 5) Area 13400 Sq. Mtrs. & Gut No. 163 (S.No. 57, H.No. 6) Area 13400 Sq. Mtrs. Vangani, Tal. Ambernath, Dist. Thane (M.S) Residential/Commercial units/Galas/Shop/offices, consisting of the property constructed or will be constructed by the Partnership firm named as HERAMB ENTERPRISES (situated in the limits of VANGANI GRAMPANCHAYAT, TAL. AMBERNATH, Dist Thane (MS) (Hereinafter for the sale of brevity shall be known as property).



उह नं. ३०८९६ / २०२४
५०   ६०

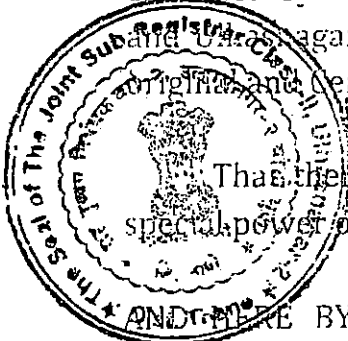
G.M. Deshmukh, V.G. Deshmukh

This attorney is authorised to admit the execution by me of the said Deed and appear before the said Office Ulhasnagar-2, Ulhasnagar-3 and Ulhasnagar-4, at all times and places as may be necessary to cause the said Deed to be duly registered and to do all other acts that may be necessary to effectuate the said purpose.

The said attorney shall be entitled to receive the Deed after registration and to give a receipt therefore to such person or give such authority in relation thereto as may be necessary in this behalf.

That our said attorney can do admit or present all sale Agreement Rectification Deed & Cancellation Deed, etc. of our above said properties of HERAMB ENTERPRISES to get registered, to admit, to present after execution by me before the Sub-Registrar of Ulhasnagar-2, Ulhasnagar-3 and Ulhasnagar-4, now or in future and thereafter they can collect the original and certified copies of the same now or in future.

That there is no money transaction for the execution of this special power of attorney, between the parties.

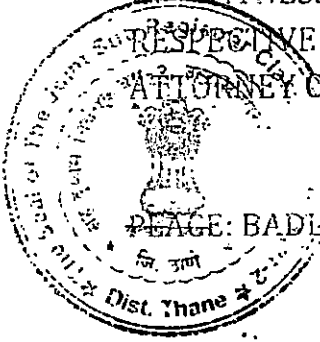


उह न - २  
१०/०२९/२०२३  
५/३५

AND WE BY DECLARE, that our said attorney may exercise and perform in ----- of the above acts, matters and things.

AND WE HERE BY AGREE TO ratify and confirm whatsoever the said attorneys shall do it premises by virtue of these presents.

IN WITNESSES WHEREOF WE, HAVE SET AND SUBSCRIBED BY RESPECTIVE HANDS ON THIS IRREVOCABLE GENERAL POWER OF ATTORNEY ON THIS 03<sup>rd</sup> DAY OF AUGUST 2023.



उह न - २  
१०९९८/२०२४  
५/२०

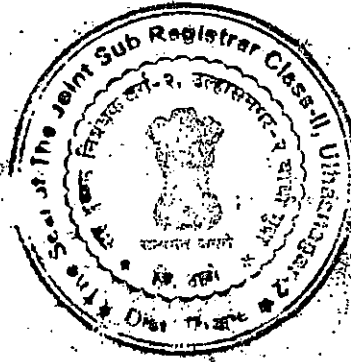
G.M. Deshmukh, V.G. Deshmukh  
*(Handwritten signatures)*  
१०/०२/२०२३  
५/३५

१०/०२/२०२३

IN WITNESSES WHEREOF WE, HAVE SET AND SUBSCRIBED BY RESPECTIVE HANDS ON THIS IRREVOCABLE GENERAL POWER OF ATTORNEY ON THIS 03<sup>rd</sup> DAY OF AUGUST 2023.

PLACE: BADLAPUR

SIGNED & DELIVERED  
By the within named  
HERAMB ENTERPRISES  
Through its Partner

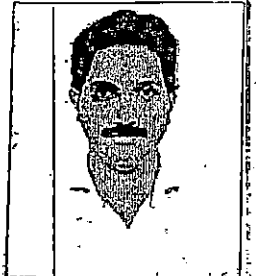


उहन - २	
द. क्र. १००२१	२०२३
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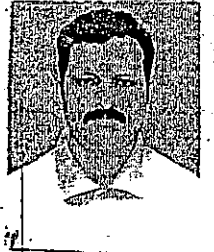
1. MR. VIDYADHAR NANDKUMAR PALANDE.



2. MR. BHANUDAS YASHWANT GAIKWAD.



3. MR. GANESH MADHUKAR DESHMUKH.



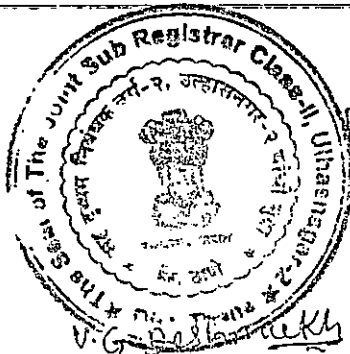
4. MR. SOMNATH MOTIRAM PALANDE



उहन - २	
द. क्र. १००९८	२०२३
५२	९०

5. MR. MANISH JAYWANT





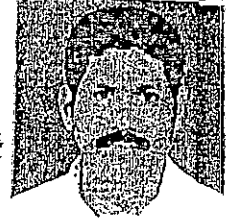
उहन - २	
द. क्र. १०७२९	२०२६
७	३५

6. MRS. VAISHALI GANESH DESHMUKH.



प्रकाश बरकु गवळी

7. MR. PRAKASH BARKU GAWALI.



दिलीप मोतिराम दाल

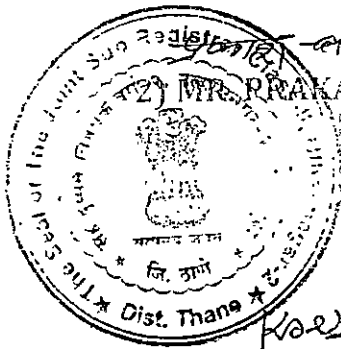
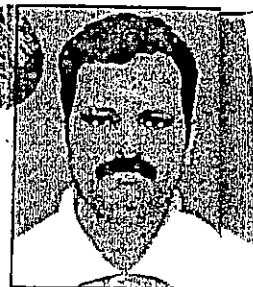
8. MR. DILIP MOTIRAM DALAL.



POWER OF ATTORNEY ACCEPTED BY

G. M. Deshmukh

1) MR. GANESH MADHUKAR DESHMUKH.



प्रकाश बरकु गवळी

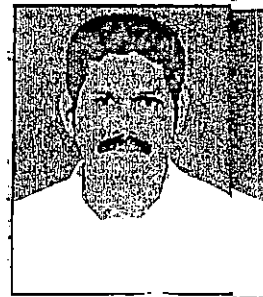
उहन - २	
द. क्र. १०७२९	२०२६
५३	७०

3) MRS. KANCHAN KISHOR DESHMUKH

WITNESS :

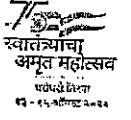
1. Uttam Vasant Gawali

Uttam Gawali





महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.



Website :www.mahadiscom.in  
GSTIN of MSEDCL 27AAECM2933K1ZB  
BILL NO.(GGN): 000002093799855

वीज पुरवठा देयक माहे: JUL-2023

HSN Code 27160000

ग्राहक क्रमांक: 021560107207  
SHRI VIDYADHAR NANDKUMAR PALANDE  
H.NO.2528, WARD NO.5,WANGANI 421503  
मोबाइल/ ईमेल:

देयक दिनांक: 29-JUL-23  
देयक रक्कम रु: 1,270.00

93\*\*\*\*\*14/

देय दिनांक: 18-AUG-23  
या तारखे नंतर भरल्यास: 1,290.00

विलींग युनिट: 4405 :BADLAPUR (E) S/DN,  
दर संकेत: 052 /LT II Comm 1Ph < 20KW  
पोल नं: 00000000  
पी.सी./चक्र-मार्ग-क्रमां./डि.सी.: 4 / 26-2623-0010 /4149356  
मिटर क्रमांक: 08203300176  
रिडिंग युप: X4

पुरवठा दिनांक: 23-Oct-2013  
मंजूर भार: .26 KW  
सुरक्षा ठेव जमा(रु): 1,042.50  
चातु रिडिंग दिनांक: 26-JUL-23  
मागील रिडिंग दिनांक: 26-JUN-23

Scan this QR Code with BHIM App for UPI Payment

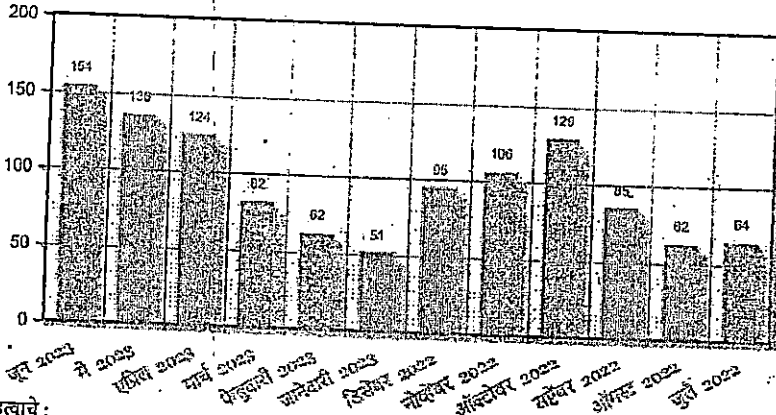


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चातु रिडिंग	मागील रिडिंग	युणक अवयव	युनिट	समा. युनिट	एकूण
3110	3049	01	61	0	61

NORMAL  
Bill Period: 1 Month(s) /

मागील वीज वापर



\* मध्यवर्ती तक्रार निवारण केंद्र 24\*7  
MSEDCL Call Center:  
18002333435  
18002123435  
1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-  
www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.

महत्वाचे:

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो-ग्रीन डिस्कगुड मिळवा.नोंदणी करण्यासाठी:-<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा.(टॅक्स व ड्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकित असल्यास दुरुस्त करा त्यासाठी -<https://cdnsupport.mahadiscom.in/> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणतः 26-09-2023 ह्या तारखेला होईल.

विशेष संदेश:

- प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणधनी क्र.93\*\*\*\*\*14 आहे. आपला भ्रमणधनी क्रमांक घेवून नोंदणीसाठी महावितरण संकेतस्थळ/मोबाइल ॲप वापरा किंवा ९९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG 021560107207
- महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली पुराव्याची पावतीसोबत हस्ताक्षरित पावतीसोबत घ्या. हस्ताक्षरित पावतीसोबत घ्या. गैरसोय टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

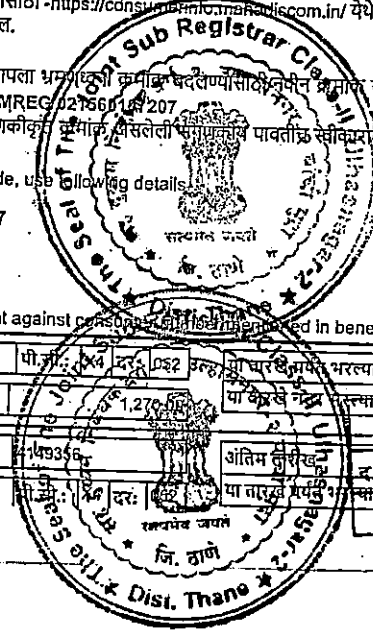
For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: MSEDCL
- Beneficiary Account Number: MSEDCL01021560107207
- IFS Code: SBIN0008965
- Name of Bank: STATE BANK OF INDIA
- Name of Branch: IFB BKC
- Amount: As per Bill

Disclaimer: Please use above bank details only for payment against consumer bill identified in beneficiary account number.

