

Receipt (pavti)

71/20534

पावती

Original/Duplicate

Thursday, October 17, 2024

नोंदणी क्रं. :39म

9:59 AM

Regn.:39M

पावती क्रं.: 22044 दिनांक: 17/10/2024

गावाचे नाव: मांडा

दम्नांगवजाचा अनुक्रमांक: कलन2-20534-2024

दम्नांगवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: संपत मल्हारी कुंदे

नोंदणी फी

रु. 30000.00

दम्न हाताळणी फी

रु. 1640.00

पृष्ठांची संख्या: 82

एकूण:

रु. 31640.00

आपणास मूळ दम्न ,थंबनेल प्रिंट,सूची-२ अंदाजे
10:18 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग २,

कल्याण क्र. २

बाजार मूल्य: रु.3718499 /-

मोबदला रु.4200000/-

भरलेले मुद्राक शुल्क रु. 294000/-

1) देयकाचा प्रकार: DHC रकम: रु.1640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024099602616 दिनांक: 17/10/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

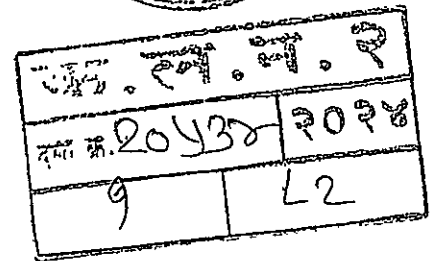
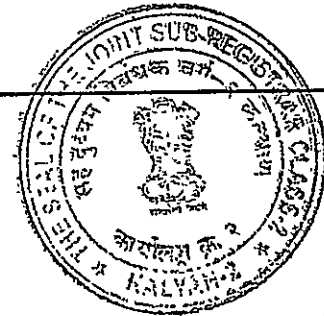
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009403217202425M दिनांक: 17/10/2024

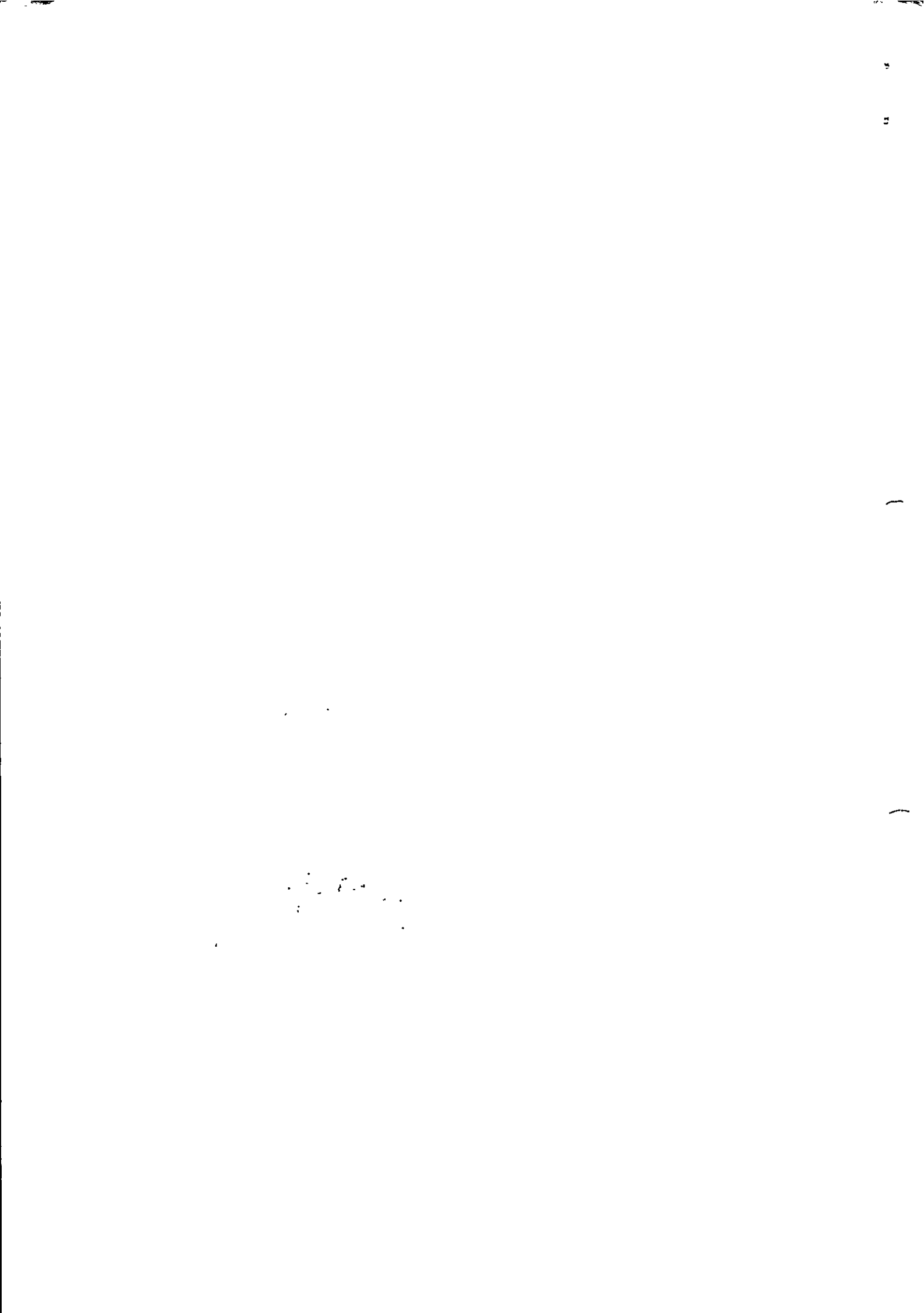
वॅकेचे नाव व पत्ता:

Shykind

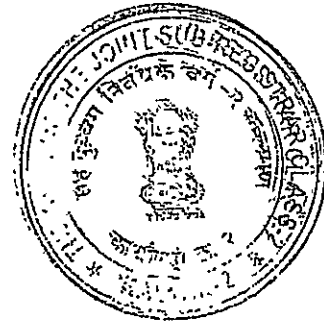
मूळ दस्त १११ मिळाले.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202410153388	15 October 2024.01 25 37 PM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका कल्याण				
उप मूल्य विभाग	26/31-विभाग 2अ प्रभाग माडे (34) (ब) मांडा पश्चिम - मध्य रेल्वे लाईनच्या पश्चिमेकडील भागातील सर्व मिळकती				
क्षेत्राचे नांव	Kalyan/Dombivli Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर/163		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	रुहली जमीन	निवासी सदनिका	कायालय	दुकाने	औद्योगिक
	₹/sqm	54200	62400	67000	62400
मोजमापनाचे एकक	चौ मीटर				
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र (Built Up)-	65.34 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-
	उद्भवान सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-
					59.4 चौ मीटर
Sale Type -	First Sale				
Sale/Resale of built up Property constructed after circular DL02/01/2018					
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs 56910/-				
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = ((56910-86000) * (100 / 100)) + 86000) = Rs 56910/-				
A) मुखा मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 56910 * 65.34 = Rs 3718499.4/-				
Applicable Rules	= 3, 9, 18 19				
एकत्रित अंतिम मूल्य	- मुख्य मिळकतीचे मूल्य + सळ घराचे मूल्य + मेट्रोलाईन भवता क्षेत्र मूल्य + दगातच्या मजलीचे मूल्य (युती वाटकी) + वरील मजलीचे मूल्य + बदिगत वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन उगाचे मूल्य + इमारती भोवतीच्या पुऱ्या जागेचे मूल्य + बंदिरन थात्कीनी + स्वयंचलित वाहनतळा = A + B + C + D + E + F + G - H + I + J = 3718499.4 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 3718499/- = ₹ सप्ततीस लाख आठरा हजार चार शो नव्याणव /-				





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1024099602616	Date 09/10/2024
Received from SAMPAT MALHARI KUNDE , Mobile number 9819473926, an amount of Rs.1640/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 09/10/2024
Bank CIN 10004152024100902480	REF No. CHR3066885
This is computer generated receipt, hence no signature is required.	



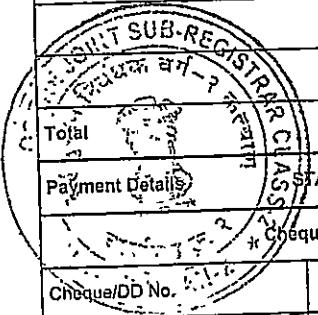
Joint Sub Registrar Office, Thane	
दस्तावेज क्र. 20938	२०२४
२	२२



CHALLAN
MTR Form Number-6



GRN	MH009403217202425M	BARCODE	[Barcode]			Date	07/10/2024-18:46:47	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)							
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR				Full Name	SAMPAT MALHARI KUNDE AND VARSHA SAMPAT KUNDE			
Location	THANE				Flat/Block No.	ROYAL HEIGHTS,Bldg.TYPE- B/3, APARTMENT			
Year	2024-2025 One Time				Premises/Bulding	NO. 604,on SIX floor,			
Account Head Details		Amount In Rs.	Road/Street		MOUJE MANDA, S.N.163, H.N.4, 6.7. TALUKA KALYAN				
0030046401	Stamp Duty	294000.00	Area/Locality		DIST THANE				
0030063301	Registration Fee	30000.00	Town/City/District						
			PIN		4 2 1 6 0 5				
			Remarks (If Any)						
			PAN2=ADDFS3071R~SecondPartyName=MS SHREE GANESH ENTERPRISES PARTNER JAYPRAKASH R. SINGH-CA=4200000						
			Amount In	Three Lakh Twenty Four Thousand Rupees Only					
			Words						
Total		3,24,000.00							
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
* Cheque/DD Details					Bank CIN	Ref. No.	00040572024100850480	CPAEHYKEI3	
Cheque/DD No.					Bank Date	RBI Date	08/10/2024-11:22:27	Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		



Department No. 10567028
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चुल्ल फवल दुय्यम निवृत्त कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.
 B

Sampat Kunde

Sampat

Mobile No. : 9819473926

M/s SHREE GANESH ENTERPRISES A Partnership Firm having its Registered Office at Shop No-18, Vinayak Park, Near Manda Police Station, Vasundri Road Manda Titwala (W) 421605, Tal. - Kalyan, Dist.-Thane through its Partners SHRI.JAYPRAKASH R.SINGH age 50 years, Occupation Business PAN NO-ACTPS3227L hereinafter referred to as "the Promoter" (which expression shall, unless it be repugnant to the context or meaning thereof mean and include its Partner of the Partners for the time being, its survivor or the surviving partners including the hires, executors, administrators and the assigns of the last surviving partner) of the One Part

AND

1) Sampat Malhari Kunde, age 37 years, PAN NO. BCAPK8954L

Sampat Kunde

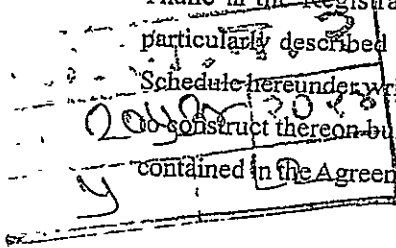
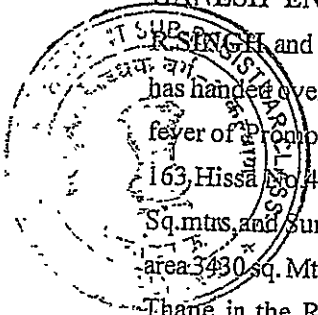
2) Varsha Sampat Kunde, age 31 years, PAN NO. EGIHPK8687N Both residing at B/204, Pancha-mrut Bldg, Behind Police Stn, Manda-Titwala (W)-421605

Varsha Kunde

J. P. Singh

hereinafter referred to as the "the Allottee" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrations and assigns) of the 'OTHER PART'.

WHEREAS by an Deed of Exchange dated 16/07/2018 executed between M/s Charms Developers through its Partners Shri. John Mathew and Others (hereinafter referred to as "the Vendors") of the One Part and M/s SHREE GANESH ENTERPRISES through its Partners SHRI.JAYPRAKASH R.SINGH and Others (hereinafter referred to as "the Developers") the Vendor has handed over ownership rights by Deed of Exchange dated 16/07/2018 in favor of Promoter to the piece or parcel of free hold land bearing Survey No 163, Hissa No.4 area 1270 Sq.mtrs, and Survey No 163 Hissa No.6 area 960 Sq.mtrs, and Survey No 163 Hissa No.7 area 1200 Sq.mtrs total admeasuring area 3430 sq. Mts lying and being and situate at Village Manda Tal Kalyan Dist Thane in the Registration Sub-District of Kalyan or there about more particularly described in the First Schedule therein as well as in the First Schedule hereunder written (hereinafter referred to as "the project land") and to construct thereon building/s in accordance with the terms and conditions contained in the Agreement



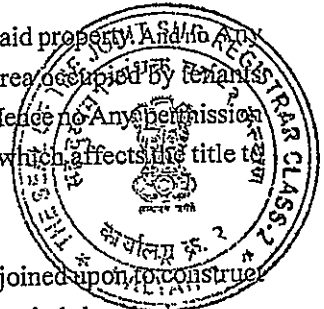
Sampat Kunde

J. P. Singh

Varsha Kunde

WHEREAS the owner of land M/s SHREE GANESH ENTERPRISES through its Partners SHRI JAY PRAKASH R. SINGH are respectively the owner of land bearing Survey No 163 Hissa No.4 area 1270 Sq.mtrs, and Survey No 163 Hissa No.6 area 960 Sq.mtrs, and Survey No 163 Hissa No.7 area 1200 Sq.mtrs total admeasuring area 3430 sq. Mts of the revenue village -Manda Tal. - Kalyan, Dist. - Thane within the limits of Kalyan Dombivali Municipal Corporation, situated at lying within Ulhasnagar Urban Agglomeration and also within the Registration Sub-District Kalyan, Registration District Thane hereinafter collectively referred to as the said land (Plot) and also collectively described in the first schedule hereunder written.

AND WHEREAS no any covenants affecting the said property And no any impediments attached to the said property. And no area occupied by tenants and no any illegal encroachment on the said property. Hence no Any permission (if any) required from any Government or authority which affects the title to the said property



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

AND WHEREAS the Promoter is in possession of the project land

प्लॉट नं. २	
दस्ता क्र.	२०१३-२०२४
Mr. Varghese John who	

AND WHEREAS the Promoter has proposed to construct on the project land and the Promoter appointed their Architect Mr. Varghese John who prepared building plans consisting of building 1) Type B/1 of Stilt (P), Ground (P) + first to seventh floor (Residential), 2) Type B/2 of Stilt (P), Ground (P) + first to Thirteen (P) floor (Residential), 3) Type B/3 of Stilt (P), Ground (P) + first to Thirteen (P) floor (Residential and Commercial) on the said Plot and obtained building permission in the name of Shri Deepak Haribhau Tandale and Others from Kalyan Dombivali Municipal Corporation vide building permission No जा.क्र.क.डो.म.पा./न.र.वि/बा.प/क. वि/२०१३-१४/ ५३/१५७ Date 22-03-2021

J.P. Sir

Tandale

Tandale

AND WHEREAS the Allottee is offered an Apartment bearing number 604 on the 6th floor, (herein after referred to as the said "Apartment") in the B3 wing of the Building called "ROYAL HEIGHTS" (herein after referred to as the said "Building") being constructed in the phase of the said project, by the Promoter

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J.P. Sir

AND WHEREAS the Promoter has 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 Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Kalyan no P51700018209 Dated 16/06/2021 authenticated copy is attached in Annexure 'F';

AND WHEREAS the Promoter has appointed a structural Engineer Shri Pankaj V. Kulkarni and Shri Ashok Patel for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

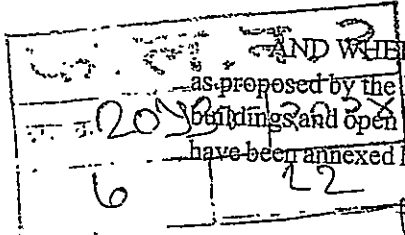
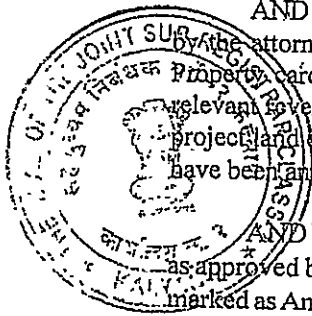
AND WHEREAS by virtue of the Agreement and Power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee (s)/s of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Mr. Varghese John 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 Promoter, 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 Promoter to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2,



Pankaj V. Kulkarni

Patel J.P. Singh

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D

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

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

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

AND WHEREAS the Allottee has applied to the Promoter for allotment of an Apartment No 604 on 5th floor in wing B3 situated in the building "ROYAL HEIGHTS" being constructed in the 1st phase of the said Project,

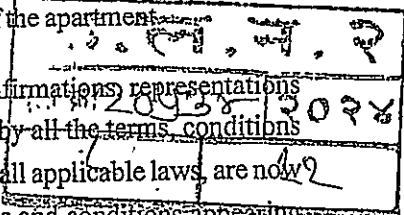
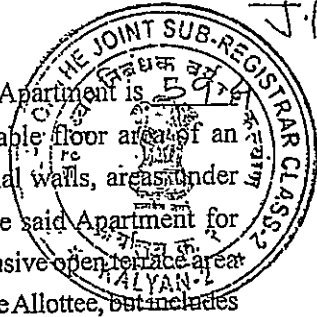
AND WHEREAS the carpet area of the said Apartment is 59.74 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

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;

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Bookmade

J.P. Singh



J.P. Singh

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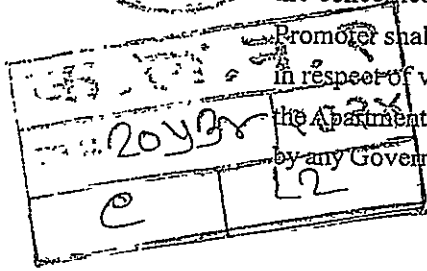
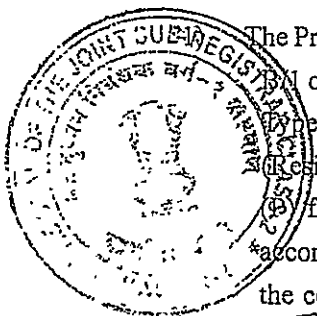
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J.P. Singh

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 3,20,000 (Rupees Three lakh twenty thousand only) being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at no.P51700018209 Dated 16/06/2021 authenticated copy is attached in Annexure 'F';

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment/Flat)

NOW THERE FOR, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-



The Promoter shall construct the said building/s consisting of .1) Type B/1 of Stilt (P) ,Ground (P) + first to seventh floor (Residential) , 2) Type B/2 of Stilt (P) ,Ground (P) + first to Thirteen (P) floor (Residential) , 3) Type B/3 of Stilt (P) ,Ground (P) + first to Thirteen floor (Residential and Commercial) 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 Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

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1(a) (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. 604 of the type B3 of carpet area admeasuring 59.4 sq. Meters on 6th floor in the building "ROYAL HEIGHTS" B3 TWR (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexure C-1 and C-2 for the consideration of Rs. 4,20,000/- rupees FOURTY TWO LAKH ONLY (only) including Rs. (Rupees only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (The price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

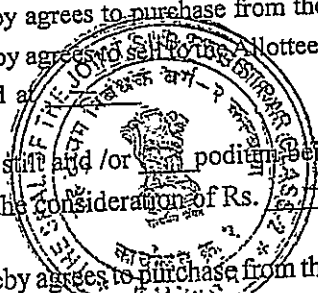
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(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos. --- situated at

Basement and/or stilt and /or podium being constructed in the layout for the consideration of Rs. ---



[Handwritten signature]

(iii) The Allottee hereby agrees to purchase 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. 2,54,37,000/-

[Handwritten signature]

1(b) The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs. ---

[Handwritten signature]

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs. 3,20,000/- (Rupees only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. 38,80,000/- (Rupees in the following manner :-

i) Amount of Rs. 8,40,000/- (Rupees) (not exceeding 20% of the total consideration) to be paid to the Promoter after the execution of Agreement

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

ii) Amount of Rs. 4,20,000/- (Rs.) (not exceeding 10% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.

