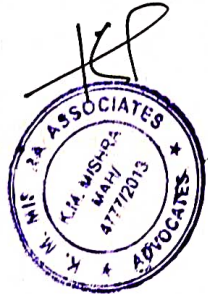


MH008388030202223E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
27 Sep 2022	Receipt	Receipt no.: 1112572458
	Name of the Applicant :	K M MISHRA ASSOCIATES
	Details of document has to be downloaded :	Dist :Thane SRO ;Kalyan 2 Scanned Document No. : 13918 RequestID :0075b0fe06f7465b
	Year :	2022
	Received Fee :	100
The above mentioned Search fee has been credited to government vide GRN no .MH008388030202223E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



CHALLAN
MTR Form Number-6



PRN AH000300195202223E	BARCODE	Date 27/09/2022-18:18:38	Form ID
Department Inspector General Of Registration	Payer Details		
Type of Payment Search Fee	TAX ID / TAN (If Any)		
Other Items	PAN No.(If Applicable)		
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	K M MISHRA ASSOCIATES	
Location PUNE	Flat/Block No.		
Year 2022-2023 One Time	Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	
3030072201 SEARCH FEE	100.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In	One Hundred Rupees Only
		Words	
Total	100.00		
Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details	Bank CIN	Ref. No.	03006172022092701662 5095398876
Cheque/DD No.	Bank Date	RBI Date	27/09/2022-18:19:32 Not Verified with RBI
Name of Bank	Bank-Branch	PUNJAB NATIONAL BANK	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID : 316379270

Mobile No. : 9920860312

NOTE: This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तऐवजासाठी लागू नाही.





CHALLAN
MTR Form Number-0

GRN	MA003168357202223G	BARCODE	Date		Form ID
Department		Inspector General Of Registration		10/06/2022-11:20:43	25.2
Type of Payment		Stamp Duty		Payer Details	
Registration Fee		TAX ID / TAN (If Any)			
Office Name		PAN No.(If Applicable)	ACUPW8003H		
KLN2_KALYAN 2 JOINT SUB REGISTRAR		Full Name	SHANTILAL NAYANBHAI WAGADIYA		
Location		Flat/Block No.	FLAT NO. 105, 1ST FLOOR, B WING, SHIV		
THANE		Promises/Building	SAVLI COMPLEX		
Year		2022-2023 One Time			

Account Head Details		Amount In Rs.	Remarks (If Any)	
0030046401	Stamp Duty	423500.00	Road/Street	SHIVAJINAGAR, DOMBIVLI WEST
0030063301	Registration Fee	30000.00	Area/Locality	AREA 550 SQ.FT.
			Town/City/District	
			PIN	
			4	2
			1	2
			0	2
			SecondPartyName=ADITYA INFRA THROUGH PRAFULL MOHAN GORE-	
Total		4,53,500.00	Amount In Words	Four Lakh Fifty Three Thousand Five Hundred Rupees Only
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.	69103120220310107813033715
Cheque/DD No.		Bank Date	RBI Date	10/06/2022-11:30:06
Name of Bank		Bank-Branch		IDBI BANK
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल द्रव्यम निवेशक कार्यालयात नोंदणी करायवयाच्या दस्तावाची लागू आहे. नोंदणी न करायवयाच्या दस्तावाची सदर चलन लागू नाही.

Mobile No. : 8422992224
क. र. न. २
 दस्त क्र. 93092 2022
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Stilt Plus Ground Part Plus Four Upper Floor

Ward No. : _____

Village : Shivaji Nagar

Flat No. : 105, on 1st Floor,
in Wing "B" in the Building Scheme
known as "SHIV SAVLI COMPLEX"

Area of Flat : 550 sq. ft. Built Up.