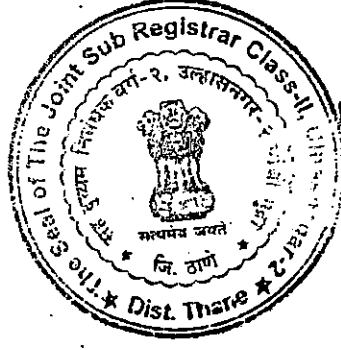
विलीयत विलींग युनिट:	4405	ग्राहक क्रमांक:	021560107207	पी.सी.:	4	दर:	052	या तारखेनंतर भरल्यास	07-AUG-23	1,260.00
अंतिम तारीख								या तारखेनंतर भरल्यास	18-AUG-23	1,290.00
विकेची स्थळपत्र		डिटीसी क्र.:	149356					अंतिम विलीयत	18-AUG-23	१,२७०.००
स्थळपत्र विलींग युनिट:	4405	ग्राहक क्रमांक:	021560107207	पी.सी.:	4	दर:	052	या तारखेनंतर भरल्यास	07-AUG-23	1,260.00

<https://wss.mahadiscom.in/wss/wss>



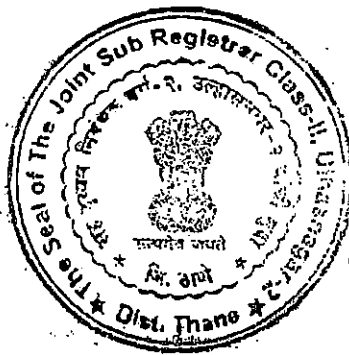






उह न - २	
सं. क्र. १०९९८	२०१६
५५	९०

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 HERAMB ENTERPRISES  
 16/02/2016  
 Permanent Account Number  
 AAJFH2647B  
 हिंदू सरकार  
 GOVT. OF INDIA  
 1703/2016



उह न - २	
सं. क्र. १०७२९	२०१६
९	३५





# 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 : P51700048576

Project: HERAMB AARAMBHA - C WING AND AMENITY BUILDING Plot Bearing / CTS / Survey / Final Plot No.: GUT NO 161/4 AND 162/5 at Vangani (CT), Ambarnath, Thane, 421503;

1. Heramb Enterprises having its registered office / principal place of business at Tehsil: Ambarnath, District: Thane, Pin: 421503.

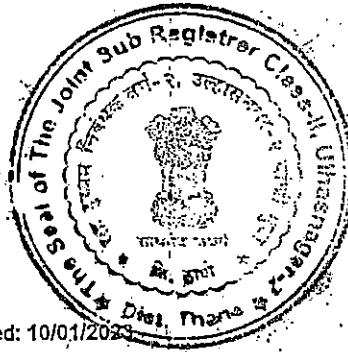
2. This registration is granted subject to the following conditions, namely:-

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

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated 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 10/01/2023 and ending with 31/12/2025 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
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



उह न - २	
र. क्र. १००२९	२०२३
१०	३५

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date:10-01-2023 15:23:57

Dated: 10/01/2023  
Place: Mumbai

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



उह न - २	
र. क्र. १००७८	२०२३
५६	६०



# 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 : P51700051941

Project: Heramb Aarambha - Phase 2 , Plot Bearing / CTS / Survey / Final Plot No.:Gut No.- 161 and Gut No.- 162 at Vangani (CT), Ambarnath, Thane, 421503;

1. Heramb Enterprises having its registered office / principal place of business at Tehsil: Ambarnath, District: Thane, Pin: 421503.

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

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

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated 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 13/07/2023 and ending with 31/12/2027 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

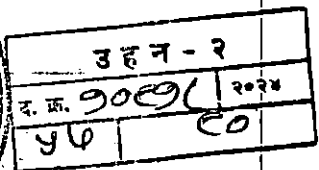
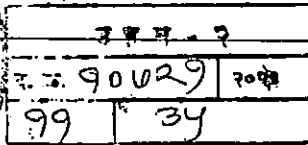
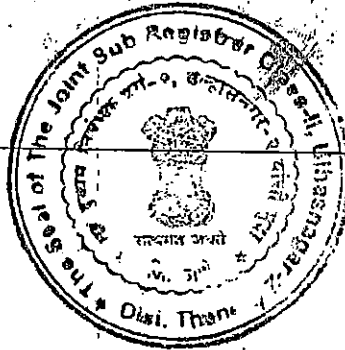
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasanti Premanand Prabhu  
(Secretary, MahaRERA)  
Date:13-07-2023 15:13:00

Dated: 13/07/2023  
Place: Mumbai

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







महाराष्ट्र शासन

राज्य नमूना साक्षात् अफिसर अभिलेखपत्रक

राज्य नमूना साक्षात् अफिसर अभिलेखपत्रक

क्रमांक: 553083

तालिका: अबरनाथ

जिल्हा: ठाणे

क्रमांक	पिकाचे नाव	पिकाचे क्षेत्र	पिकाचे क्षेत्र (वर्ग मीटर)	पिकाचे क्षेत्र (एकर)	पिकाचे क्षेत्र (हजार एकर)	पिकाचे क्षेत्र (लाखांमध्ये)
553083	पिकाचे नाव	पिकाचे क्षेत्र	पिकाचे क्षेत्र (वर्ग मीटर)	पिकाचे क्षेत्र (एकर)	पिकाचे क्षेत्र (हजार एकर)	पिकाचे क्षेत्र (लाखांमध्ये)

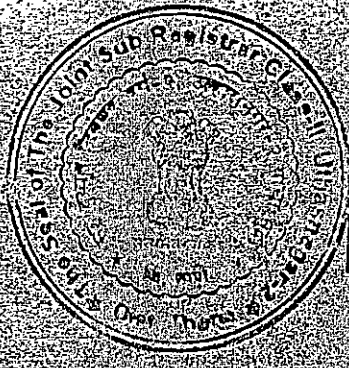
पिकाचे क्षेत्र (वर्ग मीटर) 134000  
 पिकाचे क्षेत्र (एकर) 31.62  
 पिकाचे क्षेत्र (हजार एकर) 3.162  
 पिकाचे क्षेत्र (लाखांमध्ये) 0.3162

क्रमांक	पिकाचे नाव	पिकाचे क्षेत्र	पिकाचे क्षेत्र (वर्ग मीटर)	पिकाचे क्षेत्र (एकर)	पिकाचे क्षेत्र (हजार एकर)	पिकाचे क्षेत्र (लाखांमध्ये)
553083	पिकाचे नाव	पिकाचे क्षेत्र	पिकाचे क्षेत्र (वर्ग मीटर)	पिकाचे क्षेत्र (एकर)	पिकाचे क्षेत्र (हजार एकर)	पिकाचे क्षेत्र (लाखांमध्ये)



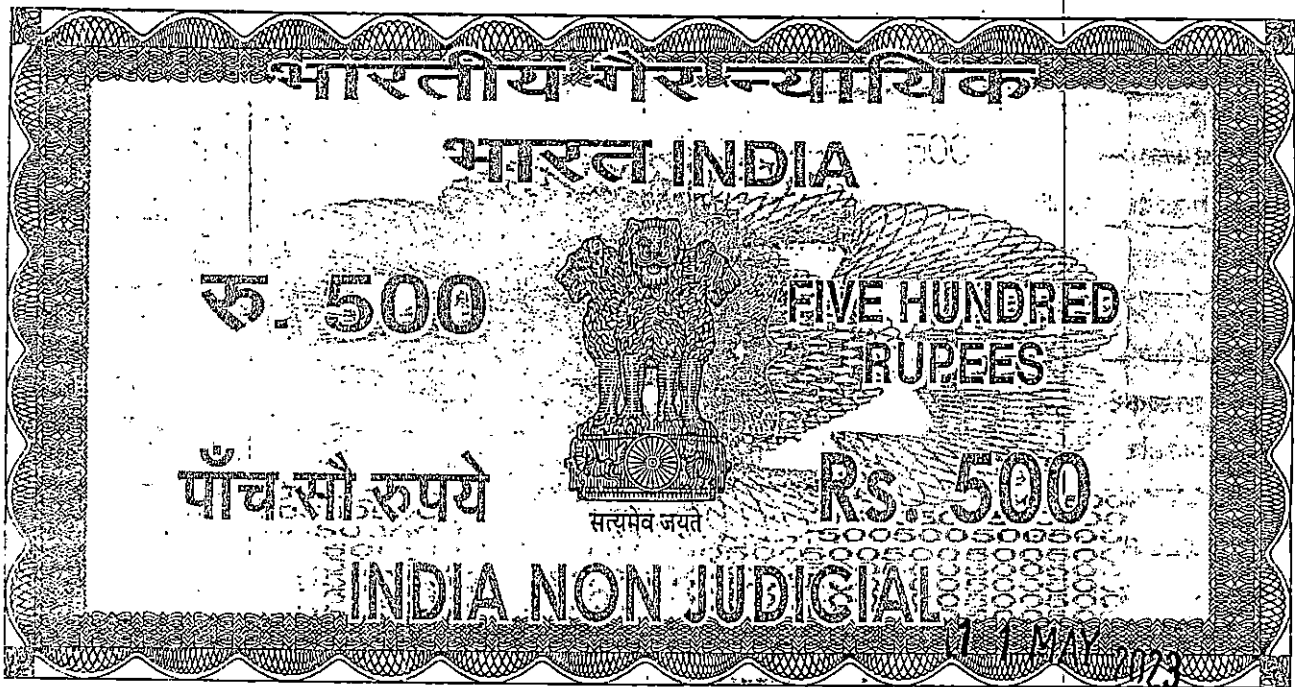
३४७-३  
 १०२९८  
 ५९

पिकाचे क्षेत्र (वर्ग मीटर) 134000  
 पिकाचे क्षेत्र (एकर) 31.62  
 पिकाचे क्षेत्र (हजार एकर) 3.162  
 पिकाचे क्षेत्र (लाखांमध्ये) 0.3162



३४७-३  
 १०२९९  
 ९३ ३९

ता. अबरनाथ, जि. ठाणे.



महाराष्ट्र MAHARASHTRA

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BW 091696



उप कोषागार कार्यालय, उल्हासनगर  
मुद्रांक पुरवठा दिनांक

4 MAY 2023

7.1 MAY 2023

उप कोषागार अधिकारी, उल्हासनगर

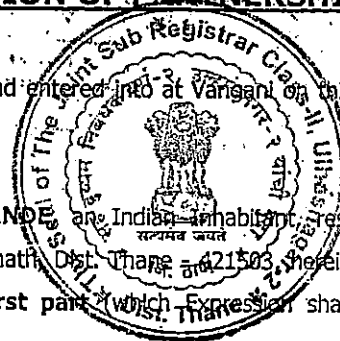
4/5/23



उह न - २
क्र. 90029/२०२३
98/34

**DEED OF RECONSTITUTION OF PARTNERSHIP FIRM**

THIS DEED OF RECONSTITUTION is made and entered into at Vanganli on this 11<sup>th</sup> day of May, 2023 BETWEEN:



उह न - २३६
क्र. 90090/२०२४
९०/३०

1. SHRI SOMNATH MOTIRAM PALAND is an Indian inhabitant residing at Done Road, Post Vanganli, Tal Ambarnath, Dist. Thane, Maharashtra, hereinafter referred to as the Continuing partner of the First part which Expressly shall include his heirs, executors; administrators and assigns).