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iii) Amount of Rs. 4,20,000/- (Rs.) (Not exceeding 10% of the total consideration) to be paid to the Promoter on completion of the 5th slabs including podiums and stilts of the building or wing in which the said Apartment is located.

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J.P. Singh

iv) Amount of Rs. 4,20,000/- (Rs.) (Not exceeding 10% of the total consideration) to be paid to the Promoter on completion of the 9th slabs

v) Amount of Rs. 4,20,000/- (Rs.) (Not exceeding 10% of the total consideration) to be paid to the Promoter on completion of the 14th slabs

vi) Amount of Rs. 2,10,000/- (not exceeding 5% of the total consideration) to be paid to the Promoter on completion of Bricks works

vii) Amount of Rs. 2,10,000/- (not exceeding 5% of the total consideration) to be paid to the Promoter on completion of External plaster

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viii) Amount of Rs. 2,10,000/- (not exceeding 5% of the total consideration) to be paid to the Promoter on completion of internal plaster

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ix) Amount of Rs. 2,10,000/- (not exceeding 5% of the total consideration) to be paid to the Promoter on completion of floorings & kitchen work

x) Amount of Rs. 2,10,000/- (not exceeding 5% of the total consideration) to be paid to the Promoter on completion of lift & Electric & plumbing work

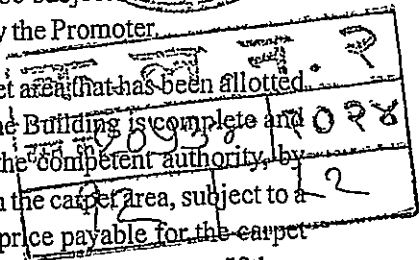
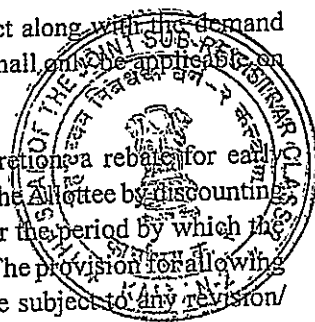
xi) Balance Amount of Rs. 3,10,000/- against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.



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- 1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].
- 1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- 1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ % per annum for the period by which the respective instalment has been propound. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee 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 Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee 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 1(a) of this Agreement.
- 1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.



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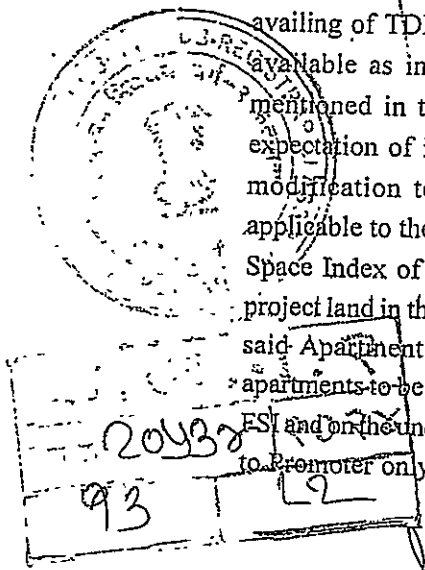
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Note: Each of the installments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple installments linked to number of basements/podiums/floors in case of multi-storied building/wing.

- 2/1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

- 2/2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").

- 3) The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 3430 square meters only and Promoter has planned to utilize Floor Space Index of _____ by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of _____ as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

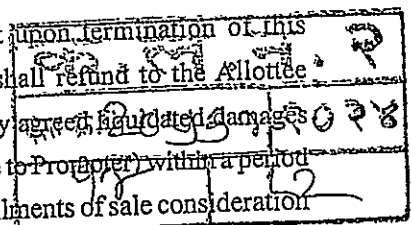
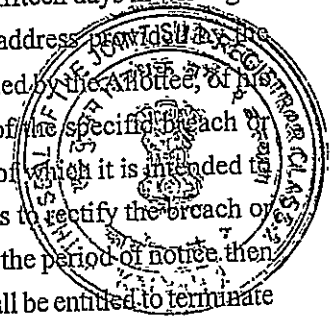


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4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement: Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specified breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.



5) The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.

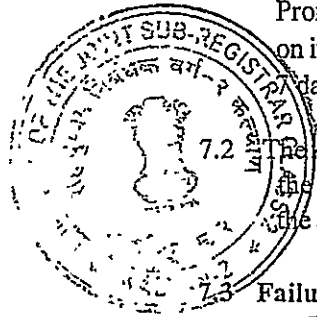
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6) The Promoter shall give possession of the Apartment to the Allottee on or before.....10 Day of ...1.....2024. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -
(i) war, civil commotion or act of God ;
(ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within days of receiving the occupancy certificate of the Project.



7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartments are ready for use and occupancy:

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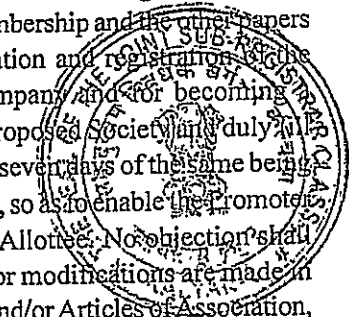
7.3 Failure of Allottee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

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7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

8) The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of *residence/office/show-room/shop/godown for carrying on any industry or business. (*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle.

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



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9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

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9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoing 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. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoing as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. per month towards the outgoing. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in 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 Promoter to the Society or the Limited Company, as the case may be.



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10) The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-

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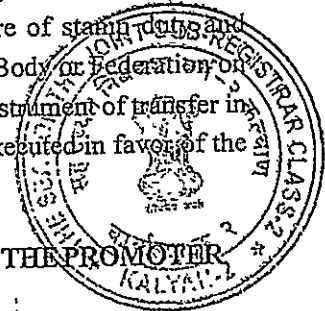
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- (i) Rs. for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Rs. for formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Rs. for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
- (iv) Rs. for deposit towards provisional monthly contribution towards outgoing of Society or Limited Company/ Federation/ Apex body.
- (v) Rs. For Deposit towards Water, Electric, and other utility and services connection charges &
- (vi) Rs. for deposits of electrical receiving and Sub Station provided in Layout

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- 11) The Allottee shall pay to the Promoter a sum of Rs. for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
- 12) At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favor of the Apex Body or Federation.



13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

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- i. The Promoter has clear and marketable title with respect to the project land as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. 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;

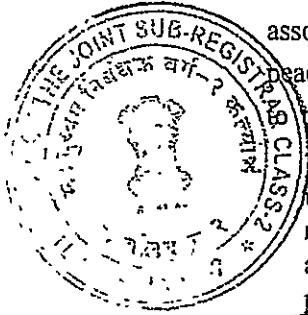
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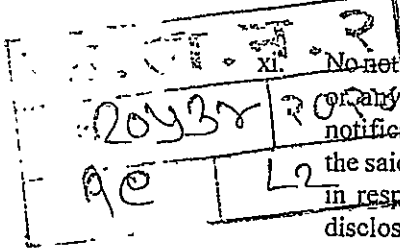
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- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;



The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;



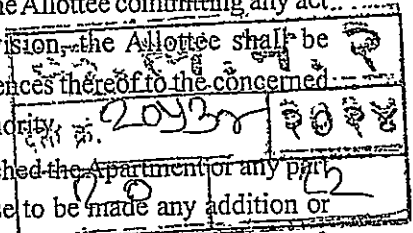
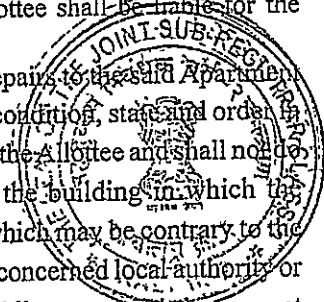
xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-

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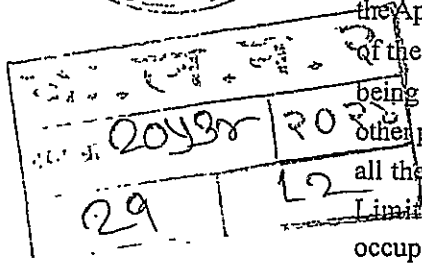
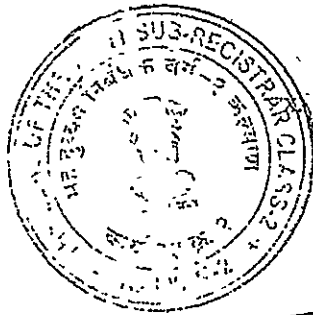
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- i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment 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 Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the 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 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 staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the 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 Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.



J. PSINR *[Signature]* *[Signature]*

- v. 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 Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- viii. 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 Apartment by the Allottee for any purposes other than for purpose for which it is sold.
- ix. The Allottee shall not let, sublet, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

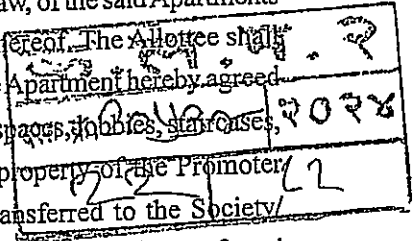
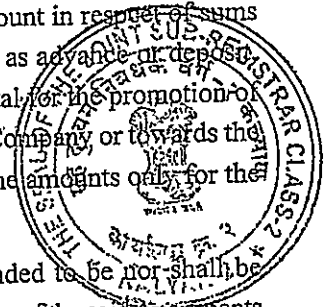


The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee 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 Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

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- xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favor of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
 - xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favor of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposits sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, jobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.



17. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/plot].

J.P. SINGH

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18. BINDING EFFECT

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

19. ENTIRE AGREEMENT

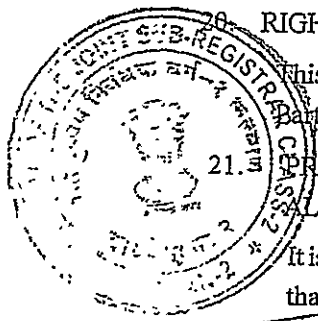
This Agreement, along with its schedules and annexes, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between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

20. RIGHT TO AMEND

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

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

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 Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.



Handwritten notes and stamps. A rectangular stamp contains the date '20/08/2023' and the number '23'. Below it, there are handwritten signatures and initials, including 'J.P.S.R.' and 'Kande'.

Handwritten signatures and initials. One signature appears to be 'Kande' and another is 'Kande' with a checkmark below it.

22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder 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 thereunder 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.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/ Plot] to the total carpet area of all the [Apartment/ Plots] in the Project.

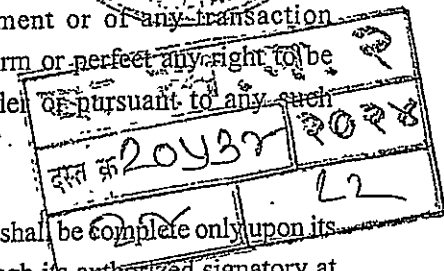
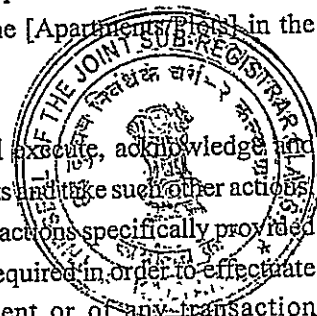
24. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Kalyan .

26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.



J. P. Sir
[Signature]
[Signature]
[Signature]

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

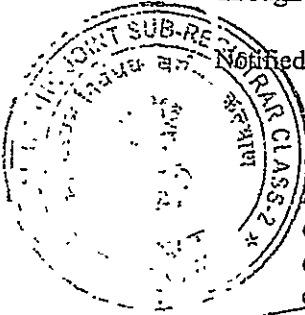
Sampat Kunde
Kunde
J.P. SINGH

Name of Allottee
1) Sampat Malhari Kunde age 37 years, Occupation-
PAN NO. BCAPK8954L
2) Vaasha Sampat Kunde age 31 years, Occupation-
PAN NO. EGHPK8687N both residing at B/204,
Panchamast. Bldg Behind Police Stn, Sanghat Rd.
Manda - Titwala. (W)
Notified Email ID: _____

Name of promoter

M/s SHREE GANESH ENTERPRISES A Partnership Firm having its Registered Office at Shop No-18, Vinayak Park, Near Manda Police Station, Vasundri Road Manda Titwala (W) 421605, Tal. - Kalyan, Dist.-Thane through its Partners SHRI.JAYPRAKASH R.SINGH

Notified Email ID: shreeganesh2006titwala@gmail.com



It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

28. JOINT ALLOTTEES
20438 2078
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That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee 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 Allottees.

- 29. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.
- 30. Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

Sampat Kunde
Kunde
J.P. SINGH

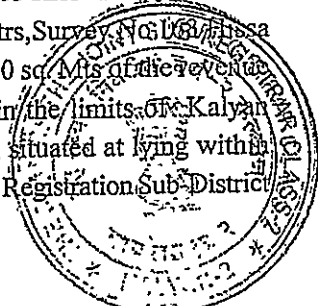
31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Kalyan courts will have the jurisdiction for this Agreement

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land bearing Survey No 163 Hissa No.4 area 1270 Sq.mtrs, Survey No 163 Hissa No.6 area 960 Sq.mtrs, Survey No 163 Hissa No.7 area 1200 Sq.mtrs total admeasuring area 3430 sq. Mts of the revenue village - Manda Tal. - Kalyan, Dist.- Thane within the limits of Kalyan Dombivali Municipal Corporation of Kalyan area, situated at lying within Ulhasnagar Urban Agglomeration and also within the Registration Sub-District Kalyan, Registration District Thane



BOUNDED AS UNDER

- TOWARDS EAST : Adjusting 6th Meters Road and Charms City
- TOWARDS WEST : Bombay port trust land
- TOWARDS NORTH : Survey N0-163/1 & 9A Royal Park
- TOWARDS SOUTH : Survey N0-163/5

SECOND SCHEDULE ABOVE REFERRED TO

Here set out the nature, extent and description of common areas and facilities.

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED Allottee

1) Sampat Malhar Kunte

in the presence of WITNESSES:

1. Name Shri Kisan Ramdas Bhorge

Signature

[Handwritten signature of Kisan Ramdas Bhorge]

2. Name Mahindra Shankar Kunte

Signature

[Handwritten signature of Mahindra Shankar Kunte]

[Handwritten signature of Sampat Malhar Kunte]



2) Vansha Sampat Kunde ^{SKunde}

in the presence of WITNESSES:

1. Name Shri Kison Ramdas ^{SKunde}

Signature ppshorge

2. Name Machindra Shankar Kunde

Signature SKunde



SIGNED AND DELIVERED BY THE WITHIN NAMED Promoter:

M/s SHREE GANESH ENTERPRISES

A Partnership Firm through its Partner

SHRI JAY PRAKASH R. SINGH

(Authorized Signatory)

in the presence of WITNESSES J.P. Singh

1) Name Kison Ramdas ^{SKunde}

Signature ppshorge

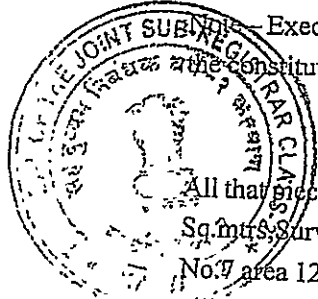


2) Name Machindra Shankar Kunde

Signature SKunde

Execution clauses to be finalized in individual cases having regard to the constitution of the parties to the Agreement.