Market Value : Rs. 32,80,376/-

Actual Value : Rs. 60,50,000/-

Stamp Duty : Rs. 423,500/-

AGREEMENT FOR SALE

THIS AGREEMENT IS MADE AT DOMBIVALI,

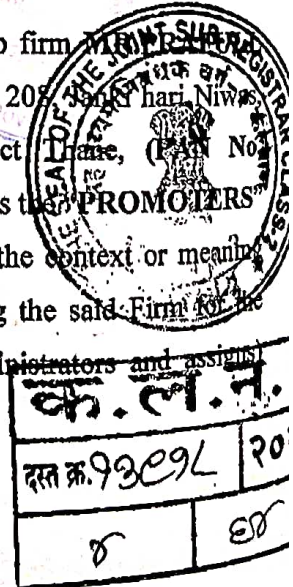
ON THIS 10th DAY OF Jun 2022

BETWEEN

M/s. ADITYA INFRA, a registered proprietorship firm
MOHAN GORE, having its office at - Office No. 208, Santhari, Nirwas,
Phadke Road, Dombivali (E) - 421201, District Thane, (PAN No.
ABMFA7927P), hereinafter called and referred to as the **PROMOTERS**
(which expression shall unless it be repugnant to the context or meaning
thereof mean and include the Partners constituting the said Firm for the
time being their respective heirs, executors, administrators and assigns)
being the **PARTY OF THE FIRST PART.**



AND



21/06/22

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MR. SANTILAL NAYANBHAI WAGADIA

Pan No. ACUPW8003H

aged about 50 years, Occupation: Service / Bussiness

Residing at: Kumbharwada, 4th Wadi, 90 Feet Road, Near Sai Baba Temple, Dharavi, Mumbai - 400017

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

WHEREAS Mr. Savlaram Duda Mhatre and Others are the Owners of all that piece and parcel of land lying, being and situate at **Village Shivaji Nagar, Taluka Kalyan, District Thane** bearing :

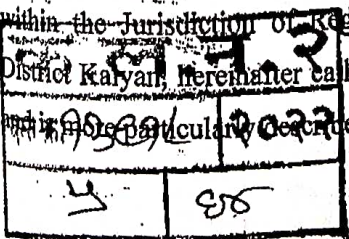
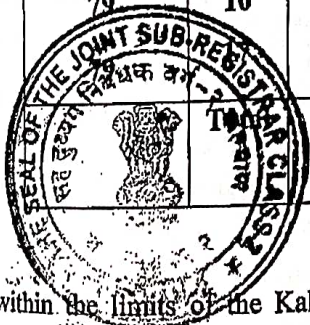
Survey No.	Hissa No.	Area (H-R-P)	Area (In Sq. Meters)
79	16	0-21-0	2100 Sq. Meters
		0-19-0	1900 Sq. Meters
		0-40-0	350 sq. mtr out of 4000 Sq. Meters

within the limits of the Kalyan Dombivali Municipal Corporation and

within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter called and referred to as the "Said Property"

and is more particularly described in the SCHEDULE hereunder written;

AND WHEREAS the Landowners have given the said plot of land to M/s. Aditya Infra and M/s. Nirman Home Construction (hereinafter called as the **Developer**) vide Development Agreement dated **11.09.2019** which is registered at the office of Sub Registrar Kalyan 1 on even date



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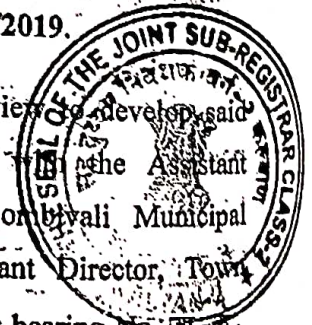
under Document Sr. No.10161/2019 as well as the Land-Owners have given power of attorney for doing all the development related work on the said plot land and same is also registered at the office of Sub Registrar Kalyan 1 on even date under Document Sr. No. 10162/2019.

AND WHEREAS by and under Development Agreement dated 11/09/2019, registered at the Office of Sub Registrar of Assurances at Kalyan at Sr. No. KLN1 - 10161/2019 dated 11/09/2019 made and executed between Mr. Savlaram Duda Mhatre and Others as the Owners and the Promoters herein, therein called and referred to as the Developers, said Mr. Savlaram Duda Mhatre and Others granted the development right in respect of said property in favour of the Promoters herein at and for the consideration and upon terms and condition mentioned therein and in pursuance thereof the said owners have also executed Irrevocable General Power of Attorney dated 11/09/2019, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN1- 10162/2019 dated 11/09/2013 in favour of Promoters herein for the propose of Development / Construction of the said property.