*(Signature)*  
*(Signature)*  
*(Signature)*  
*(Signature)*  
 V.G. Dishanukh  
*(Signature)*  
 23/05/23



नोंड पत्र

11 MAY 2023

दस्तावा प्रकार/अनुच्छेद क्रमांक  
 दस्तावा नोंदणी करणार आहेत का  
 नोंदणी होणार असल्यास मुख्य  
 ठिकाण कायद्याचे नांव  
 निकळकीचे वर्णन  
 नोंदवता रकम  
 घेणाऱ्याचे नांव  
 देणाऱ्याचे नांव  
 हस्ते असल्यास त्यांचे नांवपत्ता

Agree m  
 Heramb Enforce  
 Somnathi m Parande

मुद्रांक शुल्क रकम  
 मुद्रांक रिजि नोंदही अनुक्रमांक/दिनांक  
 मुद्रांक विकत घेणाऱ्याची सही

₹ 2526  
 [Signature]

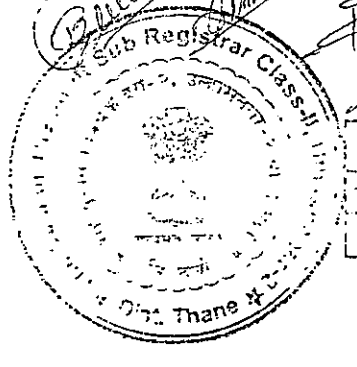
11 MAY 2023

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी  
 केला त्यांनी त्याच कारणासाठी मुद्रांक  
 खरेदी केल्यापासुन 6 महिन्यात वापरणे  
 आवश्यक आहे.

मुद्रांक विकल्याची सही  
 नांव : सुनिता के. आत्मोरामाणी  
 परवाना क्र. 5292099  
 पत्ता : कात्रप बदलापुर (पूर्व)



उह न - १  
 90629  
 94 | 34



G. M. Deshmukh  
 V. G. Deshmukh  
 [Signature]

उह न - २  
 90697  
 29 | 20

उकारा कायदा ठिकाणी  
 1000/1000/1000





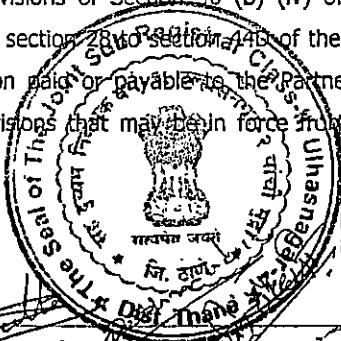
4. The business of the Partnership shall be carried on at **Shop No. 1, Ground Floor, Gatha Sadan, Savare Road, Vangani (West) - 421503**, and/or such other place/places as the partners may from time to time mutually agreed upon.
5. The duration of the Partnership shall be **AT WILL**.
6. That the partners shall be entitled to draw from partnership such sum as may be mutually agreed upon from time to time.
7. The Accounting Year of the Partnership shall be the financial year (1<sup>st</sup> April to 31<sup>st</sup> March next).
8. At the end of every such accounting year, a profit and loss account and a Balance Sheet shall be drawn up and approved by all the partners.
9. **All the partners** have agreed to actively devote their time and attention to the business of the Partnership. It is hereby agreed that in consideration of the parties hereto, mentioned above actively devoting their time and attention to the business of the Partnership they shall be entitled to draw remuneration as percentage of book profit for each accounting year in the following manner, subject to Clauses Ist, IInd and IIIrd below:

(a) In respect of Book Profit up to Rs.3,00,000/- or less for the year.	Rs.150,000/- or 90% of the Book Profit whichever is higher.
(b) On the book Profit exceeding Rs.3,00,000/-.	60% of the excess over Rs.3,00,000/-.

The remuneration Worked out as above will be distributed as under:

NO.	NAME OF PARTNERS	SHARE
1	Shri. Somnath Motiram Palande	07.00%
2	Shri. Vidyadhar Nandkumar Palande	15.70%
3	Shri. Ganesh Madhukar Deshmukh	10.47%
4	Shri. Bhanudas Yashwant Gaikwad	06.98%
5	Shri. Manish Jaywant Shelar	10.81%
6	Mrs. Vaishali Ganesh Deshmukh	21.09%
7	Shri. Prakash Barku Gavali	20.99%
8	Shri. Dillip Motiram Dalal	06.96%
Total		100.00 %

- (i) For the purpose of payments of above remuneration the Book Profit shall be calculated in accordance with the provisions of Section 40 (b) (iv) of Income Tax Act, 1961 or as Computed as provided in section 28 to section 44B of the Income Tax Act, 1961 without deduction of remuneration paid or payable to the Partners for the relevant accounting period or applicable provisions that may be in force from time to time for the relevant accounting period.



उहव - २  
स. नं. ९००२९/२०२८  
९८ २०

*Ballkumar*  
*Amur*  
*H. M. ...*

*V. G. Deshmukh*  
*...*  
*...*



उहव - २  
स. नं. ९००२९/२०२८  
९८ ३५

- (ii) The Parties hereto shall be entitled to increase or decrease the quantum of remuneration payable to the Partners. The parties hereto may also agree to revise the mode of calculating the remuneration of and decide to pay salary, commission, or turnover/sales/and or other benefits to the above / and / or other partner or partners either on monthly or yearly basis as they may mutually agree upon.
- (ii) Partners shall withdraw any amount from time to time as may be mutually agreed upon by the parties hereto.
10. (i) Maximum of Rs. 50000/- shall be brought in by all the partners as capital as may be mutually agreed to by them and the balance amount that will be funded by them will be considered as partner's Current A/c on such terms as may be mutually agreed to by and between them.
- (iii) Simple interest per annum at the rate of 12% or such lower rate as may be prescribed under section 40(b)(iv) of the Income Tax Act 1961, or any applicable provisions as may be in force for the Income Tax Assessment of the Partnership Firm for the relevant accounting period shall be payable by the Partnership Firm on the amount standing to the credit or the Capital account, Current Capital account or Loan account of the Partners. If there is a debit balance in the account of any partner, interest at the rate of 12% on the same shall be payable by him to the firm.
11. The Net Profit/loss of the Partnership business after deduction of all expenses relating to business or activities of the Partnership as well as interest and remuneration payable to the partners in accordance with this deed, and capital gains and losses shall be shared and/or borne by the Partners as under:

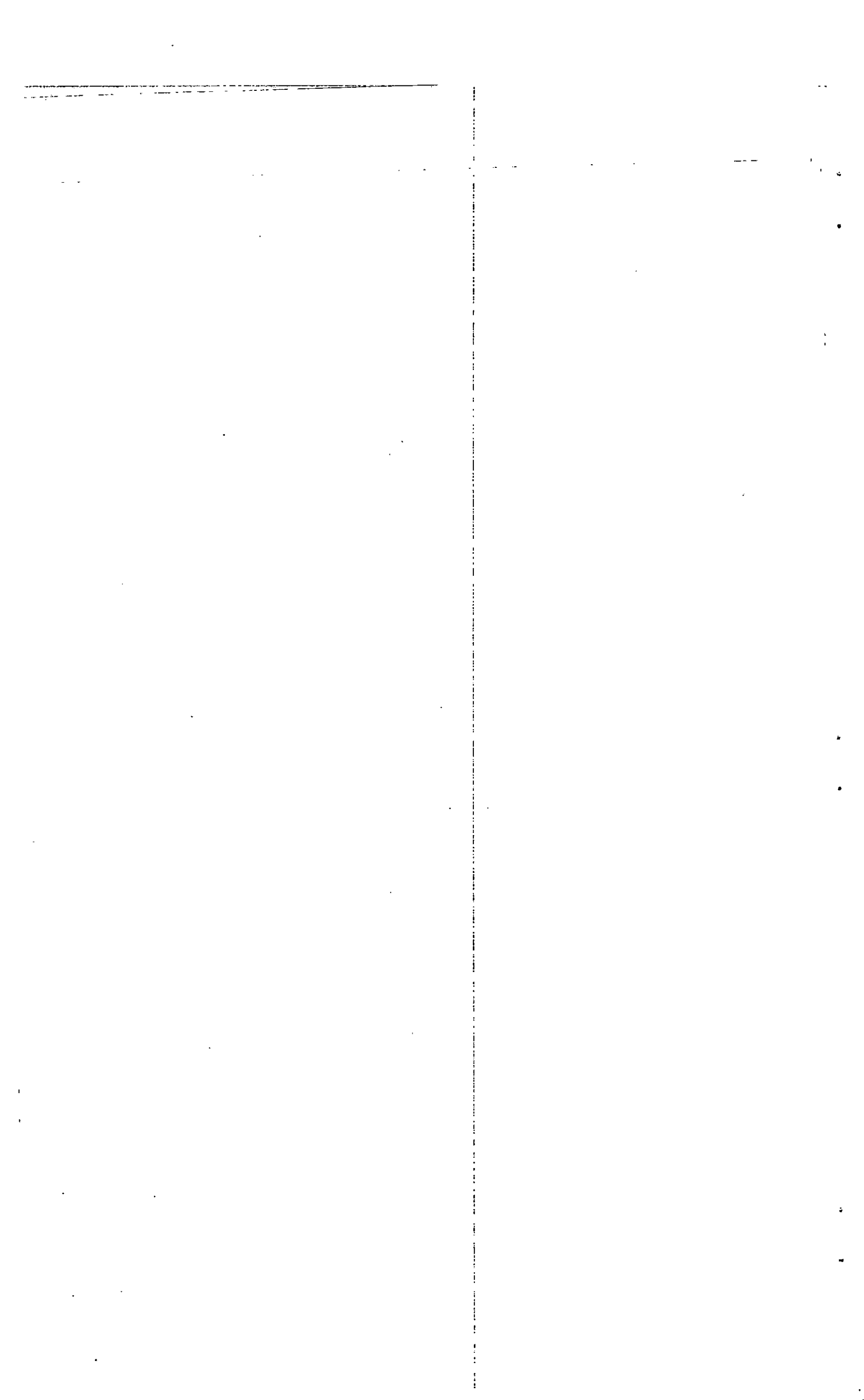
NO.	NAME OF PARTNERS	SHARE OF PROFIT / LOSS
1	Shri. Somnath Motiram Palande	07.00%
2	Shri. Vidyadhar Nandkumar Palande	15.70%
3	Shri. Ganesh Madhukar Deshmukh	10.47%
4	Shri. Bhanudas Yashwant Galkwad	06.98%
5	Shri. Manish Jaywant Shelar	10.81%
6	Mrs. Vaishali Ganesh Deshmukh	21.09%
7	Shri. Prakash Barku Gavali	20.99%
8	Shri. Dilip Motiram Dalal	06.96%
Total		100.00%

12. Right, title and interest over the goodwill of the partnership business and firm name shall belong to all the partners in their profit sharing ratio.

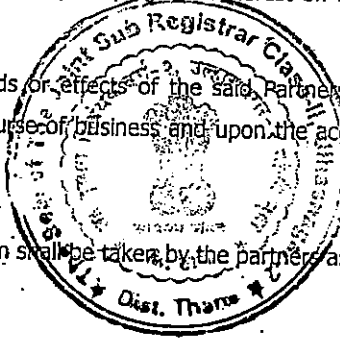
*(Signatures of Partners)*  
 V. G. Deshmukh  
 V. G. Deshmukh  
 V. G. Deshmukh



उहज - २  
 क्र. ९००२९  
 ९२ ३५



13. All pertinent books of accounts shall be maintained, passing genuine, regular entries therein for all moneys, goods or effects received or paid, sold or purchased, in the course of the partnership business and shall keep such account books, papers, files, documents, if any, in the business premises or such other place or places as the parties hereto may from time to time decide and each partner shall at all times have free access to the same.
14. Bank account or accounts may be continued / opened in any recognized bank or banks and such accounts shall be operated **jointly by three partners, compulsorily by Shri. Bhanudas Yashwant Gaikwad (Party of the Fourth part) and Shri. Prakash Barku Gavalī (party of the Seventh part) and any one of the other remaining partners.**
15. Each Partner Shall:
- Be just and faithful to the other in all transaction and dealings relating to the said Partnership business.
  - At all times give to the other of them just and faithful account of the partnership business without any concealment or suppression and shall also upon every reasonable request furnish a full and correct explanation thereof to the other of them.
  - When attending to the Partnership business shall carry on the same to the greatest common advantage.
  - Indemnify the partnership of other partner thereof from any loss caused to it or them by fraud or willful neglect in the conduct of the Partnership Business and
  - Shall bear and pay his separate and private debts and liabilities and other partner shall not be responsible for the same and shall indemnify the Partnership and other Partner from any loss caused to it or them by his Individual dealings, deeds or things which are not done or committed in the ordinary course of the Partnership business.
16. Neither Partner shall, without the written consent of the other: -
- Be entitled to transfer or charge his respective share, right or interest in the firm to any person or persons or introduce any new partner in the business.
  - Assign, mortgage, charge or create any lien, right or interest on his share in the assets of profits of the firm, and,
  - Employ any of the moneys, goods or effects of the said Partnership or pledge the credit thereof except in the ordinary course of business and upon the account and for the benefit of the said Partnership.
17. All the decisions of the partnership firm shall be taken by the partners as per the majority rule.