SCHEDULE 'A'



All that piece or parcel of land bearing Survey No 163 Hissa No.4 area 1270 Sq.mtrs, Survey No 163 Hissa No.6 area 960 Sq.mtrs, Survey No 163 Hissa No.7 area 1200 Sq.mtrs total admeasuring area 3430 sq. Mts of the revenue village - Manda Tal. - Kalyan, Dist. - Thane and the Allottee is offered an Apartment bearing number 604 on the 6th floor, in the B3 wing of the Building called "ROYAL HEIGHTS" (herein after referred to as the said Building) within the limits of Kalyan Dombivali Municipal Corporation of Kalyan area, situated at lying within Ulhasnagar Urban Agglomeration of Dombivali area and also within the Registration Sub-District Kalyan, Registration District Thane

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SCHEDULE 'B'
FLOOR PLAN OF THE APARTMENT

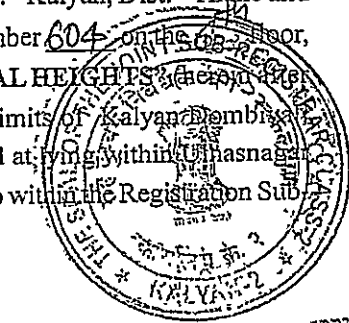
ANNEXURE - A

Name of the Advocate, Shri Namdev Kusha Gaikar
Address : 'Kush Smruti' Bungalow at Golovali Near Manpada
Police Station MIDC Dombivali(E) 421203
Date :
No.
RE. :

Title Report

Details of the Title Report

The Schedule Above Referred to All that piece or parcel of land bearing Survey No 163 Hissa No.4 area 1270 Sq.mtrs, Survey No 163 Hissa No.6 area 960 Sq.mtrs, Survey No 163 Hissa No.7 area 1200 Sq.mtrs total admeasuring area 3430 sq. Mts of the revenue village - Manda Tal. - Kalyan, Dist. - Thane and the Allottee is offered an Apartment bearing number 604 on the 3rd floor, in the B3 wing of the Building called "ROYAL HEIGHTS" (hereinafter referred to as the said "Building") within the limits of Kalyan Dombivali Municipal Corporation of Kalyan area, situated at lying within the Urban Agglomeration of Dombivali area and also within the Registration Sub-District Kalyan, Registration District Thane
Place: Kalyan
Dated ... 17 ... day of ... 10 ... 20.24.



(Signed)

20932	१०१४
Signature of Advocate	L2

ANNEXURE - B

(Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Promoter to the project land).

ANNEXURE - C-1

(Authenticated copies of the plans of the Layout as approved by the concerned Local Authority)

ANNEXURE - C-2

(Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

Namdev

Amole J.P. Sinar

ANNEXURE -D

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE - E

(Specification and amenities for the Apartment),

Internal Amenities

FLOORING :

Branded Vitrified Floor tiles in all the Rooms.

KITCHEN :

Granite kitchen platform.

Stainless steel sink.

Glazed tiles above platform unto beam level.

Concealed plumbing.

Kitchen Trolley.

DOORS :

Main Door : Flush door with decorative laminate sheets.

Safety lock and beautiful fitting.

Bedrooms : Flush doors with laminates.

WINDOW :

Powder coated aluminum window.

ELECTRIFICATION :

Concealed Polycab copper wiring with MCB and adequate points.

Modular switches of reputed make.

6 Points in master bedrooms.

PAINTING / WALL FINISH :

Good Quality on internal wall surfaces.

BATHROOM & WC :

Concealed plumbing.

Bathroom C.P. Fittings.

Sanitary were of reputed make.

Antiskid tiles.

Glazed wall tiles upto beam level.

External / Amenities

Elevators :

Branded High speed automatic lift with inverter / Generator backup.

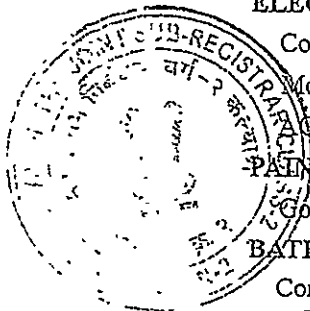
Painting and wall Finish :

Good Quality on external wall surfaces.

Security :

CC TV surveillance system in the Entrance Lobby.

Intercom security system.



20/3/20

[Signature] *[Signature]* J.P.Sir

Water Source :

Overhead and underground tanks with ample storage capacity.

ANNEXURE-F

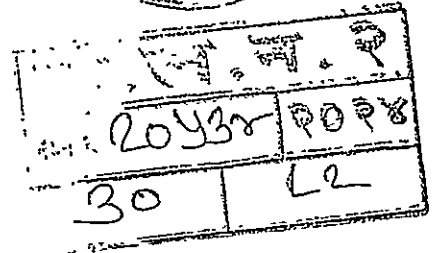
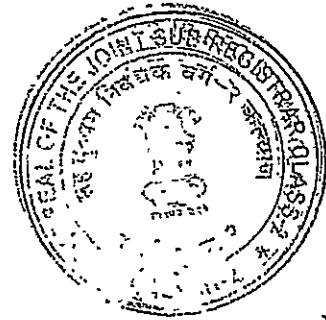
(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)

J. P. Singh J. P. Singh & Shraddha

Received of and from the Allottee above named the sum of Rupees 3,20,000/- (Rupees Three Lakh Twenty Thousand only) on execution of this agreement towards Earnest Money Deposit or application fee

J. P. Singh

I say received.
The Promoter/s.



11

11

गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ चातील नियम १०]

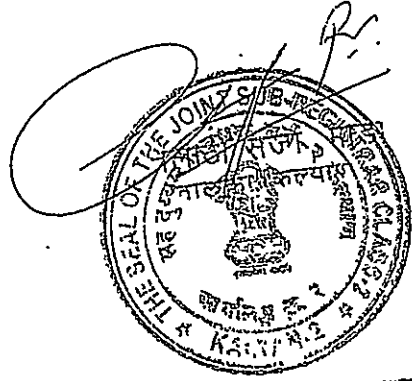
गाव :- मांडा

तालुका :- कल्याण

जिल्हा :- ठाणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले पुनाम व उपविभाग क्रमांक	अधिकार्याचे नाव , आदेशात व शेर
3769	<p>नोंदीचा प्रकार : शेर फेरफार फेरफारचा दिनांक : 15/12/2018 माहिती मिळालेचा दिनांक :- 05/12/2018 अदला-बदलीखताने १) मे. चार्ल्स टेल्फर तर्फे भागीदार अ) जॉन मॅथ्यू २) धिरज गोविंद पटेल ३) संजय घोंडू योषावकर यांना बदली करून दिसेली मिळकत खालीलप्रमाणे स.नं. १५६/२अ क्षेत्र ०.१२१० हे. आर. चौमी स.नं. १५६/४ क्षेत्र ०.१३७० हे. आर. चौमी क्षेत्र हे. आर. चौमी पो. ख ०.००५० हे. आर चौ. मी. स.नं. १६३/२ क्षेत्र ०.०७०० हे. आर. चौमी स.नं. १६३/९ क्षेत्र ०.०१०० हे. आर. चौमी असे एकूण ०.३४३० हे. आर. चौ. मी क्षेत्र व त्यावरील बांधकाम करणाऱ्याचे अधिकार</p> <p>२) मे. श्री. गणेश इंटर्प्र्राईज्ज तर्फे भागीदार अ) विनोदकुमार आर. सिंह ब) मुकुंद एस. म्हात्रे यांना बदली करून दिसेली मिळकत खालीलप्रमाणे स.नं. १६३/४ क्षेत्र ०.२००० हे. आर. चौमी पैकी क्षेत्र १२७० हे. आर. चौ. मी. स.नं. १६३/६ क्षेत्र ०.०९६० हे. आर. चौ. मी. स.नं. १६३/७ क्षेत्र ०.१२०० हे. आर. चौमी असे एकूण ३४१० हे. आर. चौ. मी क्षेत्र व त्यावरील बांधकाम करणाऱ्याचे अधिकार मा. दुय्यम निबंधक कल्याण - १ यांचेकडील अदला-बदली दस्त क्र. ७०४३ दि. १६/०७/२०१८ प्रमाणे अदला-बदली केल्याने ७/१२ वर नावे राखत केली असे .</p> <p>हितसंबंधितांना नोंदीस बजावल्याचा दि 17/12/2018 फेरफार नोंद निर्गतीचा दि. 04/01/2019</p> <p style="text-align: right;">(प्रगत वसंतगव चोगले) नलादी मांडा साधा ता. कल्याण जि. ठाणे</p>	<p>156/2/अ, 156/4, 163/2, 163/4, 163/6, 163/7, 163/9/क एकूण :- 7</p>	<p>बर्दा अर्ज पाहिला. सह दुय्यम निबंधक कल्याण १ यांचेकडील दस्त क्र. - ७०४३/२०१८ दि १६/०७/२०१८ चे दिठ ऑफ एक्सेच्युट व सूची क्र. २ ची प्रत पाहिली. नोंदीस लागू आहे तक्रार नाही. सबब, नोंद प्रमाणित केली.</p> <p>पहम विद्यनाथ दळवी मंडळ :- ता : कल्याण जि.: ठाणे दि - 04/01/2019</p>

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ज. र. न. १

दस्ता क्र. 20438	२०१४
39	L2

गाव नमुना सात

अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील
नियम ३, ५, ६ आणि ७]

गाव :- मांडा तासुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 3769 व दिनांक : 04/01/2019
भुमापन क्रमांक व उपविभाग : 163/4

भुमापन क्रमांक व उपविभाग 163/4		भू-धारणा पध्दती भोगवटदार वर्ग -I		भोगवटदाराचे नांव	
शेताचे स्थानिक नांव :-		क्षेत्र आकार आणि पौ.ख. फे.फा		खाते क्रमांक	
क्षेत्र एकक	हे.आर.चौ मी	मे.चार्मस डेव्हलपर्स भागीदार संस्था तर्फे	(3769)	21, 739	
चिरायत	0.20.00	भागीदार जॉन मॅट्टु		कुळाचे नाव	
बागायत	-	मे.चार्मस डेव्हलपर्स भागीदार संस्था तर्फे	(3769)	इतर अधिकार	
ठप	-	भागीदार संजय धोंडू चोरगावकर		मुकदा	
वरकम	-	मे चार्मस डेव्हलपर्स भागीदार संस्था तर्फे	(3769)	इतर	
इतर	-	भागीदार धिरज गोविंद पटेल		जुनी शेत (1332)	
		सामायिक क्षेत्र-	0.07 30 0 16		
एकूण क्षेत्र	0 20 00	मे गणेश इंट्राम्यजेस नोंदणीकृत संस्था तर्फे	0.12.70 0.28		
		भागीदार धिनेंदकुमार आर सिंह	(3769)		
पोट-खःत्र (सामवडीत अयोग्य)	-				
वर्ग (अ)	-				
वर्ग (ब)	-				
एकूण पौ ख	0 00.00				
आवागणी	0.44				
सुडी रिवा विशेष	-				
आकारणी	-				
जुने फेरफार क्र. :- (121),(127),(659),(1332),(2441),(2537),(2924)				सामा आणि भुमापन चिन्हे	

गाव नमुना सात

पिकांची नोंदवह्या

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३९]

गाव :- मांडा तासुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 3769 व दिनांक : 04/01/2019
भुमापन क्रमांक व उपविभाग : 163/4

पिकांखालील क्षेत्राचा तपशील											लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेत
मिश्र पिकांखालील क्षेत्र						निर्भळ पिकांखालील क्षेत्र								
घटक पिके व प्रत्येकांखालील क्षेत्र														
वर्ग	हेगायत	मिश्रपिकांचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2017-18	खरीप							गवत		0.2000				

2043/2018
32 42

नल्लुवा संजय गड
वास्तुकार/कल्याण.

गाव नमुना सात

अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील
नियम ३, ५, ६ आणि ७]

गाव :- मांडा तालुका :- कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 3769 व दिनांक : 04/01/2019
भुमापन क्रमांक व उपविभाग : 163/7

भुमापन क्रमांक व उपविभाग		भू-धारणा पध्दती	भोगवटादाताचे नाव			
163/7		भोगवटादार संनं -1				
शेताचे स्थानिक नाव :-						
खेद प्रकार	हे.आर.ची.मी	क्षेत्र	आकार आणि वे	पो.ख.	फे.फा	जाति क्रमांक
विरापत	0 11.00	[मे.चार्नस डेव्हलपर्स भागीदार संस्था तर्फे	0.11.000.17	0.0100	(3769)	[21], 739
चागावत	-	भागीदार जॉन मॅट्यु				कुटाचे नाव
रुपी	-	[मे.चार्नस डेव्हलपर्स भागीदार संस्था तर्फे			(3769)	इतर अधिकार
बलकन	-	भागीदार संजय धोंडू बोरावकर				मुकडा
इतर	-	[मे.चार्नस डेव्हलपर्स भागीदार संस्था तर्फे			(3769)	इतर
		भागीदार दिलीप गोविंद पटेल				युनी शर्त (1332)
		-----सानाईज क्षेत्र-----				
एकूण क्षेत्र	0.11.00	ने गणेश इटप्रायव्हेस नोंदणीकृत संस्था तर्फे	0.11 000.17	0 01 00	(3769)	
		भागीदार विनोदकुमार आर सिंह				
मोट-छराव (लागवडीस अयोग्य)						
चार्ज (अ)	0.01.00					
वर्न (ब)	-					
एकूण पो ख	0 01 00					
आकारणी	0.17					
जुडी किंवा विरोध	-					
आकारणी						
जुने फेरफार क्र. :- (127),(659),(1332),(2441),(2537),(2924)						सीना आणि भुमापन चिन्ह

गाव नमुना धारा

पिकांचो नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- मांडा तालुका :- कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 3769 व दिनांक : 04/01/2019
भुमापन क्रमांक व उपविभाग : 163/7

पिकाखालील क्षेत्राचा तपसाल											लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेत
क्षेत्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र					स्वरूप	क्षेत्र		
वर्ष	शुभाम.	सिंचनाचा स्थिति क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			ह.आर. ची.मी	ह.आर. ची.मी		ह.आर. ची.मी	ह.आर. ची.मी		ह.आर. ची.मी	ह.आर. ची.मी		ह.आर. ची.मी	ह.आर. ची.मी	
2017-18	खरप							गवत		0.1100				

2017-18
38 L2

मांडा/सजा मांडा
तालुका कल्याण



कल्याण डोंबिवली महानगरपालिका, कल्याण **सुधारित**
जा.क्र.कडोंमपा/नरवि/बांप/कवि/२०१३-१४/५३
कल्याण डोंबिवली महानगरपालिका, कल्याण
दिनांक :- ०३/०५/२०१८

सुधारीत बांधकाम परवानगी
(२८२५.०० चौ.मी. ह.वि.ह.क्षेत्रासह)

श्री. दिपक हरिभाऊ तांदळे व इतर
कु.मु.प.धा.— श्री. जॉन मॅथ्यू व इतर
द्वारा — श्री. जॉन वर्गीस (वास्तु.) कल्याण (प.)
स्ट्रक्चरल इंजिनियर— श्री. अजय महाले, ठाणे.

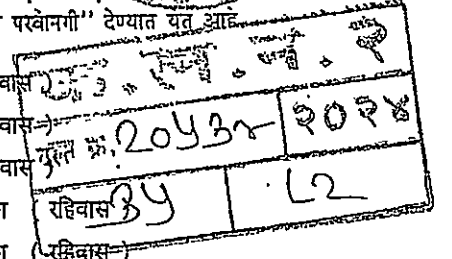
विषय:- स.नं. १६३, हि.नं. ३, ४, ६, ७, ९ब, मौजे-मांडा, येथे सुधारीत बांधकाम
करण्याच्या मंजूरीबाबत.

संदर्भ:-१) आपला दि. ०७/११/२०१७ रोजीचा श्री.जॉन वर्गीस (वास्तु.) कल्याण (प)
यांचे मार्फत सादर केलेला अर्ज.

- २) सुधारीत बांधकाम परवानगी क.कडोंमपा/नरवि/बांप/कवि/२०१३-१४/५३.
दि.०७/०६/२०१३.
- ३) बांधकाम पुर्णत्वाचा दाखला क.कडोंमपा/नरवि/सीसी/कवि/८७.
दि.०७/०६/२०१३
- ४) बांधकाम पुर्णत्वाचा दाखला क.कडोंमपा/नरवि/सीसी/कवि/३०७.
दि.१४/०१/२०१५.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे
कलम ४५ नुसार स.नं. १६३, हि.नं. ३, ४, ६, ७, ९ब, मौजे-मांडा मध्ये १५४६०.०० चौ.मी. क्षेत्राच्या भुखंडावर
१२२६५.०५ चौ.मी. क्षेत्राकरिता संदर्भ क्र.२ अन्वये सुधारीत बांधकाम परवानगी प्रदान करण्यात आले आहे. यापैकी
संदर्भ क्र. ३ अन्वये A9, A10, A11 या इमारतींना भाग बांधकाम पुर्णत्वाचा दाखला प्रदान करण्यात आला आहे व
संदर्भ क्र. ४ अन्वये A4, A5, A6, A7, A8 या इमारतींना भाग बांधकाम पुर्णत्वाचा दाखला प्रदान करण्यात आला आहे.
आता संदर्भ क्र. १ अन्वये आवेदकाने अपेक्षितानुसार उर्वरित इमारतींमध्ये काही नियोजनासंदर्भात २५.०० चौ.मी.
ह.वि.ह. क्षेत्रासह एकूण ७३९४.१४ चौ.मी. चढई क्षेत्राचे बांधकामास मुंबई प्रांतिक महानगरपालिका अधिनियम १९८९
२५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक ०७/११/२०१७ च्या अर्जास, अनुसरून उर्वरित क्षेत्राचे बांधकामास
अटी/शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे रहिवासी/चाणिया इमारतीच्या
बांधकामाबाबत, "सुधारीत बांधकाम परवानगी" देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कोणतीही वाद
निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर "सुधारीत बांधकाम परवानगी" देण्यात येत आहे.