AND WHEREAS the Landowners have given the said plot of land to M/s. Aditya Infra and M/s. Nirman Home Construction (hereinafter called as the Developer) vide Development Agreement dated 11.09.2019 which is registered at the office of Sub Registrar Kalyan 1 on even date under Document Sr. No.10161/2019 as well as the Land-Owners have given power of attorney for doing all the development related work on the said plot land and same is also registered at the office of Sub Registrar Kalyan 1 on even date under Document Sr. No. 10162/2019.

AND WHEREAS Promoters herein with a view to develop said property submitted necessary plans for approval to the Assistant Director; Town Planning Department, Kalyan Dombivli Municipal Corporation for Approval and accordingly Assistant Director, Town Planning Department, KDMC by and under his letter bearing No. 2110010

कडोंमपा/नरवि/बाप/कवि/डोंबि/२०१९-२०/११८ dated 17/10/2019 approved said plan and recommended the said plan to The KDMC for approval and for grant for Non-Agricultural use permission;



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AND WHEREAS The Collector Thane by and under order bearing No. *महसूल/कक्षा-१/टे-१४/एनएपी/एसआर-११८/१०१२* dated 16/07/2012 approved the said plan and further in terms of said approval granted Non-Agricultural use permission in respect of said property ;

AND WHEREAS in terms of building plans sanctioned in respect of said property 8 buildings of Stilt (Part), Ground (Part), First to Eight upper floor with Two Wings "A" To "H" is sanctioned on said property and thus in terms of said building plan the Promoters herein are well and sufficiently entitled to developed the said building on said property, the building sanctioned on said property is herein called and referred to as "Said Building";

AND WHEREAS the Promoters herein declare that all aforesaid Development Agreements and Power of Attorneys executed thereto are valid and subsisting and in terms of aforesaid Development Agreements, Power of Attorneys and sanctioned Plans and Permissions they are well and sufficiently entitled to development said property by constructing multi-storied building/s on the said property as per sanctioned permissions and plans and to sell the flats constructed therein to intending purchaser/s ;

AND WHEREAS the plans, floor plans, drawings and specifications etc., in respect of the proposed building have been prepared by Golden Dymention, Dombivali;

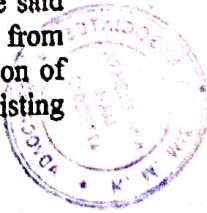
AND WHEREAS while granting the permission and sanctioning the plans the Planning Authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and upon due observance and performance of which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



AND WHEREAS the Promoter is entitled to carry out the construction of the said building on the net land admeasuring 4000 sq. meters as per the sanctioned plan and permission and the same is hereinafter called and referred to as the "said property" for the sake of brevity and more particularly described in the Schedule hereunder written.

AND WHEREAS the Promoters have further intended to get the said plans and specifications revised, renewed and altered for consumption of remaining floor space index, transfer of development rights (if Permitted), increase in FSI and all other permissible to be used and utilized on the said property as may be granted by the concerned Competent Authority from time to time and further the Promoters have given the clear inspection of the plans and specifications to the Purchaser/s herein as regards the existing

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Handwritten letter 'R'

Handwritten signature 'RAMESH'

sanctioned buildings and the further proposed buildings to be constructed on the said property.

AND WHEREAS the Promoter has brought to the notice and knowledge of the Purchaser and have disclosed that they will be acquiring the adjacent properties and during the course of construction will be amalgamating the present scheme of construction with the adjacent lands and in such event, the Promoters will change / shift the location of the garden and other recreational facilities and further that recreational facilities will be used, utilized, availed and shared by the intending purchasers of the buildings to be constructed on the said property along with the other amalgamated properties and the Promoters have also annexed the copy of the such proposed plan showing the proposed future expansion, development and amalgamation of the adjacent plots in the said scheme of construction.

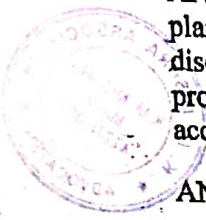
AND WHEREAS the Promoters declares that the above referred agreements permissions and sanctions are still, subsisting and completely in force;

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

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the said property in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser by way of suitable and appropriate disclosures.