*Bhanudas Gaikwad*  
*Shri. Prakash Barku Gavalī*

*M. Desai*  
*Joint Sub Registrar*

*V. G. Deshmukh*  
*12345678910*



उहन - २  
 द. क्र. ९००२९ / २०२४  
 ३३ ०६

18. On dissolution of the Partnership, a full and general account shall be taken of all moneys, stock-in-trade, debts and effects that belong to or are due to Partnership and of all the liabilities of the partnership including capital and the same shall be dealt with in accordance with the provisions of Indian Partnership Act, 1932.

19. All disputes or question which shall arise either during the continuance of the Partnership or afterwards between the parties or their respective representatives or the other of them touching these presents or the construction or application, thereof, or any clause of things therein contained or any account, valuation, or division of the assets and debts or liabilities of the Partnership business or any valuation of the shares of partners or relating to the Partnership business, or the affairs thereof or the rights, duties or liabilities of any persons under these presents shall be referred to Arbitration in accordance with the subjects to the provisions of the Indian Arbitration Act, 1949 or any statutory modification or enhancement thereof for the time being in force

IN WITNESS, WHEREOF the parties hereto have set and subscribed their respective hands on the day and year first hereinabove mentioned.

1) SIGNED AND DELIVERED by the Within )  
named **Shri. Somnath Motiram Palande** )  
Hereinto Party of the First part )  
(Continuing Partner) )  
In the presence of )  
..... )

2) SIGNED AND DELIVERED by the within )  
named **Shri. Vidyadhar Nandkumar Palande** )  
Hereinto Party of the Second Part )  
(Continuing Partner) )  
In the presence of )  
..... )

3) SIGNED AND DELIVERED by the within )  
named **Shri. Ganesh Madhukar Deshmukh** )  
Hereinto Party of the Third Part )  
(Continuing Partner) )  
In the presence of )  
..... )



उह न - २
द. क्र. १०७२९ / २०२३
२९   ३५

G.M. Deshmukh

उह न - २
द. क्र. १०७२९ / २०२३
२७   २०



4) SIGNED AND DELIVERED by the within  
named **Shri. Bhanudas Yashwant Gaikwad**  
Hereinto Party of the **Fourth Part**  
(Continuing Partner)  
In the presence of  
.....

*Bhikure*

5) SIGNED AND DELIVERED by the within  
named **Shri. Manish Jaywant Shelar**  
Hereinto Party of the **Fifth Part**  
(Continuing Partner)  
In the presence of  
.....

*Shel*

6) SIGNED AND DELIVERED by the within  
named **Shri. Subhash Sitaram Chaudhari**  
Hereinto Party of the **Sixth Part**  
(Retiring Partner)  
In the presence of  
.....

*Subhash Chaudhari*

7) SIGNED AND DELIVERED by the within  
named **Shri. Prakash Barku Gavali**  
Hereinto Party of the **Seventh Part**  
(Continuing Partner)  
In the presence of  
.....

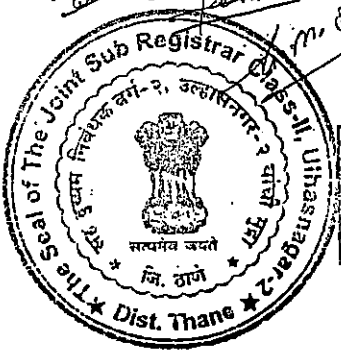
*Prakash Barku Gavali*



उहन-२	
स. क्र. 90029	२०२४
22	34

*V. G. Deshmukh*

*Bhikure*



उहन-३	
स. क्र. 90097	२०२४
३७	६०

*Prakash Barku Gavali*



8) SIGNED AND DELIVERED by the within  
 named Mrs. Vaishali Ganesh Deshmukh  
 Hereinto Party of the Eighth Part  
 (Incoming Partner)  
 In the presence of  
 .....

)  
)  
)  
)  
)  
)

V. G. Deshmukh

9) SIGNED AND DELIVERED by the within  
 named Shri. Dilip Motiram Dalal  
 Hereinto Party of the Ninth Part  
 (Incoming Partner)  
 In the presence of  
 .....

)  
)  
)  
)  
)  
)

(Dilip Motiram Dalal)



उ ह न - २	
स. क्र. १००२९	२०२४
23	34



*M. Deshmukh*

उ ह न - २	
स. क्र. १००२९	२०२४
३२	३०

V. G. Deshmukh

(Dilip Motiram Dalal)



ADVOCATE  
**Shri. Kamal of**  
**Maharashtra & Co.**  
 HIGH COURT BOMBAY

Name: DEBMOHANAND K. SHOR  
 Residence: AMBARNATH DIST. PUNE  
 Roll No: MA/1483/2021  
 Enrolled On: 15-02-2021  
 Date of Birth: 25-01-1984  
 TE8838 B00000110815

*Signature*  
 CHAIRMAN

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उहन-२	
सं. क्र. 90029	२०२४
28	34



उहन-२	
सं. क्र. 90029	२०२४
60	२०

भारत सरकार  
GOVERNMENT OF INDIA

मनिष जयवंत शेलार  
Manish Jaywant Shelar  
जन्म वर्ष/Year of Birth: 1973  
पुरुष / Male

2538 8529 3286

भारत सरकार  
GOVERNMENT OF INDIA

विशाली गणेश देशमुख  
Vishali Ganesh Deshmukh  
जन्म तारीख / DOB : 24/06/1982  
स्त्री / Female

3024 9872 2620

आधार - सामान्य माणसाचा अधिकार  
*32*

आधार - सामान्य माणसाचा अधिकार  
V.G. Deshmukh

भारत सरकार  
GOVERNMENT OF INDIA

भानुदास यशवंत गायकवाड  
Bhanudas Yashwant Gaikawad

जन्म वर्ष / Year of Birth : 1982  
पुरुष / Male

5209 3594 9400

भारत सरकार  
GOVERNMENT OF INDIA

प्रकाश बरकु गवळी  
Prakash Barku Gavali  
जन्म वर्ष / Year of Birth : 1974  
पुरुष / Male

7356 0108 9635

*30*

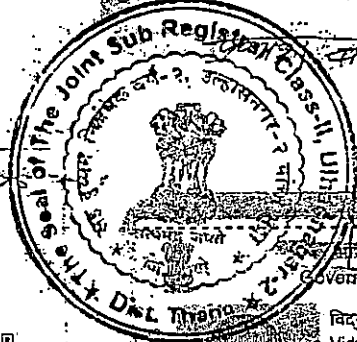
आधार - सामान्य माणसाचा अधिकार

आधार - आम आदमी का अधिकार

भारत सरकार  
Government of India

गणेश मधुकर देशमुख  
Ganesh Madhukar Deshmukh  
जन्म तारीख / DOB : 01/08/1972  
पुरुष / Male

2273 0727 5028



*सा 2003 जयशंकर*

उहन - 2  
34

आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Government of India

विद्याधर नंदकुमार पालांडे  
Vidyadhar Nandkumar Palande  
जन्म तारीख / DOB : 09/06/1977  
पुरुष / Male

5141 8656 7860

*G.M. Deshmukh*



माझे आधार, माझी ओळख  
उहन - 2  
69 20 20

भारत सरकार  
Government of India

सोमनाथ मोतिराम पालांडे  
Somnath Motiram Palande  
जन्म वर्ष / Year of Birth : 1978  
पुरुष / Male

4759 2664 2004

भारत सरकार  
Government of India

दिलीप मोतिराम दलाल  
Dilip Motiram Dalal  
जन्म तिथि/DOB: 01/06/1955  
पुरुष / MALE

9410 0898 6248

आधार - सामान्य माणसाचा अधिकार

मेरा आधार, मेरी पहचान  
VID : 9182 3973 1910 2894

*34*

*विशाली गणेश देशमुख*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AELPS8519K

नाम (Name)  
MANISH JAYWANTISHELAR

पिता का नाम (Father's Name)  
JAYWANT RAMJI SHELAR

जन्म तिथि (Date of Birth)  
20/05/1973

हस्ताक्षर (Signature)

*JP*

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT  
DESHMUKHVAIBERALI GANESH

GOVT. OF INDIA

SUBHASH SIFARAM CHAUDHARI

24/05/1982

Permanent Account Number  
BORPD6052F



*V. G. Deshmukh*

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

BHANUDAS WASHWANT GAIKWAD

WASHWANT AMBRUT GAIKWAD

22/01/1982

Permanent Account Number  
AMEPG4237H



हस्ताक्षर

*Prakash*

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

GANESH MADHUKAR DESHMUKH

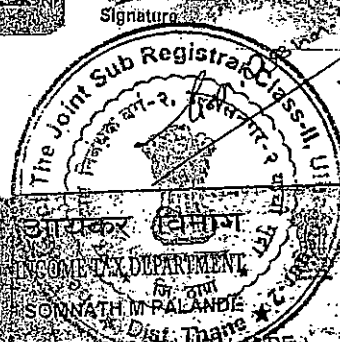
MADHUKAR PANDURANG DESHMUKH

01/08/1972

Permanent Account Number

BONPD9835M

हस्ताक्षर



उहर-२  
भारत सरकार  
GOVT. OF INDIA

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

VIDYADHARIN PALANDE

NANDKUMAR BABURAO PALANDE

09/06/1977

Permanent Account Number

AHSRP9507C

हस्ताक्षर

आयकर विभाग

INCOME TAX DEPARTMENT

SOMNATH M PALANDE

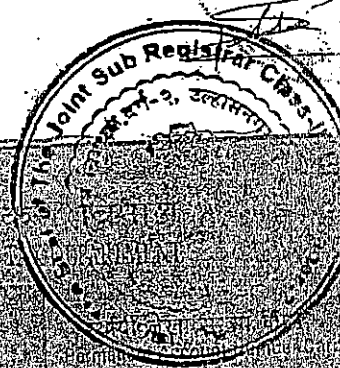
MOTIRAM BABURAO PALANDE

03/06/1978

Permanent Account Number

BMTPP7815G

हस्ताक्षर



आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

PRAKASH BARKU GAVALI

BARKU RAMJI GAVALI

01/06/1974

Permanent Account Number

AKCPG2849M

हस्ताक्षर

*प्रकाश बार्कु गवाळी*

INCOME TAX DEPARTMENT  
GOVT. OF INDIA  
MOTIRAM GANESH DALVI  
01/06/1955  
AAQPD6896H

*मोतिराम दाली*





उह न - २	
द. क. १०६२९	२०२४
२८	३५



उह न - २	
द. क. १०६९८	२०२४
०४	९०

Government of Maharashtra

उत्तम वसंत गवळी  
 Utam Vasant Gavali  
 जन्म तारीख / DOB : 15/08/1981  
 पुरुष / Male

8241 4964 6507

माझे आधार, माझी ओळख



उहन - २  
 प. क्र. १०७२९ / २०२४  
 २९ ३५



उहन - २  
 प. क्र. १०९९८ / २०२४  
 ७५ ९०



उ.प्र. - २	
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उ.प्र. - २	
१०७२९	२०१३
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**॥ घोषणा पत्र / शपथ पत्र ॥**

मी /आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे, यांचे ३०/११/२०१३ रोजीचे परिपत्र वाचुन असे घोषित करतो की, नोंदणीसाठी सादर केलेली दस्तावेजांमधील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तातील लिहून देणार /कुलमुखत्यारधारक हे खरे असुन याची आम्ही स्वतः खात्री करुन या दस्तासोबत दोन प्रतवक्ष ओळखणारे इम घेवुन आलो आहे.