- इमारत डाईप A1 — स्टिक्ट(पै) + पहिला मजला ते सातवा मजला (रहिवास)
इमारत डाईप A2 — स्टिक्ट(पै) + पहिला मजला ते सातवा मजला (रहिवास)
इमारत डाईप A3 — स्टिक्ट(पै) + पहिला मजला ते सातवा मजला (रहिवास)
इमारत डाईप B1 — स्टिक्ट(पै), तळ(पै) + पहिला मजला ते सातवा मजला (रहिवास)
इमारत डाईप B2 — स्टिक्ट(पै), तळ(पै) + पहिला मजला ते पाचवा मजला (रहिवास)
इमारत डाईप B3— स्टिक्ट(पै), तळ(पै) + पहिला मजला ते पाचवा मजला + सहावा मजला(पै.) (रहिवास + याणिया)

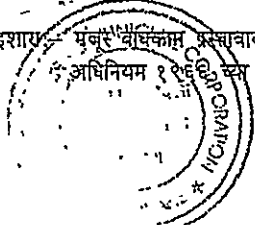


सहाय्यक संचालक नगररचना,
कल्याण डोंबिवली महानगरपालिका, कल्याण.

- २) हे सुधारीत बांधकाम सरकारने दिल्याचे तारखेचासून एक वर्षांपूर्वी वरिष्ठ असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राने नूतनीकरण
मुदत संपण्यासाठी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या
नियमांच्या व नियोजित चिन्नास योजने अनुषंगाने छाननी करण्यात येईल.
- २) नकाशात हिरव्या रंगाने केलेल्या दुर्लक्ष्या आपल्यावर बंधनकारक राहतील.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम/विकास करण्यास हक्क देत नाही
- ५) इमारतीचे बांधकाम या सोदातत्या मंजूर केलेल्या नकाशाप्रमाणे आणि चालू दिलेल्या अटीप्रमाणे करता येईल.
- ६) वाढीस व जोत्याचे बांधकाम झाल्यानंतर वास्तुशास्त्रकाराने, मंजूर नकाशाप्रमाणे धाडोर्षितीचे व अज्ञेयाचे बांधकाम केल्या-
बाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेऊन "जोता पूर्णत्वाचा दाखला"
देण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ७) सादर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सादरचे
बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.

- ८) इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफटी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- ९) नकाशात दाखविलेल्या गाळ्यांच्या सख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच फ्लॉटच्या हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- १०) नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गांची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गांची जबाबदारी सर्वस्वी आपली राहिल.
- १२) जागेत जुने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- १३) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १४) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डो.म.पा.)च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- १५) सदर प्रकरणी चुकीची व अपूर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.
- १६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरिता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरवी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्याठीकाणी स्वखर्चाने वाहून टाकणे बंधनकारक राहिल.
- १७) प्रस्तुत भूखंडास पिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी व डों म पा च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिल.
- १८) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.
- १९) गटाराने व पावसाच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत तसेच बांधकामासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतःबांधकामासाठीच्या पाण्याची व्यवस्था करावी.
- २०) नवराशात रस्तालंदीकरणाखाली दर्शविलेली जमीन तसेच अतीगत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल. तसेच भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती क.डो.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.
- २१) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी ता.नि.भू.अ.यांचे मार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- २२) भूखंडातील विकास योजना रस्ते क.डो.म.पा.च्या सार्व बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटार विकसित करून क.डो.म.पालिकेस विनामूल्य हस्तांतरित करावे.
- २३) भूखंडामील आरक्षित भाग भरणी करून व वाडेभिंतीचे बांधकाम करून रितसर करारनामा व खरेदीखतासह क.डो.म.पा.स विनामूल्य हस्तांतरित करावे.
- २४) जलनिःसारण विभाग व जलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डो.म.पा. यांचे हरकत दाखला बांधकाम नकाशासह सादर करावे.
- २५) वेदलप्रमाणे स्वतः हरकत दाखल्यानुसार इमारतीचे नकाशात फेरबदल करणे आपणावर बंधनकारक राहिल.
- २६) नकाशात दाखविलेल्या प्रमाणे बांधकामाचा फक्त 'रहिवास + वाणिज्य' साठी उपयोग करावा.
- २७) भूखंडांना जोडणारे रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही.
- २८) बांधकाम पूर्णत्वाच्या दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णत्वाच्या दाखल्यासाठी, बांधकामाच्या व स्थापत्यविशारद यांच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.
- २९) आल्या नमुन्या कच-यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करावी.
- ३०) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे.
- ३१) लॅन्डिंग हॉलिंगबाबत मो कार्यकारी अभियंता पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- ३२) गुन्हा जागेवर इमारतीचे बांधकाम चालू करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणावर बंधनकारक राहिल.
- ३३) गुन्हा जागेवर इमारतीचे बांधकाम चालू करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणावर बंधनकारक राहिल.
- ३४) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३५) बांधकाम पूर्णत्वाच्या दाखली घेणेपूर्वी 'उद्यान' विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

इशारा - मुकूल बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतूदी नुसार दखलपत्र गुन्हास पात्र राहिल.

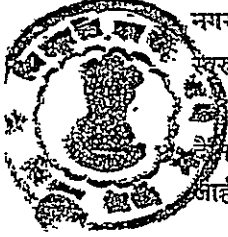


सहाय्यक संचालक नगररचना
कल्याण डोंबिवली महानगरपालिका, कल्याण.

- १) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डो.म.पा.कल्याण.
- २) कर निर्धारक व संकलक, क.डो.म.पा.कल्याण.
- ३) पाणी पुरवठा विभाग, क.डो.म.पा.कल्याण.
- ४) पत्राक्षेत्र अधिकारी 'अ' प्रभाग क्षेत्र, क.डो.म.पा.,कल्याण.

चाचले :-

१. श्री दिपक हरिभाऊ तांदळे व इतर यांचे कु.मू. जॉन मेथ्यू व इतर रा. ००१, अंबिका भुवन, बी-कॅबिन, नौपाडा, चार्मस डेव्हलपर्स, जि ठाणे यांचा दि. ३०/८/२०१० रोजीचा अर्ज.
२. तहसिलदार कल्याण यांचेकडील चौकशी अहवाल क्र.जमिनवाब/टे-२/कावि-/एसआर-३३० दि. १४/०९/२०१०



नगररचनाकार कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील याचकेकडील अंतरिम स्वरुपाची मंजूरी (I.O.D.) क्र.कडोमपा/नरवि/बाप/कवि/३६५-१७७ दि. २४/८/२०१०

दैनिक "महाराष्ट्र जनमुद्रा" या वृत्तपत्रामध्ये दि. ०२/०९/२०१० रोजी प्रसिध्द केलेला जाहीरनामा.

- १) विशेष भूसंपादन अधिकारी लघु पाटबंधारे, ठाणे यांचेकडील क्र. भुसं./ल.पा./एसआर/५०२० दि. १४/०९/२०१०,
- २) भूमि संपादन विशेष अधिकारी (विशेष घटक), ठाणे यांचेकडील क्र. भुसं./म.सं.३/एसआर-५६६ दि. १३/०९/२०१०,
- ३) उप जिल्हाधिकारी भूसंपादन अधिकारी मेट्रो सॅटर-२, ठाणे यांचेकडील क्र. भुसं./म.सं.३/एसआर-५६६ दि. १३/०९/२०१०,
- ४) उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील क्र. भुसं./म.सं.३/एसआर-३३७ दि. १७/०९/२०१०,
- ५) उप जिल्हाधिकारी भू-संपादन अधिकारी उल्हास खारे, ठाणे यांचेकडील क्र.भूसंपादन/टे.नं.४/एसआर६३४६५ दि.१८/०९/२०१०
- ६) विशेष भूसंपादन अधिकारी, लघु पाटबंधारे ठाणे यांचेकडील क्र. भूसंपादन/टे-३/२०१०/वशि-१०९/जा.क्र.८५३ दि. २७/९/२०१० दिलेले आहेत.
- ७). अर्जदार यांनी सादर केलेले हमीकम प्रतिज्ञापत्र दि. ७/९/२०१०
- ८). अर्जदार यांनी सादर केलेले शपथपत्र व बंधपत्र दि. ७/९/२०१०.



क्र. २	२०१०
२०१३	२०१४
३७	८२

आदेश :-

ज्या अर्थी श्री दिपक हरिभाऊ तांदळे व इतर यांचे कु.मू. जॉन मेथ्यू व इतर रा. ००१, अंबिका भुवन, बी-कॅबिन, नौपाडा, चार्मस डेव्हलपर्स, जि ठाणे यांनी ठाणे जिल्ह्यातील कल्याण तालुक्यातील मौजे- मांडा ता.कल्याण येथील स.नं. १६३/३, १६३/४, १६३/६, १६३/७, १६३/९ व एकूण क्षेत्र- १५७१०.०० चो.मी. जमिनीस रहिवास व वाणिज्य प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्याअर्थी अर्जदार यांनी दि. ०२/०९/२०१० रोजी दैनिक "महाराष्ट्र जनमुद्रा" या वृत्तपत्रात जाहीरनामा प्रसिध्द केला होता व त्यावर मुदतीत कोणतीही हरकत/ तक्रार या कार्यालयाकडे प्राप्त झालेली नाही.

१५/१०/१०

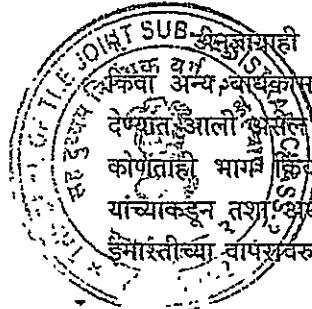
कल्याण डोंबिवली महानगरपालिका कल्याण यांनी त्यांचेकडील क्र.कडोनपा/नरवि/ वॉघ/ कवि/- ३६५-१७७ दि. २४/०८/२०१० अन्वये मौजे- मांडा, ता.कल्याण येथील स.नं. १६३/३, १६३/४, १६३/६, १६३/७, ६३/९ब क्षेत्र १५४६०.०० चौ.मी. क्षेत्रास अंतरिम स्वरूपाचे मंजूरीपत्र (I.O.D.) दिलेली असून बांधकाम नकाशे मंजूर केलेले आहेत.

त्याअर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४(१) अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी या आदेशाद्वारे, १. मोनिष दिपक तांदळे २. मोनिका दिपक तांदळे ३. रश्मी प्रकाश, ४. सविता प्रकाश, ५. परिमिता किशोर भोजने ६. प्राची किशोर भोजने ७. मे चार्मस डेव्हलपर्स, तर्फे भागिदार १. जॉन मॅथ्यू २. धिरज गोविंद पटेल ३. संजय धोंडू बोरगावकर यांना ठाणे जिल्ह्यातील कल्याण तालुक्यामधील मौजे मांडा येथील स.नं. १६३/३, १६३/४, १६३/६, १६३/७, १६३/९ब ७/१२ प्रमाणे क्षेत्र १५७१०.०० चौ.मी (कल्याण डोंबिवली महानगरपालिका यांच्याकडील मंजूर नकाशातील मोजणी प्रमाणे क्षेत्र १५४६०.०० चौ.मि.)मधील क्षेत्र १५४६०.०० चौ.मी. रहिवास या बिगरशेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमिशन) देण्यांत येत असून कल्याण डोंबिवली महानगरपालिका यांचेकडील मंजूर बांधकाम नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय राहणार नाही. .

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| १. रिक्लीएशन ग्राऊंड | २३१६.०० चौ.मी. |
| २. रोड सेट बॅक एरिया | २०.०० चौ.मि. |

त्या शर्ती अशा:-

- ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.



१. अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे आणि त्याने अशी जमीन किंवा तिचा कोणत्याही भागात किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरवरून जासिनीचा वापर ठरविण्यांत येईल.

३. अशा परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोटविभागीय करता कामा नये.

४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आरारखडयाप्रमाणेच काटेकोरपणे विकसित केली पाहिजे आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विक्रावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट

10/4/20

लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्याप्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यांत आलेली आहे. सदर भुखंडातील नकाशात दर्शविल्याप्रमाणेच उर्वरित क्षेत्र चिना बांधकाम मोकळे सोडले पाहिजे.

६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असू नये.

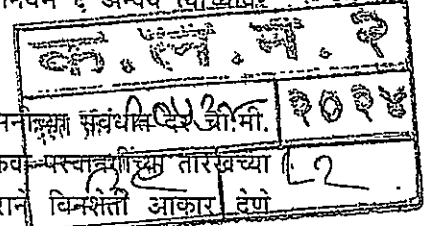
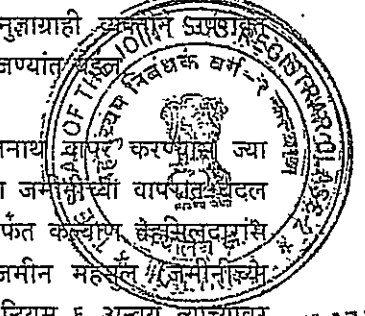
७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (अॅप्लीने) कल्याण-डोंबिवली महानगरपालिका यांची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक



अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सीमांतिक मोकळे अंनर (अपन मार्जिनल डिस्टेंसेस) सोडले पाहिजे.

९. या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यात आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने असा प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.

१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनाचा वापर करण्यास ज्या दिनांकापासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीचा वापर करायला केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठयामार्फत कल्याण-डोंबिवली महानगरपालिकेकडविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसूल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.



११. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या बांधकामास प्रारंभ करायला लागणे याबाबतची माग रूपाये ०-५१-६ दराने बिगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे विनशेती दराने विनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.

१२. सदर जागेची अती तलतडीची मोजणी फी रक्कम रु. ५१,०००/- (अक्षरी रु. एक्कावन्न हजार मात्र.) चलन क्र. ५५२/२०१०, दि. १५/१०/२०१०, भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र ७७४ दिनांक १५/१०/२०१० अन्वये शासन जमा केली आहे.

१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यात आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल

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१४. सदर जमीनीच्या बिगरशेतकी वापरस प्रारंभ केल्याच्या दिनांकापासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५. पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाग्राही व्यक्तीने आजुवाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही याची नोंद घेण्याची रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणी पुरवठ्याची व सांडपाण्याचा निचरा व्यवस्था केली पाहिजे.



जमीनीच्या बिगरशेतकी वापरस प्रारंभ केल्याच्या दिनांकापासून एक महिन्याच्या आत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८-अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदारांच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८-ब. वरील खंड (अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाच्या वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत जमीनीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी जिल्हाधिका-यांने निर्देश देणे तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकवाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.



दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील त्या उपबंधाच्या अधिन असेल.

क्र. २०१३/१०/२०१० दिनांक १५/१०/२०१० व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र. ४०,५३२/- (अक्षरी रु. चाळीस हजार पाचशे बत्तीस मात्र.) रूपांतरित कर (कन्व्हर्शन टॅक्स) इकडील चलन क्र. १८५/२०१० दिनांक १५/१०/२०१० व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र. ७३७, दिनांक १५/१०/२०१० अन्वये सरकार जमा केली आहे

२०-अ. अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील मंजूर बांधकाम नकाशात दर्शविलेले जोता क्षेत्रावर पाया खोदण्यासाठी होणारी १७०३ ब्रास गोंगखनिज उत्खनन स्वामीत्वघनाची र.रुपये ३४०६००/- व अर्ज फी रु. २५/- अशी एकूण र.रुपये ३४०६२५/- (अक्षरी रुपये तीन लाख चाळीस हजार सहाशे पंचविस मात्र) रेतौगट शाखा,जिल्हाधिकारी

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कार्यालय,ठाणे यांचेकडील चलन क्र. ३४३/२०१० व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र. ७५९ दि. १५/१०/२०१० अन्वये शासनजमा केलेली आहे. सदर जागेमध्ये वरील उत्खननाव्यतीरीक्त केलेल्या जादा उत्खनन व भरावाबाबत अर्जदार यांनी शासनास रॉयल्टी फी जमा करून सक्षम अधिका-यांकडून परवानगी घेणे बंधनकारक राहिल.

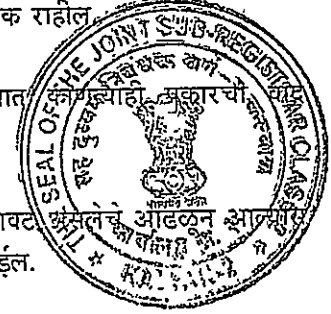
२१. अनुज्ञाप्राप्ती यांनी कल्याण-डोंधिवली महानगरपालिका यांचेकडील मंजूर नकाशाबाबतहुकुमच बांधकाम केले पाहिजे. तसेच कल्याण डोंधिवली महानगरपालिका यांचेकडील अंतरीम स्वरूपाचे मंजूरीपत्र (L.O.D.) क्र.कडोसपा/नरवि/बाप/कवि/३६५-१७७ दि. २७/०८/२०१० मधील अटी व शर्ती अनुज्ञाप्राप्ती यांचेवर बंधनकारक राहिल.