AND WHEREAS the Purchaser/s has/have gone through the sanctioned plans, permissions and permissions and have also seen and verified the disclosures of further expansions, future development as shown on the proposed plan annexed hereto and have after going through the same has accorded his/her/their express and irrevocable consent for the same.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser to which the Purchaser/s has/have granted his/ her/their consent, the Purchaser/s is/are offered a Flat bearing No. 105 on 1st floor measuring 550 sq. ft. Built Up in Wing "B" in the scheme of construction known as "SHIV SAVLI COMPLEX" (hereinafter referred to as the said "premises") being constructed on the said property.



SHIV SAVLI COMPLEX	
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AND WHEREAS the Purchaser/s after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and / or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has granted his / her express and irrevocable consent and confirmation for the same.

AND WHEREAS the Promoters have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS the Promoters have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority.

AND WHEREAS on demand from the Purchaser/s, the Promoters have given inspection to the Purchaser/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoters, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoters to the project land on which the Premises are constructed or are to be constructed have been annexed.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned local Authority have been annexed.

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

AND WHEREAS the authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Purchasers, as sanctioned and approved by the local authority have been annexed

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AND WHEREAS the Promoters have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Purchaser herein.

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

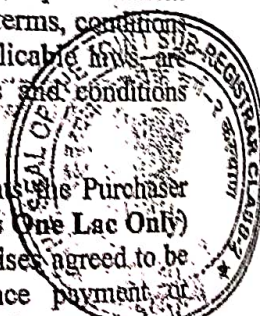
AND WHEREAS the Promoters have accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Purchaser/s has/ have applied to the Promoters for allotment of Flat bearing No. 105 on 1st floor, admeasuring 550 sq. ft. Built Up in Wing "B" in the scheme of construction known as "SHIV SAVLI COMPLEX"

AND WHEREAS the carpet area of the said premises is _____ square meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.

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

AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoters a sum of Rs. 1,00,000/- (Rupees One Lac Only) being part payment of the sale consideration of the premises agreed to be sold by the Promoters to the Purchaser/s as advance payment of Application Fee (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.



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FIRST SCHEDULE
(Description of the property)

ALL that piece and parcel of land lying, being and situate at Village Shivaji Nagar, Taluka Kalyan, District Thane bearing :

Survey No.	Hissa No.	Area (H-R-P)	Area (In Sq. Meters)
79	16	0-21-0	2100 Sq. Meters
79	17	0-19-0	1900 Sq. Meters
	Total	0-40-0	4000 Sq. Meters Out Of 350 Sq.Mtr

within the limits of the Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan and is bounded as follows :

On or Towards East :
On or Towards West :
On or Towards South :
On or Towards North :



SECOND SCHEDULE ABOVE REFERRED TO

(Description of said premises)

All that premises being Flat bearing No. 105 on 6th floor, admeasuring 550 sq. ft. Built Up in Wing "B" in the scheme of construction known as "SHIV SAVLI COMPLEX" to be constructed on the property described in the First Schedule herein above written.

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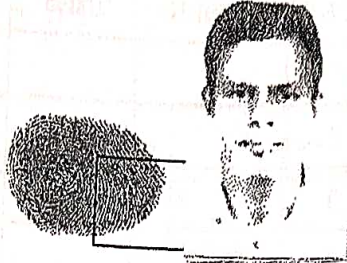


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IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

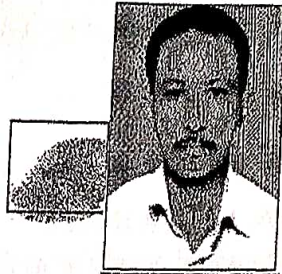
SIGNED & DELIVERED
by the within named
PROMOTERS