सादर नोंदणीचा दस्तावेज निष्पादीत करताना नोंदणी प्रक्रियेनुसार आमच्या जवाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस, हक्कदार/कब्जेदार हितसंबंधी व्यक्ती यांची मालकी ( Title ) तसेच मिळकतीचे मालकीने नेमुन दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हयांत आहे व फक्त कुलमुखत्यार अदयापही अस्तीत्यात आहे व ते आजपावती रद्द झालेले नाही याची मी/ आम्ही खात्री देत आहेत. तसेच सादरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क , कर्ज, बँक बोजे, शासन बोजे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराच्या अधीन राहुन आम्ही आमचा आर्थिक व्यवहार पुर्ण करुन दस्तावेज साक्षीदारासमक्ष निष्पादित केलेला आहे.

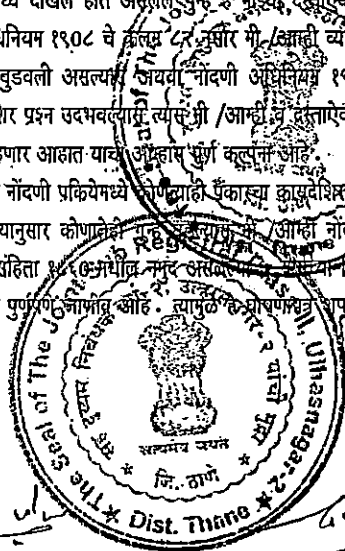
या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्र हे खरे आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही मा. न्यायालय / शासकिय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/ आम्ही खात्री देत आहेत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने, उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तावेजांमधील मिळकतीचे मालक कुलमुखत्यारधारक यांची मालकी व दस्तावेजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जवाबदारी नाही याची आम्हाला पुर्णपणे जाणीव आहे.

स्वावर मिळकती विषय सध्या होत असलेली फसवणुकी/व्यवहारीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले पुणे येथे मुख्य दस्तावेजांमधील मिळकती विषयी होवु नये म्हणुन नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी /आम्ही व्यक्तींकरिता मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्याने अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशिर प्रश्न उदभवल्याने त्या मी /आम्ही व दस्तावेजांमधील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहेत याची आम्हाला पुर्ण कल्पना आहे.

त्यामुळे मी /आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा कायदेशिर प्रश्न उदभवत नाही. जर भविष्यात कायदयानुसार कोणत्याही प्रकारचा प्रश्न उदभवत असेल तर मी /आम्ही अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता ४४६ अन्वयेत नोंदणी प्रक्रियेमध्ये निष्पादक आम्ही पात्र राहणार आहोत याची मला/आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे दस्तावेजांमधील पथपत्र दस्तावेज आम म्हणुन जोडत आहे.

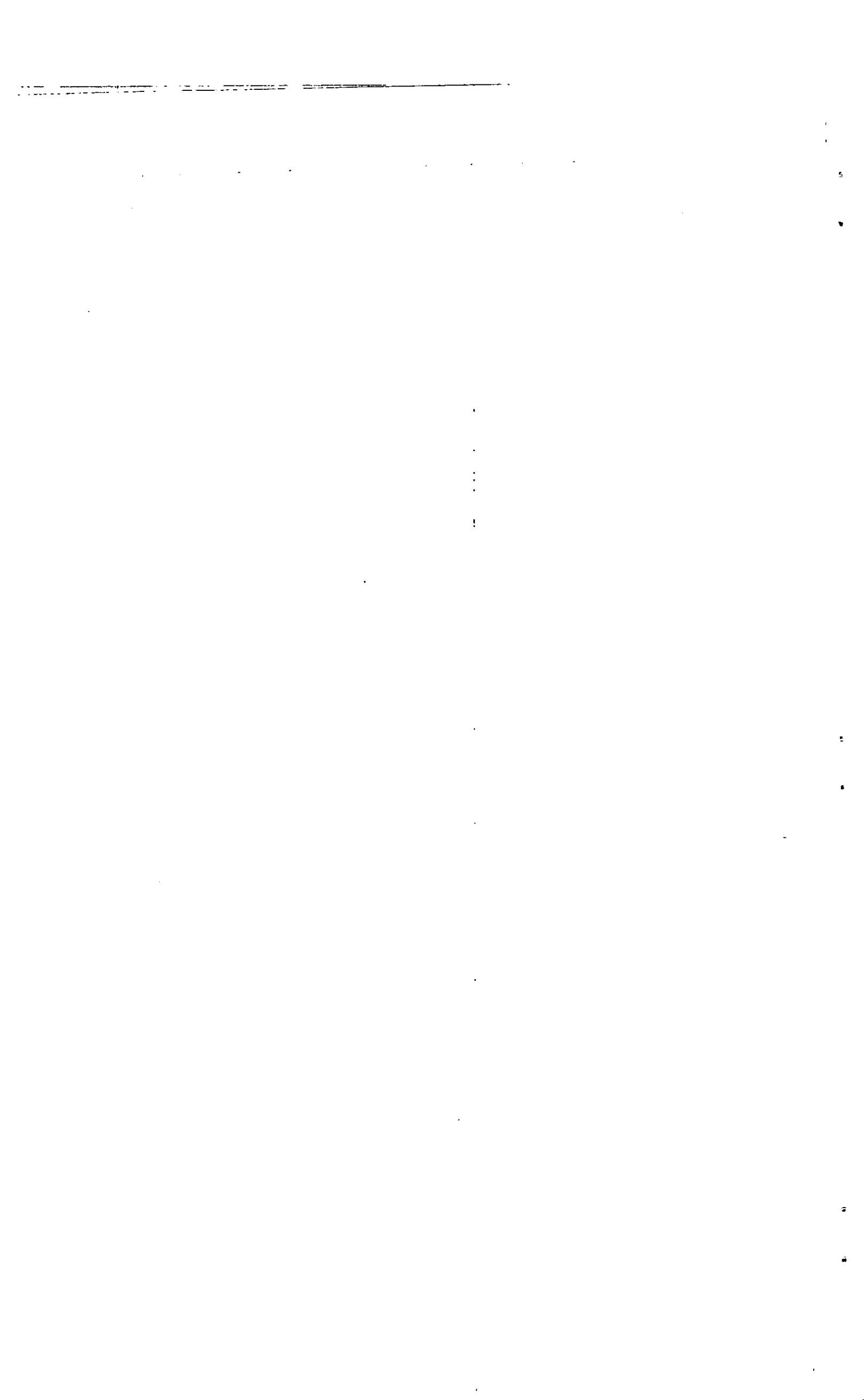
लिहून देणार



उद्दन - ३  
 क्र. १०७२९ / २०१३  
 ३१ ३५

उद्दन - ३  
 क्र. १०७२९ / २०१३  
 लिहून देणार ९०

G.M. Deshmukh  
 V.G. Deshmukh  
 Kaeshmukh  
 प्रशासकीय अधिकारी



78/10721

गुरुवार, 03 ऑगस्ट 2023 4:28 म.नं.

दस्त गोषवारा-भाग-1

उहन2 32/34

दस्त क्रमांक: 10721/2023

दस्त क्रमांक: उहन2/10721/2023

वाजार मूल्य: रु. 00/-

मोवदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. मह. दु. नि. उहन2 यांचे कार्यालयात

पावती:11636

पावती दिनांक: 03/08/2023

अ. क्र. 10721 वर दि.03-08-2023

सादरकरणाराचे नाव: गणेश मधुकर देशमुख - -

रोजी 4:23 म.नं. वा. हजर केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 700.00

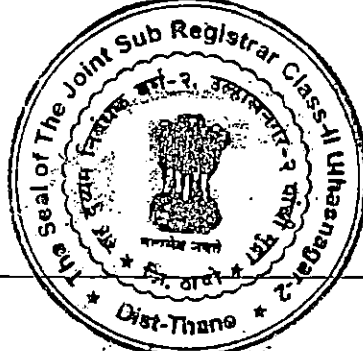
पृष्ठांची संख्या: 35

एकुण: 800.00

दस्त हजर करणाऱ्याची सही:



Sub Registrar Ulhasnagar 2




Sub Registrar Ulhasnagar 2

दस्ताचा प्रकार: कुलमुखत्यारपत्र

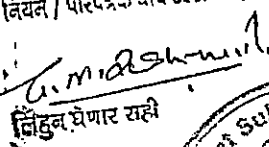
मुद्रांक शुल्क: (48-व) जेव्हा इलाखा लघुवाद न्यायालय अधिनियम@1882 सांखालील दान्यांत किंवा कार्यवाहीत आवश्यक असेल तेव्हा

शिक्षा क्र. 1 03 / 08 / 2023 04 : 23 : 11 PM ची चेक (सादरीकरण)

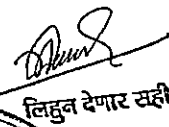
शिक्षा क्र. 2 03 / 08 / 2023 04 : 28 : 26 PM ची चेक (फी)

## प्रतिज्ञा पत्र

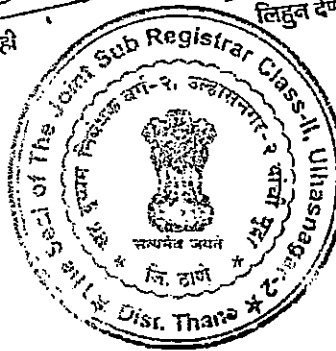
सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्ताजधील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता, कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तांमूळ शब्दप्रमाण / केंद्रशासन यांच्या कोणताही कायदा/ नियम / परिपत्रक यांचे उल्लंघन होत नाही.