२२. अनुज्ञाप्राप्ती यांनी कल्याण-डोंधिवली महानगरपालिका यांचेकडील बांधकाम नकाशा बांधकामाबाबत जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा चटईक्षेत्र निर्देशांक प्राप्त झाल्यास अनुज्ञाप्राप्ती हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

२३. कल्याण-डोंधिवली महानगरपालिकेने उपोघातील अ.क्र. ३ च्या आदेशान्वये अंतरीम मंजूरी दिलेली असून तदनंतर अंतीम मंजूरी प्रमाणपत्र मिळणार आहे. तथापि, अंतरीम मंजूरी प्रमाणपत्र व नंतर प्राप्त होणा-या अंतीम प्रमाणपत्रांमध्ये कोणत्याही स्वरूपात बदल झाल्यास त्यानुसार सुधारीत अकृषिक परवानगी घेणे अर्जदारावर बंधनकारक राहिल.

२४. प्रस्तुतच्या जमीनीच्या मालकी हक्कासंदर्भात भविष्यात कोणत्याही प्रकारची उदभवल्यास त्याची सर्वस्वी जबाबदारी अनुज्ञाप्राप्ती यांची राहिल.

२५. अर्जदार यांनी सादर केलेली कागदपत्रे खोटी अथवा बनावट असल्याचे आढळून आल्यास सदरची विनशेती परवानगी आपोआप रद्द झालेचे समजणेत येईल.



क्र. २	
(आ.लि.ज-डी.डी.)	
दस्तावेज क्र. २०१३	२०२४
४९	८२

प्रति,
श्री दिपक हरिभाऊ तांदळे व इतर
रा. ००१, अंबिका भुवन, बी-कॅम्पिन,
नौपाडा, जि ठाणे



आदेश निर्गमित केले

मि.हा.धिकारी ठाणे घरित
१५/१०/१०





G.H. JAGTAP

B.Com.

SEARCHER

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Zunzarrao Market, Anand Sports, Station Road, Kalyan (W)

Resl. : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Sonali Bldg., Opp. Kala Talav, Thankar pada, Kalyan (W)-421301

Date :- 26/09/2018

SEARCH REPORT

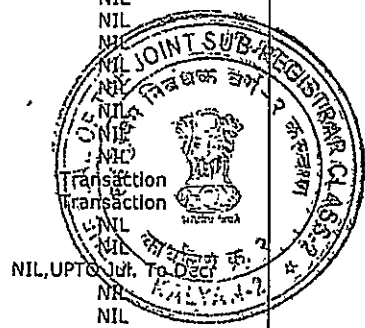
Re:- Property bearing S.No. 163, H.No. 4, Area 0 H - 20 R - 0 P, Owner - M/s. Charms Developers Partnership Firm, situated at Mouje MANDA, Taluka KALYAN, District Thane

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN No. 1 To 5 for the period of 40 years i.e. 1979 To 2018.

I could not take the search for the year 1983 To 1985 & 1993 the Index-II register is in Torn Condition and for the year January 2013 To June 2013, 2016 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1 and for the year 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 2 and for the year July 2015 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 3 and for the year 2013 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 4 and for the year July 2016 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 5,

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1979	NIL	1999	NIL
1980	NIL	2000	NIL
1981	NIL	2001	NIL
1982	NIL	2002	NIL
1983	Torn Condition	2003	NIL
1984	-- do --	2004	NIL
1985	-- do --	2005	NIL
1986	NIL	2006	NIL
1987	NIL	2007	NIL
1988	NIL	2008	NIL
1989	NIL	2009	Transaction
1990	NIL	2010	Transaction
1991	NIL	2011	NIL
1992	NIL	2012	NIL
1993	Torn Condition	2013	NIL, UPTO Jul. To Dec
1994	NIL	2014	NIL
1995	NIL	2015	NIL
1996	NIL	2016	Record Not Ready
1997	NIL	2017	Record Not Ready
1998	NIL	2018	Transaction



The Transaction of the above mention property of which the details is as under :-

TRANSACTION FOR THE YEAR 2009 :-
 (Entry found In SRO KLN - 2 Index II register)
 Conveyance Deed Rs. 1,15,00,000/- Market Value Rs. 1,75,00,000/-
 S.No. 163/6, Area 0 H - 09 R - 6 P = 960 Sq.Meters,
 S.No. 163/4, Area 0 H - 20 R - 0 P = 2000 Sq.Meters,
 S.No. 163/7, Area 0 H - 12 R - 0 P = 1200 Sq.Meters,
 S.No. 163/9 B, Area 0 H - 82 R - 3 P = 8230 Sq.Meters,
 Total Area 1 H - 23 R - 9 P = 12390 Sq.Meters,

2009	2009
12098	2098
12	12

Vendor :- 1) Zaibunisa Nizamuddin Pawle, 2) Yasmine Zuber Kabadl, 3) Izahar Samshuddin Pawle, 4) Mussarat Samshuddin Pawle, 5) Nawaz Samshuddin Pawle, 6) Yasmlnesana Gulam Rasul Pawle for Self & Natural Guardian for Minor - Altamesh, 7) Dllawar Sardar Khan, 8) M/s.Stone House Developers Through its Partners Mohammad Zuber Jahlr Ahmed Qureshi & Mohammad Aslam Jahlr Ahmed Qureshi,
 Purchaser :- M/s.Charms Developers Through its Partners -

1) John Mathew, 2) Dhiraj Govind Patel, 3) Sanjay Dhondu Borgaonkar,
 Date of Execution & Registration 13/08/2009; Registration No. 5428,
 Stamp Duty Rs. 8,75,000/- Registration Fee Rs. 30,000/-

TRANSACTION FOR THE YEAR 2010 :-

(Entry found in SRO KLN - 2 Index II register)

1) Indemnity Bond Rs. 1/- Market Value Rs. 12,01,500/-;
S.No. 163/4, 163/6, 163/7, 163/3 & 163/9 B, Area 429 Sq.Meters,
Vendor :- M/s.Charms Developers Through John Mathew,
Purchaser :- Kalyan Dombivalli Municipal Corporation,
Date of Execution & Registration 18/10/2010; Registration No. 9831,
Stamp Duty Rs. 200/- Registration Fee Rs. 12,020/-

(Entry found in SRO KLN - 2 Index II register)

2) Indemnity Bond Rs. 1/- Market Value Rs. 56,000/-;
S.No. 163/4, Area 20 Sq.Meters for Road,
Vendor :- M/s.Charms Developers Through John Mathew,
Purchaser :- Kalyan Dombivalli Municipal Corporation,
Date of Execution & Registration 18/10/2010; Registration No. 9832,
Stamp Duty Rs. 200/- Registration Fee Rs. 560/-

TRANSACTION FOR THE YEAR 2018 :-

(Entry found in SRO KLN - 1 online Index II register search)

Deed of Exchange Rs. 3,88,61,000/- Market Value Rs. 3,88,61,000/-;

M/s. Charms Developers Exchange Property :-

S.No. 156/2 A, Area 1210 Sq.Meters, S.No. 156/4, Area 1420 Sq.Meters,
S.No. 163/2, Area 700 Sq.Meters, S.No. 163/9 C, Area 100 Sq.Meters,
Total Area 3430 Sq.Meters Land along with Construction rights,

M/s. Shree Ganesh Enterprises Exchange Property :-

S.No. 163/4, Area 1270 Sq.Meters out of 2000 Sq.Meters,
S.No. 163/6, Area 960 Sq.Meters,
S.No. 163/7, Area 1200 Sq.Meters,
Total Area 3430 Sq.Meters Land along with Construction rights,

Name of First Party :- M/s. Charms Developers Through its Partners - 1) John Mathew,
2) Dhiraj Govind Patel, 3) Sanjay Dhondu Borgaonkar,

Name of Second Party :- M/s. Shree Ganesh Enterprises Through its Partners -
1) Vinodkumar R.Singh, 2) Mukund S.Mhatre,
Date of Execution & Registration 16/07/2018; Reg.No. 7043,
Stamp Duty Rs. 23,31,700/- Registration Fee Rs. 30,000/-

NOTE :- S.No. 163, H.No. 3, 4, 6, 7 & 9 B, Constructed Building Project known as Charms
City by M/s. Charms Developers, various Agreement for Sale of Flats, Document
Executed and Registered.

NOTE :- According to available Manual Index-II register from the year
1979 To 2001 in S.R.O. Kalyan No. 1.

NOTE :- According to available Computerized Index-II register from the year
2002 To 2012, July 2013 To 2015 in S.R.O. KALYAN - 1.

Nov. 2005 To 2017 in S.R.O. KALYAN - 2.

Nov. 2005 To June 2015 in S.R.O. KALYAN - 3.

Nov. 2005 To 2012 in S.R.O. KALYAN - 4.

Oct. 2011 To June 2016 in S.R.O. KALYAN - 5.

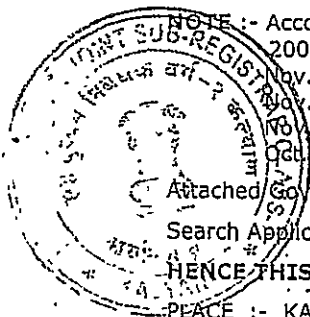
Attached Govt. Fees paid vide Receipt No. 14649,

Search Application No. 6113/2018, dated 21/09/2018

HENCE THIS SEARCH REPORT;

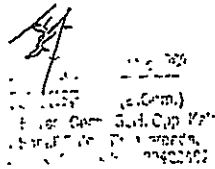
PEACE :- KALYAN

DATE: 26/09/2018



 2018 09 26

2018	09	26
83	L2	





G.H. JAGTAP

B.Com.

SEARCHER

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Zunzarrao Market, Anand Sports, Station Road, Kalyan (W)

Resi. : Datta Kripa Nilwas Hsg. Soc., Chawl No. 1/4, Behind Sonali Bldg., Opp. Kala Talav, Thankar pada, Kalyan (W)-421301

Date :- 26/09/2018

SEARCH REPORT

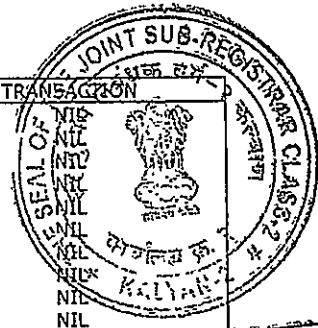
Re:- Property bearing S.No. 163, H.No. 6, Area 0 H - 09 R - 6 P, Owner - M/s. Charms Developers Partnership Firm, situated at Mouje MANDA, Taluka KALYAN, District Thane

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN No. 1 To 5 for the period of 40 years i.e. 1979 To 2018.

I could not take the search for the year 1983 To 1985 & 1993 the Index-II register is in Torn Condition and for the year January 2013 To June 2013, 2016 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1 and for the year 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 2 and for the year July 2015 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 3 and for the year 2013 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 4 and for the year July 2016 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 5,

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1979	NIL	1999	NIL
1980	NIL	2000	NIL
1981	NIL	2001	NIL
1982	NIL	2002	NIL
1983	Torn Condition	2003	NIL
1984	-- do --	2004	NIL
1985	-- do --	2005	NIL
1986	NIL	2006	NIL
1987	NIL	2007	NIL
1988	NIL	2008	NIL
1989	NIL	2009	Transaction
1990	NIL	2010	Transaction
1991	NIL	2011	NIL
1992	NIL	2012	NIL
1993	Torn Condition	2013	NIL, UPTO July To Dec 2013
1994	NIL	2014	गर्ना NIL 2013-2014
1995	NIL	2015	NIL
1996	NIL	2016	Record Not Ready
1997	NIL	2017	Record Not Ready
1998	NIL	2018	Transaction



Transaction 2013-2014
 Transaction 2013-2014
 NIL, UPTO July To Dec 2013
 गर्ना NIL 2013-2014
 NIL
 Record Not Ready
 Record Not Ready
 Transaction

The Transaction of the above mention property of which the details is as under :-

TRANSACTION FOR THE YEAR 2009 :-

(Entry found in SRO KLN - 2 Index II register)

Conveyance Deed Rs. 1,15,00,000/- Market Value Rs. 1,75,00,000/-;

S.No. 163/6, Area 0 H - 09 R - 6 P = 960 Sq.Meters,

S.No. 163/4, Area 0 H - 20 R - 0 P = 2000 Sq.Meters,

S.No. 163/7, Area 0 H - 12 R - 0 P = 1200 Sq.Meters,

S.No. 163/9 B, Area 0 H - 82 R - 3 P = 8230 Sq.Meters,

Total Area 1 H - 23 R - 9 P = 12390 Sq.Meters,

Vendor :- 1) Zalunisa Nizamuddin Pawle, 2) Yasmine Zuber Kabadi, 3) Izahar Samshuddin Pawle, 4) Mussarat Samshuddin Pawle, 5) Nawaz Samshuddin Pawle, 6) Yasminesana Gulam Rasul Pawle for Self & Natural Guardian for Minor - Altamesh, 7) Dilawar Sardar Khan, 8) M/s.Stone House Developers Through its Partners Mohammad Züber Jahir Ahmed Qureshi & Mohammad Aslam Jahir Ahmed Qureshi, Purchaser :- M/s.Charms Developers Through its Partners -

1) John Mathew, 2) Dhiraaj Govind Patel, 3) Sanjay Dhondu Borgaonkar,

Date of Execution & Registration 13/08/2009; Registration No. 5428,

Stamp Duty Rs. 8,75,000/- Registration Fee Rs. 30,000/-

TRANSACTION FOR THE YEAR 2010 :-

(Entry found in SRO KLN - 2 Index II register)
Indemnity Bond Rs. 1/- Market Value Rs. 12,01,500/-;
S.No. 163/4, 163/6, 163/7, 163/3 & 163/9 B, Area 429 Sq.Meters,
Vendor :- M/s.Charms Developers Through John Mathew,
Purchaser :- Kalyan Dombivali Municipal Corporation,
Date of Execution & Registration 18/10/2010; Registration No. 9831,
Stamp Duty Rs. 200/- Registration Fee Rs. 12,020/-

TRANSACTION FOR THE YEAR 2018 :-

(Entry found in SRO KLN - 1 online Index II register search)
Deed of Exchange Rs. 3,88,61,000/- Market Value Rs. 3,88,61,000/-;
M/s. Charms Developers Exchange Property :-
S.No. 156/2 A, Area 1210 Sq.Meters, S.No. 156/4, Area 1420 Sq.Meters,
S.No. 163/2, Area 700 Sq.Meters, S.No. 163/9 C, Area 100 Sq.Meters,
Total Area 3430 Sq.Meters Land along with Construction rights,
M/s. Shree Ganesh Enterprises Exchange Property :-
S.No. 163/4, Area 1270 Sq.Meters out of 2000 Sq.Meters,
S.No. 163/6, Area 960 Sq.Meters,
S.No. 163/7, Area 1200 Sq.Meters,
Total Area 3430 Sq.Meters Land along with Construction rights,
Name of First Party :- M/s. Charms Developers Through its Partners - 1) John Mathew,
2) Dhiraj Govind Patel, 3) Sanjay Dhondu Borgaonkar,
Name of Second Party :- M/s. Shree Ganesh Enterprises Through its Partners -
1) Vinodkumar R.Singh, 2) Mukund S.Mhatre,
Date of Execution & Registration 16/07/2018; Reg.No. 7043,
Stamp Duty Rs. 23,31,700/- Registration Fee Rs. 30,000/-

NOTE :- S.No. 163, H.No. 3, 4, 6, 7 & 9 B, Construced Building Project known as Charms City by M/s. Charms Developers, various Agreement for Sale of Flats, Document Executed and Registered.

NOTE :- According to available Manual Index-II register from the year 1979 To 2001 in S.R.O. Kalyan No. 1.

NOTE :- According to available Computerized Index-II register from the year 2002 To 2012, July 2013 To 2015 in S.R.O. KALYAN - 1.

- Nov. 2005 To 2017 in S.R.O. KALYAN - 2.
- Nov. 2005 To June 2015 in S.R.O. KALYAN - 3.
- Nov. 2005 To 2012 in S.R.O. KALYAN - 4.
- Oct. 2011 To June 2016 in S.R.O. KALYAN - 5.

Attached Govt. Fees paid vide Receipt No. 14649,

Search Application No. 6113/2018, dated 21/09/2018

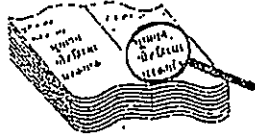
HENCE THIS SEARCH REPORT;

PLACE :- KALYAN;
DATE :- 26/09/2018



[Handwritten signature]
REGISTRAR
KALYAN
Dist. Tal. Kalyan
Dist. Tal. Kalyan
Dist. Tal. Kalyan

2018/9	
20438	1038
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G.H. JAGTAP

B.Com.

SEARCHER

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Zunzarrao Market, Anand Sports, Station Road, Kalyan (W)

Resi. : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Sonali Bldg., Opp. Kala Talav, Thanekar pada, Kalyan (W)-421301

Date :- 26/09/2018

SEARCH REPORT

Re:- Property bearing S.No. 163, H.No. 7, Area 0 H - 11 R - 0 P + Pot Kharaba 0 H - 01 R - 0 P, Owner - M/s. Charms Developers Partnership Firm, situated at Mouje MANDA, Taluka KALYAN, District Thane

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN No. 1 To 5 for the period of 40 years i.e. 1979 To 2018.