M/s. ADITYA INFRA,
a registered proprietorship firm,
Through its Proprietor,



MR. PRAFULL MOHAN GORE

SIGNED & DELIVERED
by the within named Purchaser/s



MR. SANTILAL NAYABHAI WAGADIA



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1) Chhara Chhara Wade

2) Kanna M. Sayed



- ११) पूर्णपणे जाण्या- येण्याच्या बागांची जायत्येदी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियमित रकमाप्रमाणे दिले असल्यास त्या रकमाचे धरा गटानगरपालिकेकडे रॉपी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रक्ता होईपर्यंत शारातीकडे जाण्याच्या येण्याच्या बागांची ध्यावपाची खर्चिली आपली राहिल.
- १२) जागेत जुने भाडेजस्त असल्यास रॉप्यावयला धोष्य रॉ ध्यावणा करावयाची, जायत्येदी मालकाची राहिल व गमाक भाडेकस पापुधे काही बाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने काणे आवश्यक राहिल.
- १३) सदर जागेत विहीर असल्यास ती संशेधीत विमागाणी परवानगी दिल्यास धुजवू नये.
- १४) सदर जागेतून पाण्याचा नैसर्गिक निचय होत असल्यास तो जलनिःसारण विभाग (क. डो. न. पा.) च्या परवानगीशिवाय कळवू अयया वेद करू नये.
- १५) सदर प्रकरणी घुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्राद्वे सभजण्यात येईल.
- १६) बांधकामाचे साहित्य रस्त्यावर टाखक्याय झाल्यास गहापलिकेकडे बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे शाणपाते रकमा (दंड शाल्यास त्याद्वे रकमा) भरवी लागेल तसेच निलययोगी संहित्य मनापलिके गांले स्वाटिकणी स्वयचनि वाढून टाकाणे दंधनकारक राहिल.
- १७) प्रस्तुत भूखंडात पिण्याचे पाणी मलानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जहायहीनी क. डों. म. पा. च्या पाणी पुरवटा विभागाकडून दिलेल्या निर्देशानुसार स्वयचनि टाकाणे आवश्यक राहिल.
- १८) गटाराचे व पावसाच्या पाण्याचा निचय होणेकरिते मलानगरपालिकेच्या गटास जोडणेसाठी पक्क्या रकमाची गटरी बांधवीत तसेच बांधकामासाठी नळाचे कनेक्शन मिळानार नारी त्यासाठी संशेधिसांनी स्वतः बांधकामासाठीच्या पाण्याची व्ययस्था करावी.
- १९) नयनगत रस्ताखेडीकरणाखाली झोविलेली जमीन तसेच अर्भगत रस्ते, सार्वजनिक रस्त्याचा भाग सभजण्यात येईल तसेच सविष्यत रस्ता हंडीकरणासाठी जाणू लागल्यास ती क. डों. म. पा. स धिनपुल्लुप हस्तातरीत करावी लागेल.
- २०) रस्ताबांध प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा बांधी प्रस्तावित नयनशाणणे जागेवर आणखी ता. नि. मू. अ यांचे माफत कलन ख्यावी व त्यांचेकडील प्रमाणित मोखणी नकाशाची प्रत बांधकाम प्रारंभ प्रमाणपत्र दिल्या तारखेपसुन एक न्यायि जात सादर करावी.
- २१) भूखंडातील विकास योजना रस्ते क. डों. म. पा. च्या सार्व. बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटरी विकसित करून क. डों. म. पा. लिकेस धिनपुल्लुप हस्तातरीत करावे.
- २२) भूखंडातील आरशीत माग भराणी करून व बांधेभित्तीचे बांधकाम करून रितसर कारनामा व खरेदीखतासह क. डों. म. पा. स धिनपुल्लुप हस्तातरीत करावे.
- २३) जलनिःसारण विभाग व मलनिःसारण विभाग अनिशानन विभाग फाली पुरवटा उद्यान विभाग क. डों. म. पा. स यांचे कडील न- हकत दाखला बांधकाम मकरगापह सादर करावा.
- २४) जाणेथ्या मालकी हक्कावयत काही बाब असल्यास अयया निर्माण झाल्यास त्याचे संपूर्ण निराकरण काण्याची जवायदारी आपली राहिल.
- २५) नकाशास दाखविल्याप्रमाणे बांधकामाचा पक्का राहणेसाठी / सभिन्य / शैक्षणिक / औद्योगिक उपयोग करावा.
- २६) भूखंडाचा पोझीव रस्त्य पंक्त्या स्वरुपात सयार केल्पाखेरीज सयार परवान मिळानार नारी.
- २७) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय शारातीया वापर सुस. कला येणार नाही. बांधकाम पूर्णत्वाचा दाखल्येसाठी वास्तुशािल्पकर व सयारविगाारद यांच्या विशीत नमुन्यातील सभिन्यसह रितसर प्रस्ताव सादर करण्यात यावा.
- २८) ओल्या व सुक्या कच-यासाठी स्वतंत्र कचाराकुंड्याची व्ययस्था करावी.
- २९) वरुयाण डोविवली मलानगरपालिकेच्या निर्देशाप्रमाणे इशारातीत वीजगां उपकरणे यवयणे आवश्यक आहे.
- ३०) रेल वॉटर हॉर्सलिंगबावत मा. कार्यकारी अभियंता पल्पीपुरवटा विभागाकडून निर्देश घेऊन ख्याप्रमाणे अंधनकारणी करणे आपणांवर बंधनकारक राहिल.
- ३१) पाणी पुरवटा उपलब्ध कलन देण्याची जायत्येदी पाणी पुरवटा सुधारणा होईपर्यंत मलानगरपालिकेची राहणार नाही.
- ३२) बरंलप्रमाणे सर्व ना-करकत दाखल्येनुसार इशारातीचे नकाशास फेरकलन करणे आपणांवर दंधनकारक राहिल.