लिहून देणार सही



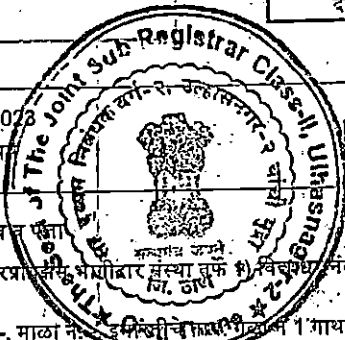
लिहून देणार सही



उहन - २	
द. क्र. १०९९८	२०२४
०८	२०

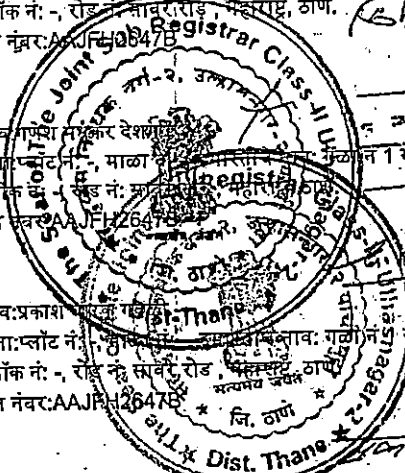
03/08/2023 5 18:11 PM

दस्त क्रमांक :उहन2/10721/2023  
दस्ताचा प्रकार :-कुलमुखत्यारपत्र



उहन - १  
क्र. १०७२१  
३३ / ३४

अनु क्र.	पक्षकाराचे नाव व पत्ता	वय	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे पालाडे -- पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गळा नं 1 गाथा सदन सावरे रोड , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पॅन नंबर:AAJFH2647B	वय :-47	स्वाक्षरी: <i>[Signature]</i>		
2	नाव:हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे भानुदास यशवंत गायकवाड -- पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गळा नं 1 गाथा सदन सावरे रोड , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पॅन नंबर:AAJFH2647B	कुलमुखत्यार देणार वय :-40	स्वाक्षरी: <i>[Signature]</i>		
3	नाव:हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे गणेश मधुकर देशमुख - पालाडे -- पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गळा नं 1 गाथा सदन सावरे रोड , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पॅन नंबर:AAJFH2647B	कुलमुखत्यार देणार वय :-51	स्वाक्षरी:- <i>[Signature]</i>		
4	नाव:हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे सोमनाथ मोतीराम पालाडे -- पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गळा नं 1 गाथा सदन, ब्लॉक नं. - , रोड नं: सावरे रोड , महाराष्ट्र, ठाणे. पॅन नंबर:AAJFH2647B	कुलमुखत्यार देणार वय :-48	स्वाक्षरी:- <i>[Signature]</i>		
5	नाव:हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे मनीष जयवंत शिंदे पालाडे -- पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गळा नं 1 गाथा सदन, ब्लॉक नं. - , रोड नं: सावरे रोड , महाराष्ट्र, ठाणे. पॅन नंबर:AAJFH2647B	कुलमुखत्यार देणार वय :-50	स्वाक्षरी:- <i>[Signature]</i>		
6	नाव:हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे जेशाली गणेश देशमुख - पालाडे -- पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गळा नं 1 गाथा सदन, ब्लॉक नं. - , रोड नं: सावरे रोड , महाराष्ट्र, ठाणे. पॅन नंबर:AAJFH2647B	कुलमुखत्यार देणार वय :-45	स्वाक्षरी:- <i>[Signature]</i>		
7	नाव:हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे प्रकाश चारु गवळी पालाडे -- पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गळा नं 1 गाथा सदन, ब्लॉक नं. - , रोड नं: सावरे रोड , महाराष्ट्र, ठाणे. पॅन नंबर:AAJFH2647B	कुलमुखत्यार देणार वय :-48	स्वाक्षरी:- <i>[Signature]</i>		
8	नाव:हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे दिलीप मोतीराम दलाल पालाडे -- पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गळा नं 1 गाथा सदन, ब्लॉक नं. - , रोड नं: सावरे रोड , महाराष्ट्र, ठाणे. पॅन नंबर:AAJFH2647B	कुलमुखत्यार देणार वय :-50	स्वाक्षरी:- <i>[Signature]</i>		
9	नाव:गणेश मधुकर देशमुख पालाडे -- पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गळा नं 1 गाथा सदन, ब्लॉक नं. - , रोड नं: सावरे रोड , महाराष्ट्र, ठाणे. पॅन नंबर:AAJFH2647B	पॉवर ऑफ अटॉर्नी होल्डर वय :-51	स्वाक्षरी:- <i>[Signature]</i>		
10	नाव:प्रकाश चारु गवळी पालाडे -- पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गळा नं 1 गाथा सदन, ब्लॉक नं. - , रोड नं: सावरे रोड , महाराष्ट्र, ठाणे. पॅन नंबर:AAJFH2647B	पॉवर ऑफ अटॉर्नी होल्डर वय :-48	स्वाक्षरी:- <i>[Signature]</i>		
11	नाव:कांचन किशोर देशमुख पालाडे -- पत्ता:प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: चोण ता अंबरनाथ जि ठाणे, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-38	स्वाक्षरी:- <i>[Signature]</i>		










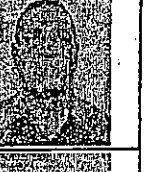



पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :-51  
स्वाक्षरी:-  
*[Signature]*

क्र. १०७२१  
३३ / ३४  
वय :-48  
स्वाक्षरी:-  
*[Signature]*

पॉवर ऑफ अटॉर्नी  
होल्डर  
वय :-38  
स्वाक्षरी:-  
*[Signature]*

ओळख:-

दस्तावेज निष्पादनाचा कबुलीजवाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	कुलमुखत्यार देणार हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे 1) विद्याधर नंदकुमार पालांडे --	03/08/2023 04:55:02 PM	विद्याधर नंदकुमार पालांडे M XXXX XXXX 7860	
2	कुलमुखत्यार देणार हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे भानुदास यशवंत गायकवाड --	03/08/2023 04:55:47 PM	भानुदास यशवंत गायकवाड M XXXX XXXX 9400	
3	कुलमुखत्यार देणार हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे गणेश मधुकर देशमुख --	03/08/2023 04:53:51 PM	गणेश मधुकर देशमुख M XXXX XXXX 5028	
4	कुलमुखत्यार देणार हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे सोमनाथ मोतीराम पालांडे --	03/08/2023 04:57:14 PM	सोमनाथ मोतीराम पालांडे M XXXX XXXX 2004	
5	कुलमुखत्यार देणार हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे मनीष जयवंत शेनार --	03/08/2023 04:57:44 PM	मनीष जयवंत शेनार M XXXX XXXX 3286	
6	कुलमुखत्यार देणार हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे वैशाली गणेश देशमुख --	03/08/2023 04:58:37 PM	वैशाली गणेश देशमुख F XXXX XXXX 2620	
7	कुलमुखत्यार देणार हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे प्रकाश वारकु गवळी --	03/08/2023 04:52:09 PM	प्रकाश वारकु गवळी M XXXX XXXX 9635	
8	कुलमुखत्यार देणार हेरंब एन्टरप्रायझेस भागीदार संस्था तर्फे मोतीराम दलाल --	03/08/2023 04:59:41 PM	मोतीराम दलाल M XXXX XXXX 6248	
9	पॉवर ऑफ अटॉर्नी गणेश मधुकर देशमुख	03/08/2023 04:52:34 PM	गणेश मधुकर देशमुख M XXXX XXXX 5028	
10	पॉवर ऑफ अटॉर्नी प्रकाश वारकु गवळी	03/08/2023 04:45:28 PM	प्रकाश वारकु गवळी M XXXX XXXX 9635	
11	पॉवर ऑफ अटॉर्नी होल्डर कांचन किशोर देशमुख	03/08/2023 04:43:22 PM	कांचन किशोर देशमुख F XXXX XXXX 2371	

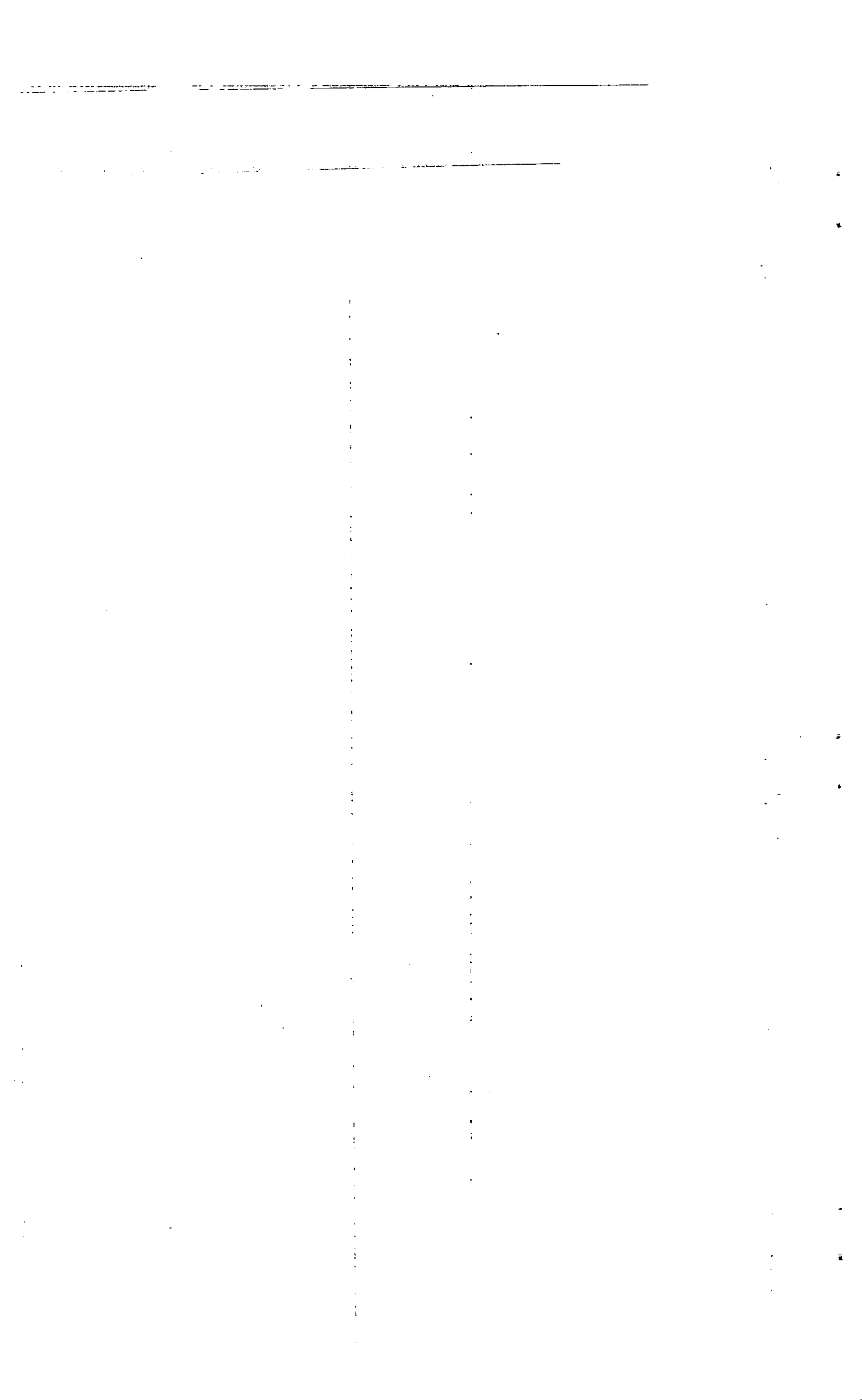


उह न - २  
द. क्र. १०२९/२०२३  
२०२३



उह न - २  
द. क्र. १००२९/२०२३  
२०२३





  
Sub Registrar Ulhasnagar 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HERAMB ENTERPRISES THROUGH ITS PARTNER GANESH MADHUKAR DESHMUKH	eChallan	10000502023080108330	MH006078982202324P	500.00	SD	0003198269202324	03/08/2023
2		DHC		0308202303363	300	RF	0308202303363D	03/08/2023
3		DHC		0108202313495	400	RF	0108202313495D	03/08/2023
4	HERAMB ENTERPRISES THROUGH ITS PARTNER GANESH MADHUKAR DESHMUKH	eChallan		MH006078982202324P	100	RF	0003198269202324	03/08/2023

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

10721 /202

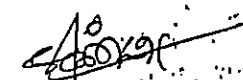
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उह न - २  
द. क्र. १०७२९ | १०२४  
३५ | ३५

प्रमाणित करण्यात येते की, या दस्तऐवजा मध्ये एकूण ३५ पाने आहेत. सह दुय्यम निबंधक वर्ग-२, उल्हासनगर वर्ग-२. पुस्तक क्र. १ चे १०७२९ क्रमांकाने नोंदला. दिनांक :- ०३/०८/२०२३  
  
सह दुय्यम निबंधक, उल्हासनगर-२



उह न - २  
द. क्र. १०७२९ | १०२४  
७९ | ८०

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भारत सरकार  
Government of India

कांचन किशोर देशमुख  
Kanchan Kishor Deshmukha  
वडील : मधुकर पांडुरंग देशमुख  
Father : MADHUKAR  
PANDURANG DESHAMUKH  
जन्म तारीख / DOB : 25/04/1984  
स्त्री / Female



9956 4848 2371

आधार - सामान्य माणसाचा अधिकार



उह न - २	
द. क्र. २०२९८	२०२४
२२	१०

Unique Identification Authority of India

पत्ता घर क्र 136, वान कारंद रस्ता,  
बट गोर, चोण, बटलापूर ए.ड.,  
ज.प. महाराष्ट्र 421503

Address: GHAR KR 136 CHON KARAND  
RASTA, BATALAPUR GAON, Chon,  
Saslagur E.D., Thane, Maharashtra,  
421503

9956 4848 2371

1.47  
1800 300 1947

help@uda.gov.in


www.uda.gov.in

Kaeshmukh

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखासंख्या कार्ड  
Permanent Account Number Card  
ITRPK3793J