I could not take the search for the year 1983 To 1985 & 1993 the Index-II register is in Torn Condition and for the year January 2013 To June 2013, 2016 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1 and for the year 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 2 and for the year July 2015 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 3 and for the year 2013 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 4 and for the year July 2016 To 2018 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 5,

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1979	NIL	1999	NIL
1980	NIL	2000	NIL
1981	NIL	2001	NIL
1982	NIL	2002	NIL
1983	Torn Condition	2003	NIL
1984	-- do --	2004	NIL
1985	-- do --	2005	NIL
1986	NIL	2006	NIL
1987	NIL	2007	NIL
1988	NIL	2008	NIL
1989	NIL	2009	Transaction
1990	NIL	2010	Transaction
1991	NIL	2011	NIL
1992	NIL	2012	NIL
1993	Torn Condition	2013	NIL UP TO JUN To Dec
1994	NIL	2014	NIL
1995	NIL	2015	Record Not Ready
1996	NIL	2016	Record Not Ready
1997	NIL	2017	Transaction
1998	NIL	2018	Transaction

The Transaction of the above mention property of which the details is as under:-

TRANSACTION FOR THE YEAR 2009 :-

(Entry found in SRO KLN - 2 Index II register)

Conveyance Deed Rs. 1,15,00,000/- Market Value Rs. 1,75,00,000/-;

S.No. 163/6, Area 0 H - 09 R - 6 P = 960 Sq.Meters,

S.No. 163/4, Area 0 H - 20 R - 0 P = 2000 Sq.Meters,

S.No. 163/7, Area 0 H - 12 R - 0 P = 1200 Sq.Meters,

S.No. 163/9 B, Area 0 H - 82 R - 3 P = 8230 Sq.Meters,

Total Area 1 H - 23 R - 9 P = 12390 Sq.Meters,

Vendor :- 1) Zaibunisa Nizamuddin Pawle, 2) Yasmine Zuber Khabadi, 3) Izahar Samshuddin Pawle, 4) Mussarat Samshuddin Pawle, 5) Nawaz Samshuddin Pawle, 6) Yasminesana Gulam Rasul Pawle for Self & Natural Guardian for Minor - Altamesh, 7) Dilawar Sardar Khan, 8) M/s.Stone House Developers Through its Partners Mohammad Zuber Jahir Ahmed Qureshi & Mohammad Aslam Jahir Ahmed Qureshi,

Purchaser :- M/s.Charms Developers Through its Partners -

1) John Mathew, 2) Dhraj Govind Patel, 3) Sanjay Dhondu Borgaonkar,

Date of Execution & Registration 13/08/2009; Registration No. 5428,

Stamp Duty Rs. 8,75,000/- Registration Fee Rs. 30,000/-

TRANSACTION FOR THE YEAR 2010 :-

(Entry found in SRO KLN - 2 Index II register)

Indemnity Bond Rs. 1/- Market Value Rs. 12,01,500/-;

S.No. 163/4, 163/6, 163/7, 163/3 & 163/9 B, Area 429 Sq.Meters,

Vendor :- M/s.Charms Developers Through John Mathew,

Purchaser :- Kalyan Dombivali Municipal Corporation,

Date of Execution & Registration 18/10/2010; Registration No. 9831,

Stamp Duty Rs. 200/- Registration Fee Rs. 12,020/-

TRANSACTION FOR THE YEAR 2018 :-

(Entry found in SRO KLN - 1 online Index II register search)

Deed of Exchange Rs. 3,88,61,000/- Market Value Rs. 3,88,61,000/-;

M/s. Charms Developers Exchange Property :-

S.No. 156/2 A, Area 1210 Sq.Meters, S.No. 156/4, Area 1420 Sq.Meters,

S.No. 163/2, Area 700 Sq.Meters, S.No. 163/9 C, Area 100 Sq.Meters,

Total Area 3430 Sq.Meters Land along with Construction rights,

M/s. Shree Ganesh Enterprises Exchange Property :-

S.No. 163/4, Area 1270 Sq.Meters out of 2000 Sq.Meters,

S.No. 163/6, Area 960 Sq.Meters,

S.No. 163/7, Area 1200 Sq.Meters,

Total Area 3430 Sq.Meters Land along with Construction rights,

Name of First Party :- M/s. Charms Developers Through Its Partners - 1) John Mathew,

2) Dhiraj Govind Patel, 3) Sanjay Dhondu Borgaonkar,

Name of Second Party :- M/s. Shree Ganesh Enterprises Through Its Partners -

1) Vinodkumar R.Singh, 2) Mukund S.Mhatre,

Date of Execution & Registration 16/07/2018; Reg.No. 7043,

Stamp Duty Rs. 23,31,700/- Registration Fee Rs. 30,000/-

NOTE :- S.No. 163, H.No. 3, 4, 6, 7 & 9 B, Construced Building Project known as Charms City by M/s. Charms Developers, various Agreement for Sale of Flats, Document Executed and Registered.

NOTE :- According to available Manual Index-II register from the year 1979 To 2001 in S.R.O. Kalyan No. 1.

NOTE :- According to available Computerized Index-II register from the year 2002 To 2012, July 2013 To 2015 in S.R.O. KALYAN - 1.

Nov. 2005 To 2017 in S.R.O. KALYAN - 2.

Nov. 2005 To June 2015 in S.R.O. KALYAN - 3.

Nov. 2005 To 2012 in S.R.O. KALYAN - 4.

Oct. 2011 To June 2016 in S.R.O. KALYAN - 5.

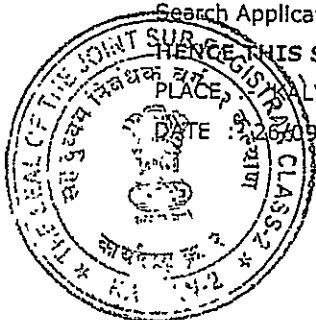
Attached Govt. Fees paid vide Receipt No. 14649,

Search Application No. 6113/2018, dated 21/09/2018

HENCE THIS SEARCH REPORT;

KALYAN;

DATE : 26/09/2018



(Signature)
REGISTER (B.Com.)
Address: Charms City Opp. Kalyan -
Small Plot, Thanebargaon,
Kalyan. Mob: 98220152

20938	2028
86	12

Namdev K. Gaikar
B.A., LL.B.

Office Working Hours
Morning : 8.30 to 10.30am
Evening : 7.00 to 9.00pm.



ADVOCATE

M.9324604786 . OFFICE-> KUSH SMRUTI 1, FIRST FLOOR, GOLOVALI, OPP. MANPADA POLICE STATION, KALYAN-SHL. ROAD, M.I.D.C. DOMBIVLI(E).
9420879284 RESIDENCE-> KUSH SMRUTI BANGLOW AT GOLOVALI, NEAR MANPADA POLICE STATION, M.I.D.C. DOMBIVLI(E).

Ref. No.

Date _____

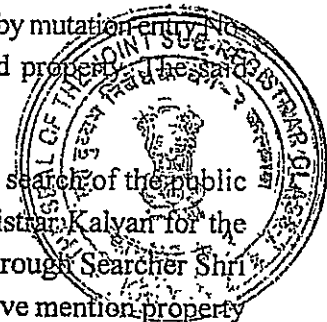
Date:20/12/2018

Title certificate

This is to certify that I have investigated the title to property being the land bearing Survey No. 163, H. No.4, admeasuring area 1270 sq.mtr And Survey No.163, H. No.6, admeasuring area 960 sq.mtr and Survey No.163, H. No7, admeasuring area 1200 sq.mtr total land admeasuring area 3430 sq. Mts lying and being and situate at Villege Mande Tal Kalyan Dist Thane so as to I certain later it is clean cleared and marketable and to certify accordingly.

I have gone through the record of rights which are kept and maintain by the revenue authorities in relation to the said land. The said land being the Survey No. 163, H. No.4, admeasuring area 1270 sq.mtr And Survey No.163, H. No.6, admeasuring area 960 sq.mtr and Survey No.163, H. No7, admeasuring area 1200 sq.mtr total land admeasuring area 3430 sq. Mts Is recorded in the name of M/s SHREE GANESH ENTERPRISES through its Partners SHRI. VINODKUMAR R.SINGH by mutation entry No. 3769 They are thus recorded as owner of the said property. The said owner posses the relevant documents of the title.

I further certify that I have gone through the search of the public documents already taken in the office of Sub-Registrar, Kalyan for the period of 40 years i.e. 1979 to September 2018 through Searcher Shri G.H. Jagtap. I have found the transaction of the above mention property of which the details is as under



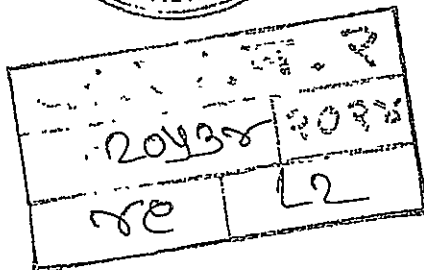
श. र. न. प.	
दस्ता क्र. 20437	२०२४
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Transaction for the year 2009 the land owner SMT ZAIBUNISA NIZAMUDDIN PAWLE & OTHERS has executed Conveyance Deed in fever of M/s Charms Developers through its Partners Shri.John Mathew and Others Dated 13/08/2009 vide Registration No.5428/2009

Transaction for the year 2010 the M/s Charms Developers through its Partners Shri.John Mathew and Others has executed Indemnity bond in favor of Kalyan Dombivali Municipal Corporation Dated 18/10/2010 vide Registration No.9831/2010 and Dated 18/10/2010 vide Registration No 9832

Transaction for the year 2018 Deed of Exchange Dated 16/07/2018 vide Registration No.7043/2018 Between the M/s Charms Developers through its Partners Shri.John Mathew and Others And Developers M/s SHREE GANESH ENTERPRISES through its Partners SIIRI. VINODKUMAR R.SINGH and Others

Immediately proceeding so as to ascertain as to whether there is any standing encumbrances over, upon or in respect of the said property and after careful scrutiny I have not found any document creating any type of encumbrance over upon or in respect of the said property therefore except above said Transaction. I come to the conclusion that the said property is free from any encumbrances.



Namdev K. Gaikar
B.A., LL.B.

Office Working Hours
Morning : 8.30 to 10.30am
Evening : 7.00 to 9.00pm.



ADVOCATE

M.9324604786 OFFICE:- KUSH SMRUTT 1, FIRST FLOOR, GOLOVALL, OPP. MANPADA POLICE STATION, KALYAN-SHI. ROAD, MID.C. DOMBIVLI(E).
9420879284 RESIDENCE:- KUSH SMRUTT BANGLOW AT GOLOVALL, NEAR MANPADA POLICE STATION, MID.C. DOMBIVLI(E).

Ref. No. _____

Date _____

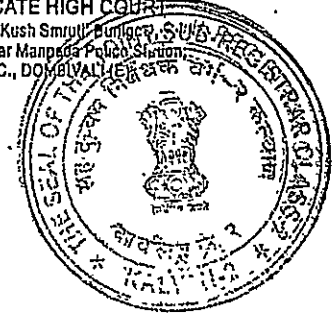
I therefore, finally hereby certify that, the Plot of land bearing Survey No. 163, H. No.4, admeasuring area 1270 sq.mtr And Survey No.163, H. No.6, admeasuring area 960 sq.mtr and Survey No.163, H. No7, admeasuring area 1200 sq.mtr total land admeasuring area 3430 sq. Mts Is recorded in the name of M/s SHREE GANESH ENTERPRISES through its Partners SHRI. VINODKUMAR R.SINGH. The property situated at Manda, Tal.-Kalyan, Dist.-Thane. The title to the said property upon my investigation found to be clear and clean. I therefor certify that, the title to the above said property is therefor, clear, marketable and free from any encumbrances.

GIVEN THIS UNDER MY SEAL AND SIGNATURE ON THIS 20th.
September 2018

Mr. Namdev K. Gaikar
Advocate

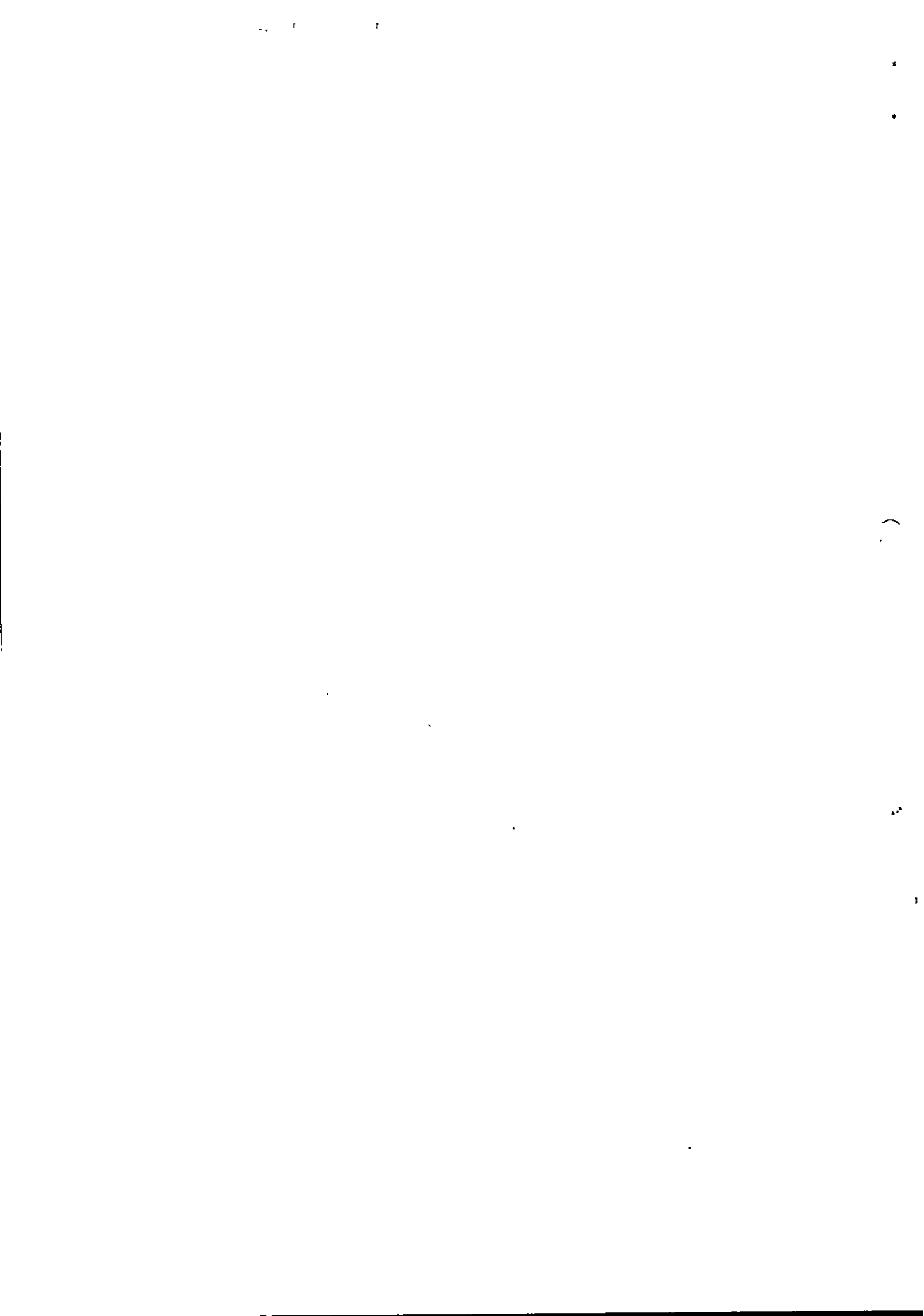


SHRI NAMDEV K. GAIKAR
B.A. LL.B.
ADVOCATE HIGH COURT
R/at :- 'Kush Smrutt' Building, S.1115
Golovall Near Manpada Police Station,
MID.C., DOMBIVLI (E)



क. ल. न. २	
दस्त क्र.	20938/2018
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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 :
P51700018209

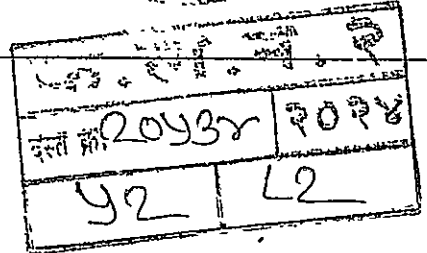
Project: ROYAL HEIGHTS, Plot Bearing / CTS / Survey / Final Plot No : 163 at Titwala, Kalyan, Thane, 421605;

1. Shree Ganesh Enterprises having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421605.
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 scheduled 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 15/10/2018 and ending with 31/07/2022 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.