 नगर रचनाकार
 नगरपालिका (शिव)
 कल्याण कॉम्प्लेक्स महानगरपालिका
 कल्याण डोविवली महानगरपालिका
 कल्याण

१) उप उल्लेखित अनाधिकृत बांधकाम विभाग क. डों. म. पा. कल्याण
 २) कनिधारक व संकलक क. डों. म. पा. कल्याण
 ३) विदयत विभाग क. डों. म. पा. कल्याण
 ४) पाणी पुरवटा विभाग क. डों. म. पा. कल्याण
 ५) प्रमाण केले जायत्येदी प्रमाण क्षेत्र

दस्तावेज क्र. १३२९८	२०२२
००	२६

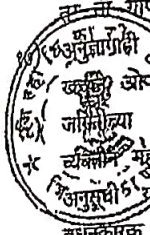


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च. महाराष्ट्र / स-१/२-१४/पनपु/पस आर-११८/२०१२
 गांधी शिवाजी नगर, सा. गल्याण सार्वे नंबर ७२, ७१, १६, १७

- १४) भूगापन विभागाकडून जमिनीची गोजणी करण्यांत आल्या नंतर अशा जमिनीचे जितके क्षेत्रफळ आवाक्यात येईल, तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमुद केलेले क्षेत्रफळ रडिवासी इगारत आकारणी यात बदल करण्यात येईल.
- १५) सदर जमिनीच्या विंगर शेतकी चापरार प्रारंभ केल्याचा दिनांकापासून वोन वर्षाच्या कालावधित अनुज्ञाप्राहीने अशा जमिनीवर आवश्यक ती इगारत बांधणी पाहिले अन्यथा सदरहू आदेश रद्द समजणेत येईल व अनुज्ञाप्राहीने यांना अकृषिक परवानगीसाठी नव्याने अर्ज दाखल करावा लागेल.
- १६) पूर्वीच मंजूर केलेल्या नकाशावरलुद्ध अगोदरच यांगलेल्या इगारतीत अनुज्ञाप्राहीने कोणतीही गर घालता कागा नये किंवा ती मध्ये कोणताही फेरवदल करत कामा नये, मात्र अशी गर घालण्यासाठी किंवा फेरवदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरवदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.



व्यक्तीने आजुवाजुच्या परिसरांत अवच्छेद व बाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतः च्या खेती, ओपले, बाणी पुरवठ्याची व सांडपाण्याचा निघरा करण्याची व्यवस्था केली पाहिजे.
 जमिनीच्या विंगरशेतकी चापरार प्रारंभ केल्याचा दिनांकापासून एक महिन्याच्या कालावधित अनुज्ञाप्राहीने जमिन महसुल (जमिनीच्या चापरार बदल व विंगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची ५ मध्ये दिलेल्या नमुन्यात एक सदन करून घेवून तीत या आदेशातील सर्व सांगावित्त करणे त्यास बंधनकारक असेल.