नाम (Name)  
SANTOSH SHANTARAM KAPKAR

पिता का नाम / Father's Name  
SHANTRAM KAPKAR

जन्म तिथि / Date of Birth  
27/03/1998

भारत सरकार  
GOVERNMENT OF INDIA

आधार



संतोष शंताराम कापकर  
Santosh Shantaram Kapkar  
जन्म तारीख/DOB: 27/03/1998  
पुरुष/ MALE  
Mobile No: 8652356603

3400 4819 6767  
VID : 9149 8904 6664 2446

Download Date: 03/07/2022

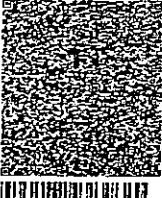
Issue Date: 22/10/2011

माझे आधार, माझी ओळख

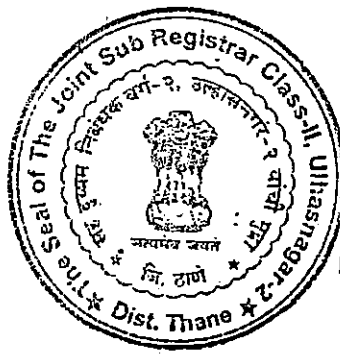
भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता  
स/व शंताराम कापकर, फ्लॉट नं - ४०५ ओंकार अपार्टमेंट,  
आंबेडकर नगर, नालासोपरा ईस्ट, आचोळे तलाव, विनायक  
हॉस्पिटल, वसई, पालघर,  
महाराष्ट्र - 401209

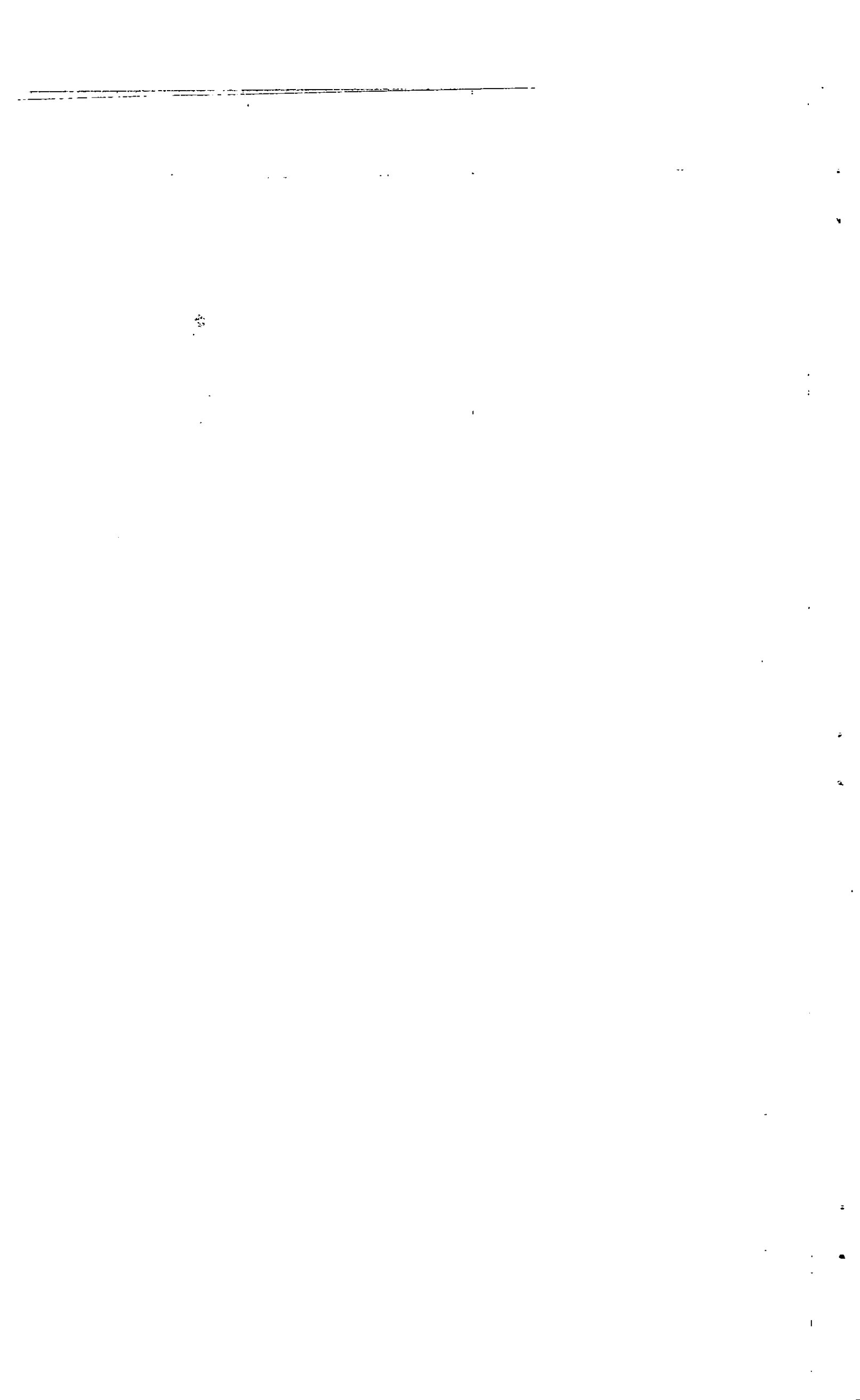
Address :  
S/O Shantaram Kapkar, Flat No - 405 Omkar  
Apartment, Ambedkar Nagar, Nallasopara East,  
Achole Talav, Vinayak Hospital, Vasai, Palghar,  
Maharashtra - 401209



1947 | help@uidai.gov.in | www.uidai.gov.in



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८८	९०





भारत सरकार  
Government of India  
निखिल अरुण देशमुख  
Nikhil Arun Dashmukh  
जन्म तारीख / DOB : 09/11/1991  
पुरुष / Male



3811 6338 6891

माझे आधार, माझी ओळख



भारत सरकार  
Government of India  
अलका अंकुष मेस्त्री  
Alka Ankush Mestri  
जन्म तारीख / DOB : 12/11/2002  
स्त्री / Female



3831 4201 7210

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता  
302, सी/27, राधा नगर, वारावे रोड,  
खडकपाडा सर्कल, कल्याण वेस्ट,  
कल्याण, ठाणे, कल्याण डी. सी.,  
महाराष्ट्र, 421301

Address:  
302, C/27, radha nagar, barave  
Road, khadakpada circle, Kalyan  
West, Kalyan, Thane, Kalyan D.c.,  
Maharashtra, 421301

3811 6338 6891



1947



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भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता  
हरिजनवाडी, हलवल, हलवल,  
सिंधुदुर्ग, महाराष्ट्र, 416602

Address:  
Hanjanwadi, Halaval, Halval,  
Sindhudurg, Maharashtra, 416602

3831 4201 7210



1800 300 1947



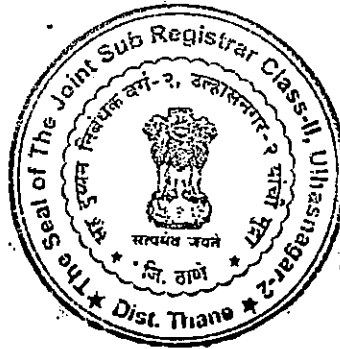
help@uidai.gov.in



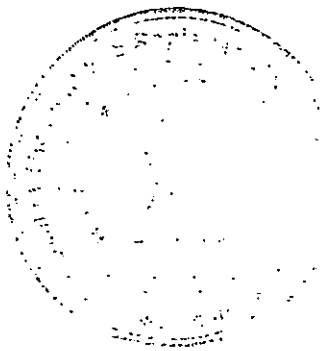
www.uidai.gov.in

*[Handwritten Signature]*

*[Handwritten Signature]*



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## घोषणापत्र

मी. कुम्यन किशोर देवामुख याद्वारे घोषित करतो कि, दुय्यम निबंधक  
उद्योगकार यांचे कार्यालयात विक्री करारनामा या शीर्षकाचा दस्त  
नोंदणीसाठी सादर करण्यात आला आहे. श्री. हर्ष इंटरप्रॉपर्टी व इ यांनी  
दि. ३।१।२३ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे  
/ निष्पादित करून कबुलीजबाब दिला. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र लिहून  
देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल  
ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वय शिक्षेस मी पात्र राहिन  
याची मला जाणीव आहे.

दिनांक

29/07/2024

Koeshmukh

कुलमुखत्यारपत्रधारकाचे नाव व सही



उह न - २
दि. क्र. १०९९८/२०२४
८९ ९०



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26 20

॥ घोषणा पत्र / शपथ पत्र ॥

मी/ आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रण, म. रा. पुणे, यांचे ३०/ ११ / २०१३ रोजीचे परिपत्र वाचून असे घोषित करतो कि, नोंदणीसाठी सादर केलेले दस्तऐवजांमधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम घेऊन आलो आहे.

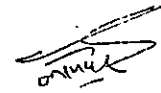
सादर नोंदणीचा दस्ताऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस, हक्कदार / कब्जेदार हितसंबंधित व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P A Holder) लिहून देणार ह्यांत आहे. व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे. व ते अजपावतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहेत. तसेच सादरची मिळकत शासन मालकीची नाही. व मिळकतीतील इतर हक्क, कर्ज, बँक, बोजे, शासन यांचे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराच्या अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्ताऐवज साक्षीदारास समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

स्थावर मिळकती विषय सध्या होत असलेली फसवणूक / बनावटीकरण संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजांमधील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहात यांची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी/ आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा कायदेशी गुन्हा घडणारे कृत्ये केलेले नाही. जर भविष्यात कायद्यानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमूद असलेल्या ७ वर्षांचा शिक्षेस आम्ही पात्र राहणार आहोत यांची मला / आम्हाला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहे.

Koeshmudh  
लिहून देणार

  
लिहून देणार



उ ह न - २	
म. क्र. १०९९८	२०२४
८८	९०



78/10918

सोमवार, 29 जुलै 2024 6:24 म.नं.

दस्त गोषवारा भाग-1

उहन2 2110

दस्त क्रमांक: 10918/2024

दस्त क्रमांक: उहन2 /10918/2024

बाजार मूल्य: रु. 13,75,000/-

मोबदला: रु. 21,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,26,000/-

दु. नि. सह. दु. नि. उहन2 यांचे कार्यालयान

पावती:11870

पावती दिनांक: 29/07/2024

अ. क्र. 10918 वर दि.29-07-2024

सादरकरणाराचे नाव: संतोष शांताराम कापकर

रोजी 6:09 म.नं. वा. हजर केला.