Dated: 15/10/2018
Place: Mumbai



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





Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION-OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: Project: ROYAL HEIGHTS Plot Bearing / CTS / Survey / Final Plot No.:163 at Titwala, Kalyan, Thane, 421605; registered with the regulatory authority vide project registration certificate bearing No P51700018209 of

1. Shree Ganesh Enterprises having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421605.

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

- 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 (2) 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 scheduled 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;

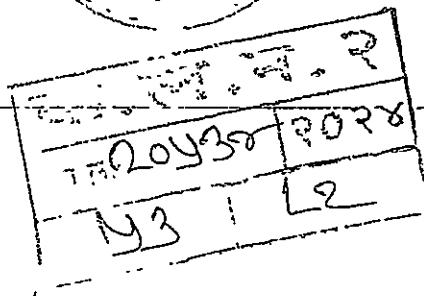
OR

That entire of the amounts to be realised hereinafter by me/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 up to 01/08/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasantrao Manojrao Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 16-08-2024 12:40:02
Maharashtra Real Estate Regulatory Authority





Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: ROYAL HEIGHTS Plot Bearing / OTS / Survey / Final Plot No.:163 at Titwala, Kalyan, Thane, 421805* registered with the regulatory authority vide project registration certificate bearing No P51700018209 of

1. Shree Ganesh Enterprises having its registered office / principal place of business at *Tehsil: Kalyan, District Thane, Pin: 421605.*

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

• 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 J.J. apartment or the common areas as per Rule 9 (2) 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

The entire of the amounts to be realised hereinafter by me/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 up to 01/02/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

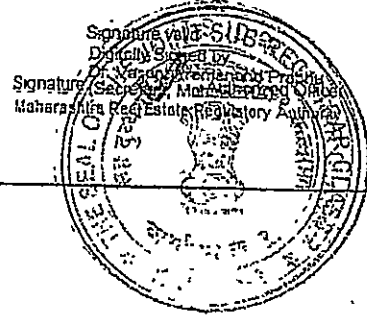
• The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

• That the promoter shall take all the pending approvals from the competent authorities

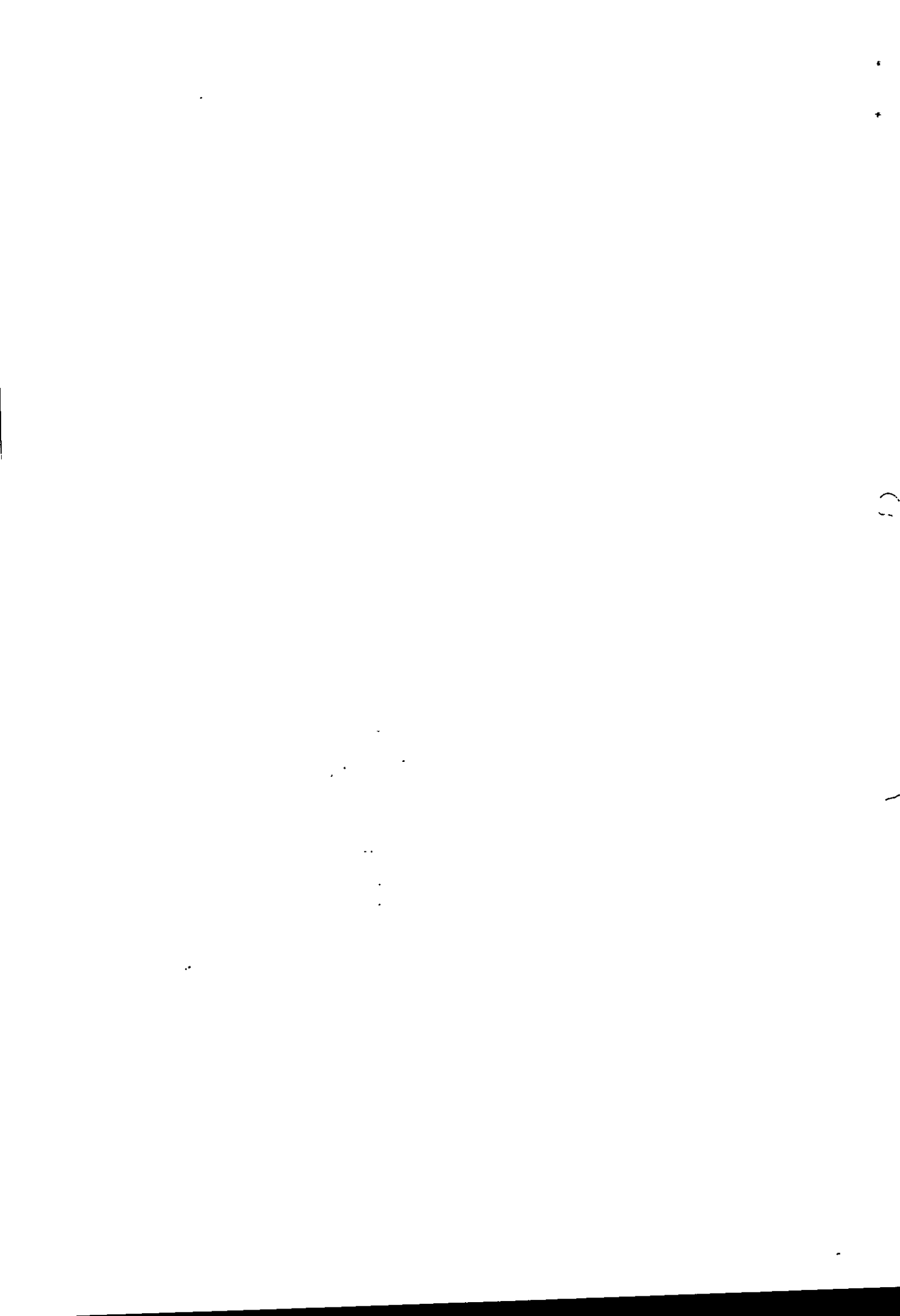
• If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 09/06/2023

Place: Mumbai

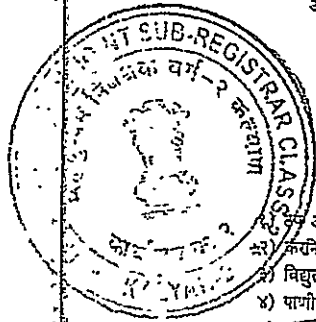


महाराष्ट्र वास्तुशास्त्र विभाग Maharashtra Real Estate Regulatory Authority	
प्र. क्र. 20437	२०२३
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- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल.बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राचात्याप्रमाणे केले जाईल व त्या रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या रस्त्याच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १२) जागेत जुने भाडेकर असल्यास त्याच्याबाबत योग्य ती व्यवस्था करण्याची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- १३) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय खुला नसे.
- १४) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनि.सारण विभाग, (क.डों.म.पा.)च्या परवानगीशिवाय वळण अथवा वंद करू नये.
- १५) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल
- १६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरिता नियमाप्रमाणे लागणारे रक्कम (दड झाल्यास त्यासह रक्कम) भरवी लागेल तसेच निरुपयोगी साहित्य महापालिका सांगेल त्याठीकाणी स्वखर्चाने वाहून टाकणे बंधनकारक राहिल.
- १७) प्रसूत भूखंडास पिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क.डों.म.पा.च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिल.
- १८) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाल्य असे समजण्यात येईल.
- १९) गटाचे व पावसाच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेच्या गटास जोडणेसाठी पक्क्या स्वभावाचे गटारे बांधवीत तसेच बांधकामासाठी मळाचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतः बांधकामासाठीच्या पाण्याचा व्यवस्था करावी.
- २०) नकाशात रस्त्यान्दीकरणाखाली दर्शविलेली जमीन तसेच अर्जगत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल. तसेच भविष्यात रस्ता रुंदीकरणामुळे जीना लागल्यास ती क.डों.म.पा.स विभामुल्य हस्तांतरित करावी लागेल.
- २१) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, याची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी ता.नि.पू.अ.याचे मानत करून घ्यावी व त्याचेकडील प्रमाणित मोनरणी नकाशाची प्रत,बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपर्यंत एकत्र घेऊन सादर करावी.
- २२) भूखंडातील विकास योजना रस्ते क.डों.म.पा.च्या सार्व.बांधकाम विभागाच्या निर्देशाप्रमाणे खंडीकरण व गटार विकसित करून क.डों.म.पा.कडे विनामूल्य हस्तांतरित करावे.
- २३) भूखंडातील आरक्षित भाग भरणी करून व वाडेनितीचे बांधकाम करून गिटर क्यारपाथ व खोदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.
- २४) जलनि.सारण विभाग व मलनि.सारण विभाग, अग्निशमन विभाग, पाणी पुरवठा, उद्यान विभाग, क.डों.म.पा. याचे कडील आपली राहिल.
- २५) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अध्या.निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- २६) नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त 'रहिवास' उपयोग करावा
- २७) भूखंडाचा पोहोच रस्ता पक्क्या स्वरूपात तयार केलाखेरीज वापर परवाना मिळणार नाही.
- २८) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णत्वाचा दाखल्यानंतर, वानमूल्यकार व स्थापत्यविभागास याच्या विहित नमुन्यातील दाखल्यासह गिटर प्रस्ताव सादर करण्यात यावा
- २९) ओल्ड व सुक्या कच-याम'नी स्वतः कचरुडपाची व्यवस्था करावी
- ३०) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सीरिंग्ज उपकरणे बसवणे आवश्यक आहे
- ३१) रेल वॉटर टाँकटिंगबाबत मा.कार्यकारी अभियंता पाणीपुरवठा विभागाकडून निर्देश देऊन त्याप्रमाणे कामलवजावणी करणे आपणावर बंधनकारक राहिल
- ३२) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३३) प्रकरणी प्रत्यक्ष जागेवर इमारतीचे बांधकाम चालू करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणावर बंधनकारक राहिल.
- ३४) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी 'उद्यान' विभागाकडील ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

इशास:- मजूर बांधकाम प्रस्तावाव्यतिरिक्त कोलेत्या अनधिकृत फेरबदलाबाबत आपण महागट्ट प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतूदी नुसार दाखलापत्र पुढ्यात पाठवू.



- १) अनुक्त अनधिकृत बांधकाम विभाग, क.डों.म.पा.कल्याण
- २) कनिष्ठ अधिकारी व सहायक, क.डों.म.पा.कल्याण
- ३) विद्युत विभाग, क.डों.म.पा.कल्याण
- ४) पाणीपुरवठा विभाग, क.डों.म.पा.कल्याण
- ५) प्रभाग क्षेत्र अधिकारी 'अ' प्रभाग क्षेत्र, क.डों.म.पा.,कल्याण.

सहायक संचालक नगररचना, कल्याण
 कल्याण डोंबिवली महानगरिका, कल्याण.

2048	2028
56	2



कल्याण डोंबिवली महानगरपालिका, कल्याण
नगररचना विभाग

भाग बांधकाम पूर्णत्वाचा दाखला
(इमारत टाईप बी-२, बी-३ करिता)

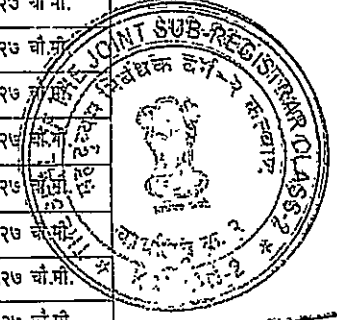
जा.क्र.कडोमपा/नखि/सीसी/क.वि/३१५
दिनांक:- १२/०९/२०२४

प्रति,
मे. चार्म्स डेव्हलपर्स तर्फे भागीदार श्री जॉन मॅथ्यू
द्वारे-श्री.जॉन वर्गीस,वास्तुशिल्पकार,कल्याण (प.)
स्ट्रक्चरल इंजिनियर -श्री.अशोक के. पटेल,घाटकोपर (प.)

वास्तुशिल्पकार श्री. जॉन वर्गीस,कल्याण (प) याचे अर्ज क्र E-732188 अर्जावरून दाखला देण्यात येतो की,त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत मौजे:भांडा पोथिल स.नं.१६३ हि.नं ३,४,६,७ व १६ येथे कल्याण डोंबिवली महानगरपालिका योचेकडील सुधारित बांधकाम परवानगी जा.क्र कडोमपा/नखि/वांघ/कवि/२०१३-१४/५३/ १५७ दिनांक २२/०३/२०२१ अन्वये १५४६०.००चौ.मी क्षेत्राच्या भूखंडावर मंजूर केलेल्या नकाशाप्रमाणे २२३०३.५६ चौ.मी क्षेत्रास सुधारित बांधकाम परवानगी प्रदान करण्यात आलेली आहे.तसेच १६७४४.२७ चौ.मी. क्षेत्रास भाग बांधकाम पुर्णत्वाचा दाखला प्रदान करण्यात आलेला आहे.सधस्थितीत ४३१४.३८ (रहिवास + वाणिज्य) स्वरूपाचे बांधकाम पुर्ण केलेले आहे.

सर्वद त्यांना सोबतच्या नकाशांमध्ये हिरव्या रंगाने दुकस्ती दाखविल्याप्रमाणे तसेच खालील अटींवर बांधकामाची वापर परवानगी देण्यात येत आहे.

अ.क्र.	मजले	सदनिका	वाढिव क्षेत्र चौ.मी.
१	तळ मजला	२ दुकाने	४६.३७ चौ मं.
२	पहिल मजला	८ सदनिका	३२८.२७ चौ मी.
३	दुसरा मजला	८ सदनिका	३२८.२७ चौ मी.
४	तिसरा मजला	८ सदनिका	३२८.२७ चौ मी.
५	चौथा मजला	८ सदनिका	३२८.२७ चौ मी.
६	पाचवा मजला	८ सदनिका	३२८.२७ चौ मी.
७	सहावा मजला	८ सदनिका	३२८.२७ चौ मी.
८	सातवा मजला	८ सदनिका	३२८.२७ चौ मी.
९	आठवा मजला	८ सदनिका	३२८.२७ चौ मी.
१०	नववा मजला	८ सदनिका	३२८.२७ चौ मी.
११	दहावा मजला	८ सदनिका	३२८.२७ चौ मी.
१२	अकरावा मजला	८ सदनिका	३२८.२७ चौ मी.
१३	बायवा मजला	८ सदनिका	३२८.२७ चौ मी.
१४	तेरावा मजला	८ सदनिका	३२८.२७ चौ मी.
	एकूण	२ दुकाने १०४ सदनिका	४३१४.३८ चौ.मी.



२०१३-२०२४
५७ ८२

अटी:-

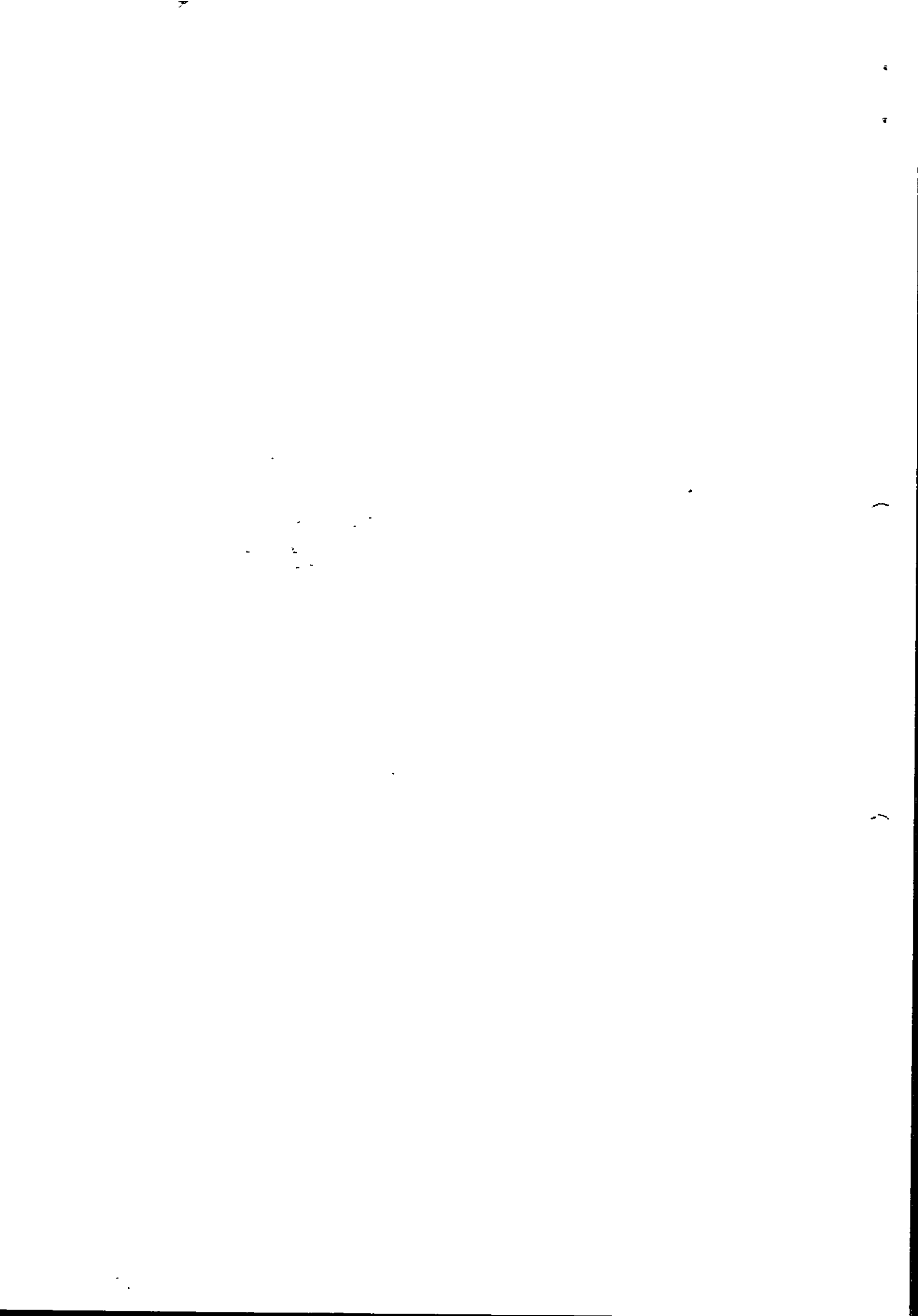
- भविष्यात रस्ता संदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतर्गतून क.डों.म.पा.स विनामुल्य हस्तांतरीत करावी लागेल.
- मंजूरी ल्पतिरीक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यात येईल.
- पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महापालिकेची राहणार नाही.