१९अ) या आदेशात आणि सनदीमध्ये नमुद केलेल्या शर्ती पैकी कोणत्याही शर्तीचे अनुज्ञाप्राही व्यक्तीने उल्लंघन केल्यास उच्च अधिनियमाच्या उपबंधान्वये अशा अनुज्ञाप्राही ज्या कोणत्याही शिरीत पात्र ठेवून त्या शास्त्रीसुद्धा जमिन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

१९ब) वरिल खंड अ) मध्ये काहीही अंतर्भूत असेल तरीही या परवानगीच्या तरतुदी विरुद्ध असून कोणत्याही इगारत किंवा बांधकाम उभे करण्यात आले असेल किंवा अशा तरतुदी विरुद्ध त्या इगारतीचा किंवा बांधकामाचा चापर करण्यात आला असेल तर निर्दिष्ट त्या इगारतीचा किंवा बांधकामाचा चापर करण्यात आला असेल तर निर्दिष्ट मुदतच्या आत अशा रीतीने उचाललेली इगारत काढून टाकण्या विषयी किंवा तील फेरवदल करण्याविषयी जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच जिल्हाधिका-याने अशी इगारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरवदल करण्याचे काम करवून घेण्याचा किंवा त्यापित्तर्ष आलेला खर्च अनुज्ञाप्राही व्यक्तीकडून जमिन महसुलाची धकावाची म्हणून वसूल करून घेण्याचा अधिकार असेल.

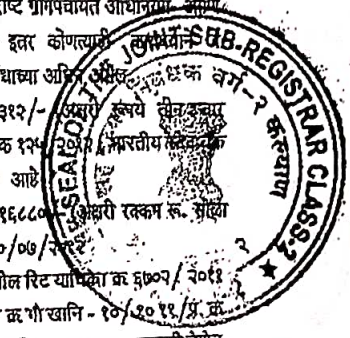
२०) दिलेली ही परवानगी मुंबई कुळवहिवाट व शेत जमिन अधिनियम १९४८ महाराष्ट्र प्रापंचायत अधिनियम आणि नगरपालिका अधिनियम इत्यादी सारख्या त्या त्या वेळी अंमलात आलेल्या इतर कोणत्याही कायद्यांच्या अन्वये कोणत्याही उपबंध प्रकरणांच्या अन्य संवधित बाबींच्या बाबतीत लागू होतील त्या उपबंधांच्या आणि अर्जांच्या तिनशे वारा मात्र) रूपांतरित कर (कन्व्हर्शन टॅक्स) म्हणून इकडील चलन कर्मांक १२४/२०१२ भारतीय रकम रु. १०/०७/२०१२ दि १०/०७/२०१२ अन्वये सरकार जमा केलेली आहे

२१) प्रस्तावित जमिनीच्या विंगरशेतकी आकारणीच्या पावपट रकम म्हणजे रु. ३३१२/- (तीस हजार तीनशे वारा मात्र) रूपांतरित कर (कन्व्हर्शन टॅक्स) म्हणून इकडील चलन कर्मांक १२४/२०१२ भारतीय रकम रु. १०/०७/२०१२ दि १०/०७/२०१२ अन्वये सरकार जमा केलेली आहे

२२) प्रस्तावित जमिनीवरील पुर्वीचे अचधिकृत बांधकामाबाबत होणारी दंडनिय रकम रु १६८८०/- (अठरा हजार आठशे पंधशी मात्र) इकडील कार्यालयाचे चलन क्र १२४/२०१२ दिनांक १०/०७/२०१२ भारतीय रकम रु. १०/०७/२०१२ अन्वये सरकार जमा केलेली आहे

२३) महाराष्ट्र ट्रि चेंबर्स ऑफ इन्जिनियर्स विरुद्ध महाराष्ट्र शासन या भा. उच्च न्यायालयातील रिट याचिका क्र ६००२/२०१३ मधील मा. न्यायालयाचे अंतरिम स्थगितीबाबत शासनाचे महसुल व घन विभागाचे क्र भी खानि - १०/२०११/५ क्र ६१८/ख १७/११/२०११ मधील सूचनांनुसार मा. न्यायालयाने अल्पि आदेशास अधिनियम १९६९ च्या अनुसूची ५ मध्ये नमुद केलेल्या अर्जाच्या अन्वये कोणत्याही शिरीत पात्र ठेवून त्या शास्त्रीसुद्धा जमिन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

२४) सदर स. नं. ची जमिन ही माथेरान इको-सेन्सिटीव्ह तसेच महाराष्ट्र खाजगी घने (संपादन) अधिनियम १९७६ च्या अनुसूची ५ मध्ये नमुद केलेल्या अर्जाच्या अन्वये कोणत्याही शिरीत पात्र ठेवून त्या शास्त्रीसुद्धा जमिन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.