नोंदणी फी

रु. 21000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण: 22800.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Ulhasnagar 2



Sub-Registrar Ulhasnagar 2

दस्ताचा प्रकार: विक्री करारनामा

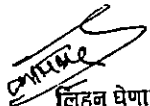
मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित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

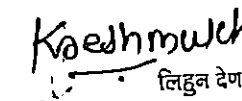
शिक्का क्र. 1 29 / 07 / 2024 06 : 09 : 53 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 29 / 07 / 2024 06 : 10 : 44 PM ची वेळ: (फी)

## प्रतिज्ञा पत्र

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

  
लिहुन देणार सही

  
लिहुन देणार सही

29/07/2024 7 50:51 PM





दस्त गोपवारा भाग-2

उद्दन2 २०१८०

दस्त क्रमांक:10918/2024

दस्त क्रमांक :उद्दन2/10918/2024



दस्ताचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठप्पा प्रमाणित
1	नाव:हेरंब एंटरप्रायजेस भागीदार संस्था तर्फे 1) विद्याधर नंदकृमार पालाडे 2) भानुदान यशवंत गायकवाड यांचे क. ज. करीता कु. मू. म्हणून कांचन किशोर देशमुख. पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गाळा नं 1 गाथा सदन,, ब्लॉक नं: -, रोड नं: सावरे रोड , महाराष्ट्र, ठाणे. पॅन नंबर:AAJFH2647B	लिहून देणार वय :-40 स्वाक्षरी:- <i>Kaeshmudh</i>		
2	नाव:संतोष शांताराम कापकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॉट नंबर 405, ऑकार अपार्टमेंट, आंबेडकर नगर, नानासोपारा (ईस्ट), आचोळे तलाव, वसई,पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ITRPK3793J	लिहून घेणार वय :-26 स्वाक्षरी:- <i>Santhosh</i>		

वरील दस्तऐवज करून देणार तथाकथीत विक्री करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्रा क्र.3 ची वेळ:29 / 07 / 2024 07 : 50 : 28 PM

ओळख:-

दस्तऐवज निष्पादनाचा कवुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडनाळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार हेरंब एंटरप्रायजेस भागीदार संस्था तर्फे 1) विद्याधर नंदकृमार पालाडे 2) भानुदान यशवंत गायकवाड यांचे क. ज. करीता कु. मू. म्हणून कांचन किशोर देशमुख.	29/07/2024 07:50:42 PM	कांचन किशोर देशमुख F 1184384410600427520 
2	लिहून घेणार संतोष शांताराम कापकर	29/07/2024 07:51:02 PM	संतोष शांताराम कापकर M 1267487014552887296 

शिक्रा क्र.4 ची वेळ:29 / 07 / 2024 07 : 51 : 03 PM

शिक्रा क्र.5 ची वेळ:29 / 07 / 2024 07 : 51 : 10 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Ulhasnagar 2

प्रमाणित करण्यात येते की, या दस्तऐवजां मध्ये एकूण २० पाने आहेत.  
सह दुय्यम निबंधक वर्ग-२, उल्हासनगर वर्ग-२.  
पुस्तक क्र. १ चे १०९१८ क्रमांकाने नोंदला.  
दिनांक :- २९/०७/२०२४  
*Santhosh*

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	सह दुय्यम निबंधक, उल्हासनगर-२ Amount	Used At	Deface Number	Deface Date
1	SANTOSH SHANTARAM KAPKAR	eChallan	69103332024072810356	MH005864579202425E	126000.00	SD	0003243148202425	29/07/2024
2		DHC		0724276605848	1800	RF	0724276605848D	29/07/2024
3	SANTOSH SHANTARAM KAPKAR	eChallan		MH005864579202425E	21000	RF	0003243148202425	29/07/2024

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



10918 /2024

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29/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

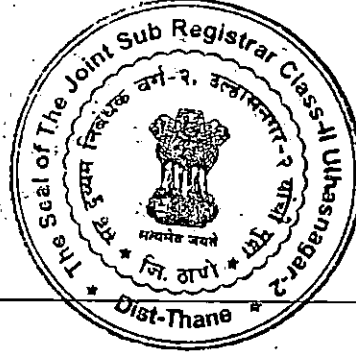
दस्त क्रमांक : 10918/2024

नोंदणी :

Regn:63m

गावाचे नाव : वांगणी

(1) विलेखाचा प्रकार	विक्री करारनामा
(2) मोबदला	2100000
(3) वाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1375000
(4) धू-भापन, पोटहिन्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे वांगणी येथील सव्हे नंबर 161/4 आणि 162/5 यावर बांधण्यात आलेल्या हेरं व आरंभ या प्रकल्पातील ए विंग तिसरा मजला फ्लॅट नंबर 307 ज्याचे क्षेत्र 36.87 चौ. मी कारपेट अमे आहे. ( ( Survey Number : 161/4, 162/5 ; ) )
(5) क्षेत्रफळ	1) 36.87 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल नेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-हेरं व एंटरप्रायजेस भागीदार संस्था तर्फे 1) विद्याधर नंदकूर पालाडे 2) भानुदास यशवंत गायकवाड यांचे क. ज. करीता कु. मू. म्हणून कांचन किशोर देशमुख. वय:-40; पत्ता:-प्लॉट नं: - माळा नं: -, इमारतीचे नाव: गाळा नं 1 गाया सदन,, ब्लॉक नं: -, रोड नं: सावरे रोड , महागट्ट, ठाणे. पिन कोड:-421503 पॅन नं:-AAJFH2647B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोष शांताराम कापकर वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नंबर 405, ऑकार अपार्टमेंट, आंबेडकर नगर, नालासोपारा (ईस्ट), आचोळे तलाव, वसई, पालघर , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401209. पॅन नं:-ITRPK3793J
(9) दस्तऐवज करून दिल्याचा दिनांक	29/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	29/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	10918/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	126000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	21000
(14) शेर	

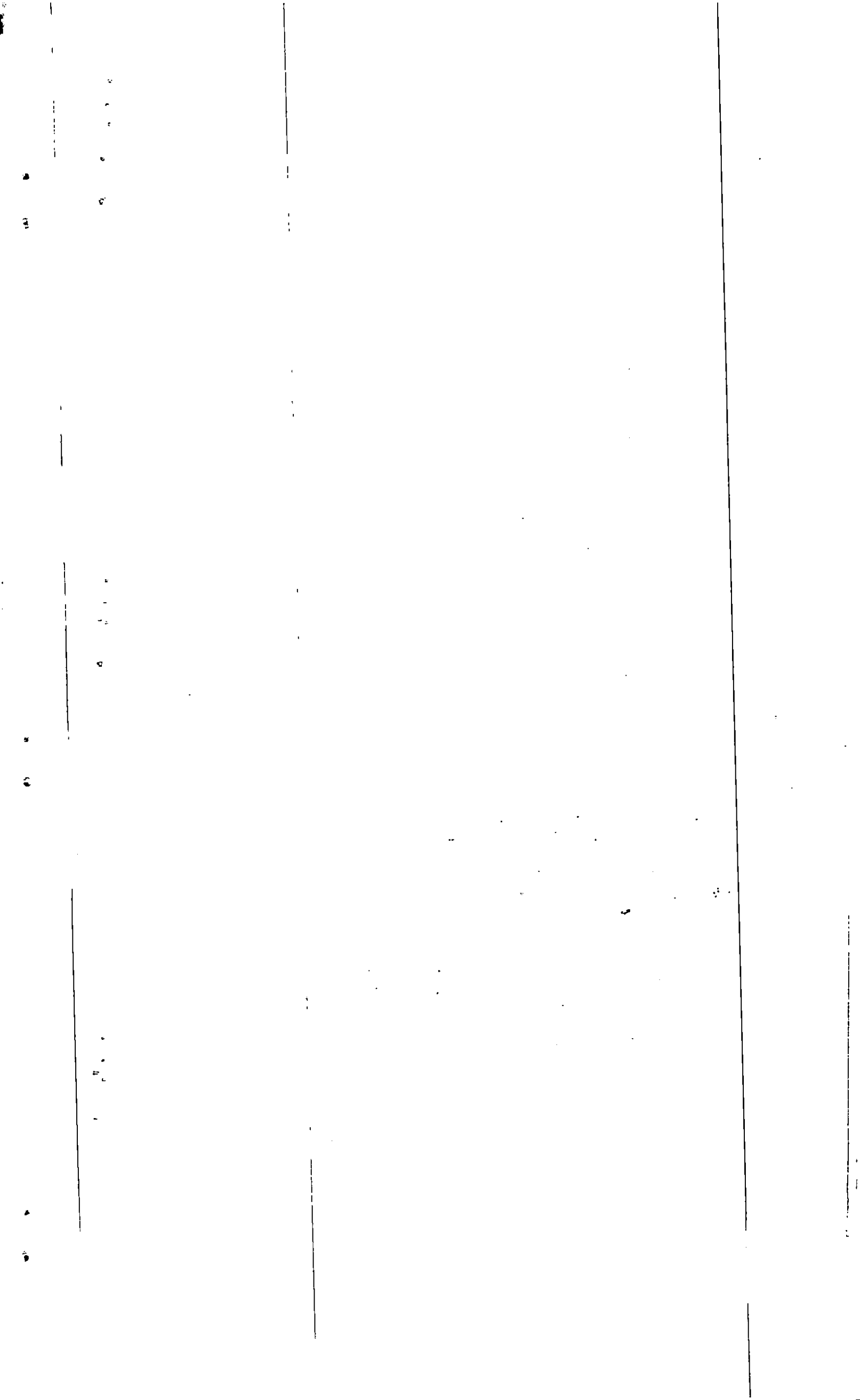


सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर-२

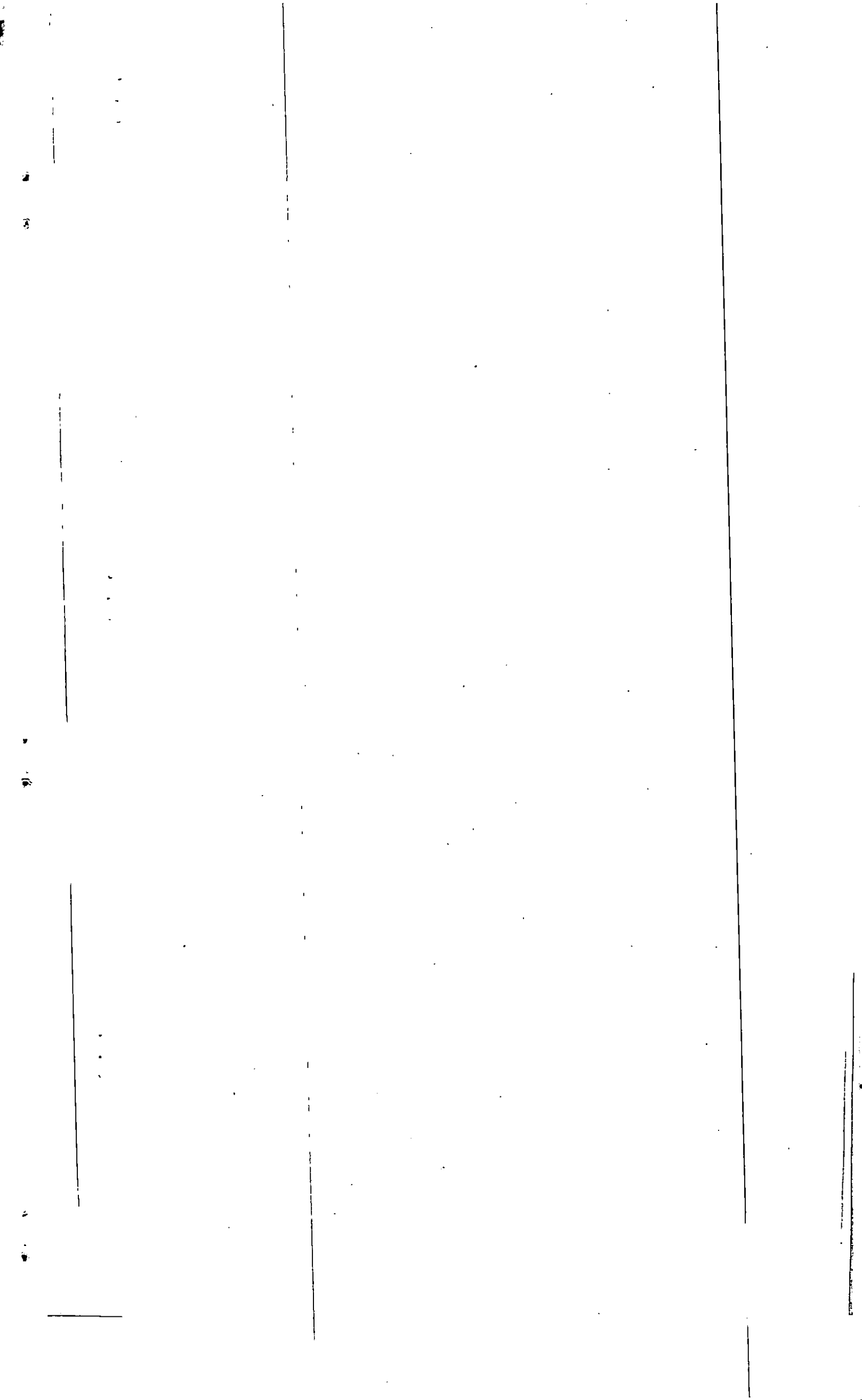
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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







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