क्र. नं. २	
७३९९८	२०२२



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कल्याण नगरपालिका, कल्याण



जा.क्र.कडॉमपा/नरवि/सीसी/डॉबि/२०२१/४८

दिनांक :- १२/०४/२०२१

प्रति,

श्री/श्रीमती. सावळाराम दादु म्हात्रे व इतर
आदित्य इंफ्रा वर्फ प्रोप्रायटर श्री. प्रफुल मोहन गोरे व
भेसर्स निर्माण होम कन्स्ट्रक्शन वर्फ प्रोप्रायटर मनोज सायाराम भोईर
द्वारा वास्तुशिल्पकार - गोल्डन डायमेशन, डॉबिवली

वास्तुशिल्पकार से. गोल्डन डायमेशन, डॉबिवली बांधे दिनांक १७/०२/२०२१ चे अर्जावरून दाखला देण्यात येतो: की त्यांची कल्याण डॉबिवली महानगरपालिका हद्दीत स.नं.७९ हि.नं.१६ व स.नं.७९ हि.नं.१७ मोजे-शिवाजीनगर, डॉबिवली येथे महानगरपालिका यांचेकडील परवानगी बांधकाम जा.क्र.कडॉमपा/नरवि/बांध/डॉबि/२०१९/२०२०-११८ दिनांक १७/१०/२०१९ अन्वये मंजूर केलेल्या क्षेत्रापैकी ३२६५.७८ चौ.मी. क्षेत्राचे रहिवासी/वाणिज्य बांधकाम पूर्ण केले आहे.

सबब स्थाना सोबतच्या पकाशा मध्ये हिरव्या रंगाने दुरुस्ती दाखविलेल्या प्रमाणे तसेच खालील अटीस अधिन राहून बांधकाम पूर्णत्वाचा दाखला प्रदान करण्यात येत आहे.

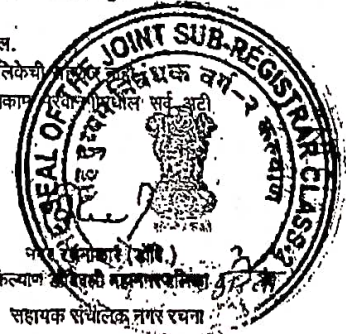
मजले	रहिवासी सदनिका विंग बी	बांधील क्षेत्र चौ.मी.
ताळ मजला (स्टील्ट पैकी)	स्टील्ट + ४ वाणिज्य	१४८.६४ चौ.मी
पहिला मजला ते आठ मजले	७ रहिवासी सदनिका	३११७.१४ चौ.मी
एकूण स्टील्ट + आठ मजले	६० सदनिका	३२६५.७८ चौ.मी

अटी :

१. भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामायिक अंतरातून क.डो.म.पा.स यिनामुल्य हस्तांतरित करावी लागेल.
२. मंजुरी व्यतिरिक्त जागेवर केल्याचे आढळल्यास ते पूर्ण सुचना न देता तोडून टाकण्यात येईल.
३. पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणीपुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहिलेला सर्व अटी
४. जा.क्र.कडॉमपा/नरवि/बांध/डॉबि/२०१९/२०-११८ दिनांक १७/१०/२०१९ या बांधकाम आपणावर बंधनकारक राहतील.

प्रत :-

- १) करनिर्धारक व संकलक क.डो.म.पा.कल्याण
- २) प्रमाण क्षेत्र अधिकारी 'ह' प्रभाग कार्यालय क.डो.म.पा. कल्याण



ज.प. कल्याण डॉबिवली महानगरपालिका
सहायक संचालक प्रमाण रचना

कल्याण डॉबिवली महानगरपालिका

क.डो.म.पा.	२
दस्त क्र. १३२९८	२०२१
५	६०



२१/०४/२१