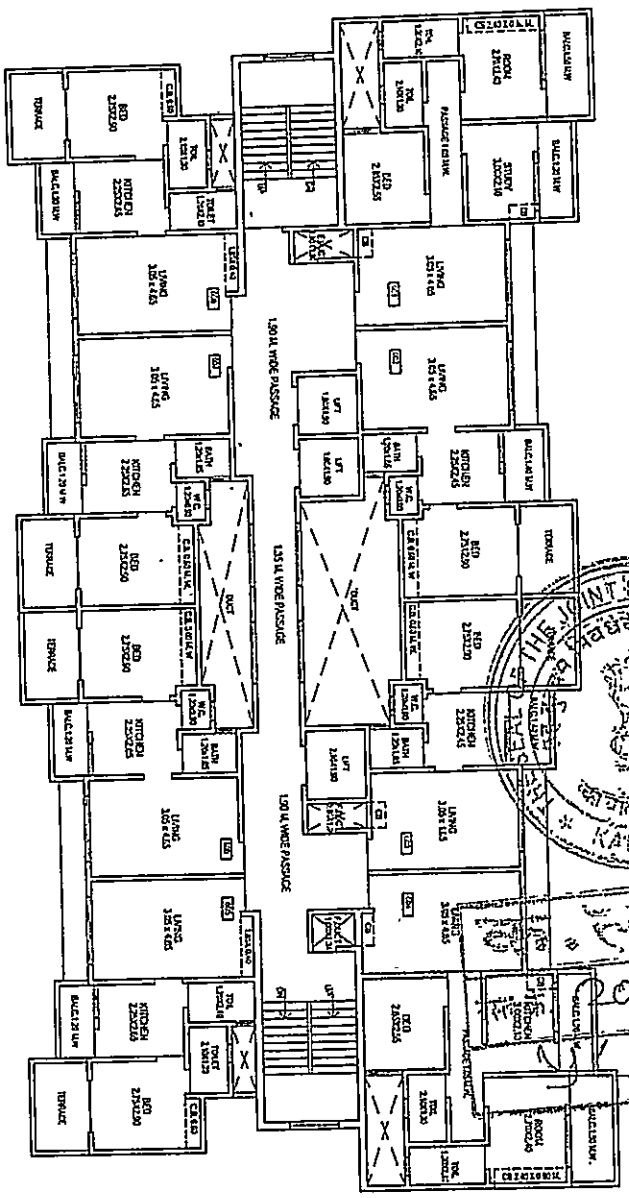
(Signature)

सहाय्यक संचालक नगररचना (टी.टी.)
कल्याण डोंबिवली महानगरपालिका,कल्याण

प्रत:-

- १) कर निर्धारक व संकलक, क.डों.म.पा.,कल्याण
- २) प्रभाग क्षेत्र अधिकारी, '१अ' प्रभाग कार्यालय,क.डों.म.पा.,कल्याण.





SIXTH FLOOR PLAN

NAME: Sampat Malhani Kund.
 NAME: Vansha Sampat Kund.
 WING: B3
 Flat: 604
 SHEP NO: _____
 PURCHASER: Jatendra
 PURCHASER: Shruti
 PROMOTER: V.P. Singh

59.4 AREA IN SQ.MT.		
CARPET	BALCONY	TERRACE

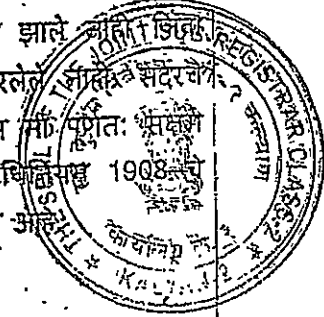
BUILDERS & DEVELOPERS
 M/S SHREE GANESH ENTERPRISES
 DESCRIPTION OF PROPERTY
 PROPOSED BLDG. ON PLOT BEARING
 S.NO - 163, H.NO - 3, 9B, 4, 6 & 7 AT
 VILL - MANDA, TAL. KALYAN, DIST. THANE.

11

12

कुलमुखत्यार पत्राचे घोषणापत्र

मी, श्री/श्रीमती/श्री विनायक कुमारे रु. सिंह या
द्वारे घोषित करतो कि दुस्यम निबंधक कलम 5 याचे कार्यालयत
कलम 20 या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.
श्री/श्रीमती/श्री श्री विनायक कुमारे रु. सिंह व इतर यांनी
दिनांक 11-4-2019 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर
दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीनावाब दिला आहे.
सदर कुलमुखत्यापत्र लिहण देणार यांनी कुलमुखत्यारपत्र रद्द केले नाही, किंवा
कुलमुखत्यापत्र लिहण देणार व्यक्तीपैकी कोणीही मयत झाले तरी
अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरले तरी
कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सहमत
आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिकाऱ्याकडे 1908 चे
कलम 82 अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



ठिकाण : Kalyan

दिनांक : 17.10.24

क. र.	१
दस्त क्र. <u>20432</u>	<u>12024</u>
<u>ye</u>	<u>62</u>

सही

कुलमुखत्यार पत्राचे घोषणापत्र लिहण देणार

507/5175
Thursday, April 11, 2019
11.30 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Ragn.:39M

पावती क्र.: 5469 दिनांक: 11/04/2019

गावाचे नाव: मांहा
दस्तावेजाचा अगुक्रमांक: कलन5-5175-2019
दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: मेसर्स. श्री गणेश इंटरप्राईजेस भागीदार संस्था तर्फे भागीदार
श्री. जयप्रकाश आर. सिंह.,,

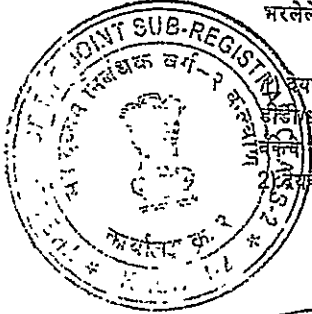
नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 260.00
पृष्ठांची संख्या: 13	
एकूण:	रु. 360.00

आपणास मूळ दस्त, यंत्रनेल प्रिंट, सूची-२ अंदाजे
11:56 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 5

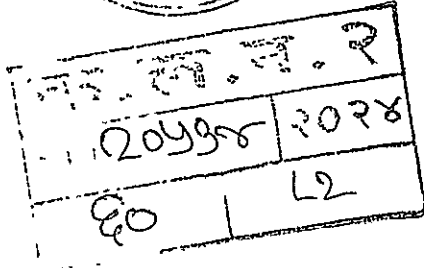
वाजार मूल्य: रु. 0/-
मोबदला रु. 0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

मुद्रांक शुल्क रु. 500/-
कल्याण क्र. 5



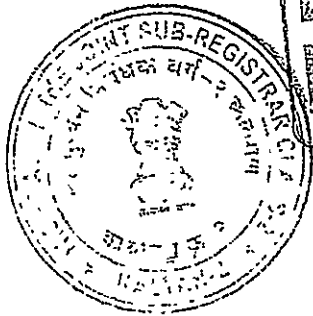
दस्तावेजाचा प्रकार: eChallan रकम: रु. 100/-
ऑर्डर/घनादेश/पे ऑर्डर क्रमांक: MH000368252201920E दिनांक: 11/04/2019
दस्तावेजाचा प्रकार: By Cash रकम: रु. 260/-

J.P. Sir



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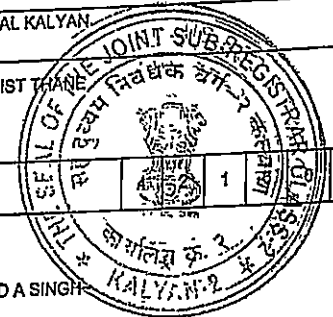




CHALLAN
MTR Form Number-6

3 | 93

GRN	MH000368252201920E	BARCODE	Date		10/04/2019-19:15:12	Form ID	48(1)
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID (if Any)				
			PAN No.(if Applicable)				
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR		Full Name	JAYPRAKASH R SINGH PARTNERS OF MS SHREE GANESH ENTERPRISES			
Location	THANE		Flat/Block No.	VILLAGE MANDA SURVEY NO 163 ROYAL HEIGHTS			
Year	2019-2020 One Time		Premises/Building				
Account Head Details			Amount In Rs.				
0030046401	Stamp Duty	500.00	Road/Street	TAL KALYAN			
0030063301	Registration Fee	100.00	Area/Locality	DIST THANE			
			Town/City/District				
			PIN				
			Remarks (if Any)				
			SecondPartyName=VINOD A SINGH				
			Amount In	Six Hundred Rupees Only			
Total		600.00	Words				
Payment Details			STATE BANK OF INDIA				
Cheque-DD Details			FOR USE IN RECEIVING BANK				
			Bank CIN	Ref. No.	00040572019041057518	CKJ1071873	
Cheque/DD No.			Bank Date	RBI Date	10/04/2019-19:16:40	Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA SUB-REGISTRAR OFFICE		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		

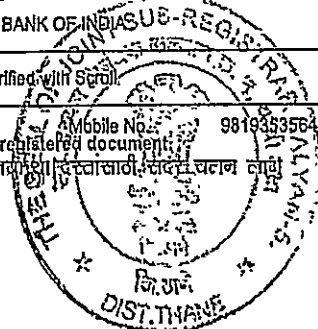


क. ल. न. २
दस्त क्र. 2043r 2019

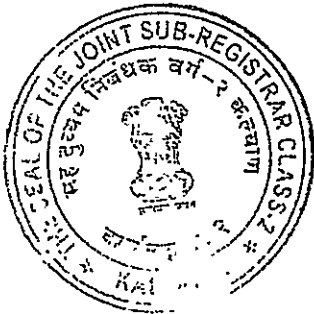
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करवयाच्या दस्तासारी लागू आहे. नोंदणी व करवयाच्या दस्तासारी सदर चालन लागू नाही.

11- April 2019

J.P.S.H

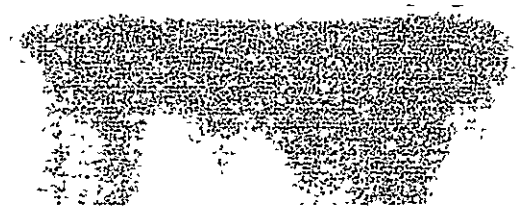


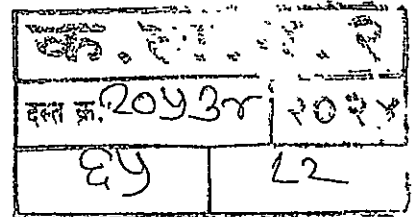
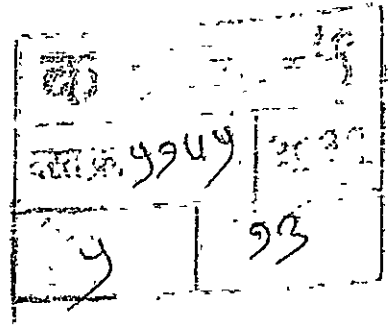
क.स.न.-९	
कतकयुलय	२०२६
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SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS SHALL COMBI, SHRI. JAYPRAKASH R. SINGH, Hindu Adults, Indian Inhabitants, Age 50 years, Occupation Business PAN.NO-ACTPS3227L are the Partners of M/s SHREE GANESH ENTERERISES A Partnership Firm having its Registered Office at Shop No-18, Vinayak Park, Near Manda Police Station, Vasundri Road Manda Titwala (W) 421605, Tal. - Kalyan, Dist.-Thane DO HEREBY SEND GREETING AS UNDER.:

J.P.C.M/L

WHEREAS:

a) We are the builders and developers carrying the business of building construction work, at Survey No 163 Hissa No.4 area 1270 Sq.mtrs, Survey No 163 Hissa No.6 area 960 Sq.mtrs, Survey No 163 Hissa No.7 area 1200 Sq.mtrs total admeasuring area 3430 sq. Mts of the revenue Village - Mandarfa - Kalyan, Dist. - Thane within the limits of Kalyan Dombivali Municipal Corporation and Sub-registration District KALYAN and Registration Dist. Thane hereinafter called THE SAID LAND PROPERTY more particularly described in the SCHEDULE hereinafter.

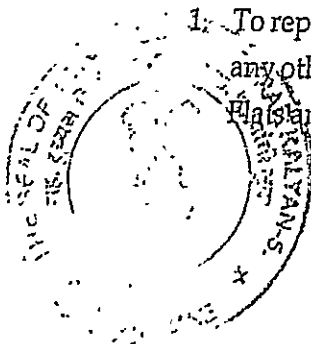
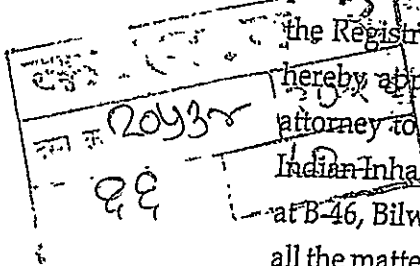
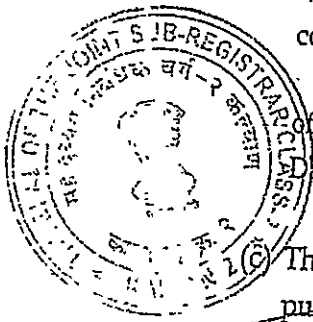
(b) That we have started the construction work at the above said land property after obtaining the construction permission from the local Competent Authority consisting several building and wings known as ROYAL HEIGHTS consisting of building 1) Type B/1 of Stilt (P), Ground (P) + first to seventh floor (Residential), 2) Type B/2 of Stilt (P), Ground (P) + first to Fifth (P) floor (Residential), 3) Type B/3 of Stilt (P), Ground (P) + first to Six (P) floor (Residential and Commercial) on the said Plot and obtained building permission in the name of Shri Deepak Haribhau Tandale and Others from Kalyan Dombivali Municipal Corporation vide building permission No जा.क्र.क.जो.म.पा./न.र.वि/बा.प/क.वि/२०१३-१४/५३/२९ Date 03-05-2018 and other necessary permission from the concerned authorities.

AND, WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Kalyan no P51700018209 Dated 15/10/2018

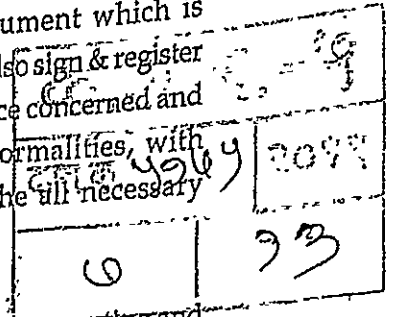
That We have agreed to sell the flats and shops amongst the several purchasers but we are busy in our other works and have no time to attend the Registrar Office for the registration and other purposes. Hence we hereby appoint, constitute, nominate our true and lawful constituted attorney to SHRI VINODKUMAR AMRITLAL SINGH, Hindu, Adult, Indian Inhabitant, Aged about 56 years, Occupation - Business, Residing at B-46, Bilwa Kunj Society, Mulund (W) . Mumbai - 80 to act, performs all the matters, thing and deed in our names and on our behalf in respect of said property as under

1. To represent, act and appear before the Office of Sub- Registrar Kalyan or any other concerned Offices in respect or Registration purpose to the sold Flats and shops by us.

J. P. Singh



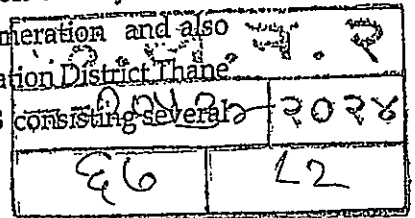
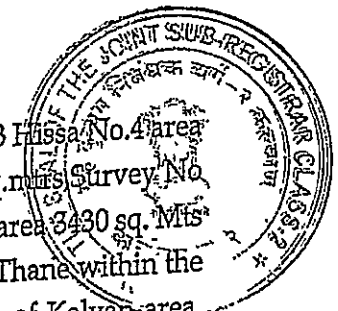
2. To lodged the Ageement for sale, Cancellation deed, Correction deed, confirmation deed etc and other various document which is necessary in favour of flat/shop purchaser/s and also sign & register the same in the office of Sub-Registrar of Assurance concerned and complete the all necessary transactions and formalities, with necessary documents. Attorney will sign on the all necessary documents, papers on our behalf.



3. To further better and more effectual doing, affecting executing and performing of the several matters and things aforesaid. We hereby given and granted unto our said attorney full power and authority. We do hereby agree to confirm and ratify all necessary whatsoever our said attorney shall lawfully do by virtue of these presents.

SCHEDULE OF THE PROPERTY

All that piece or parcel of land bearing Survey No 163 Hissa No.4 area 1270 Sq.mtrs, Survey No 163 Hissa No.6 area 960 Sq.mtrs, Survey No 163 Hissa No.7 area 1200 Sq.mtrs total admeasuring area 3430 sq. Mts of the revenue village - Manda Tal. - Kalyan, Dist. - Thane within the limits of Kalyan Dombivali Municipal Corporation of Kalyan-area, situated at lying within Ulhasnagar Urban Agglomeration and also within the Registration Sub-District Kalyan, Registration District Thane in which the building known as ROYAL HEIGHTS consisting several building and wings.



BOUNDED AS UNDER

- TOWARDS EAST : Adjusting 6th Meters Road and Charms City
- TOWARDS WEST : Bombay port trust land
- TOWARDS NORTH : Survey N0-163/1&9A Royal Park
- TOWARDS SOUTH : Survey N0-163/5



IN WITNESSESS WHEREOF We hereby signed my respective hands on the ... day of ... 2019 at Kalyan

J.P. Singh

Signed, Sealed & delivered by the within named Photo, Sign & LHT
Executant SHRI. JAYPRAKASH R. SINGH,
Partners of M/s SHREE GANESH ENTERPRISES

in the presence of witnesses;

994	399
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J.P. Singh
(EXECUTANAT)

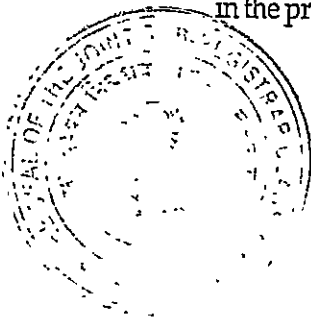
Signed, Sealed & delivered by
within named 'Attorney holder'
SHRI VINODKUMAR A. SINGH



Photo, Sign & LHT

(Signature)

(Attorney Holder)



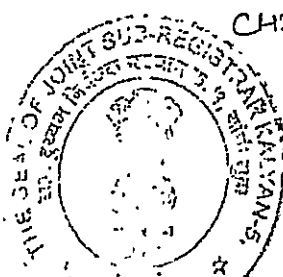
2093

92	WITNESSES:
----	------------

1. DURGA PRASAD SINGH
Nagawari, Kalyan (B)
2. UMESH M. MHATRE
CHINCHPADA KEY (B)

(Signature)

(Signature)



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

VINODKUMAR A SINGH

AMRITLAL RAMCHANDRA SINGH

05/04/1983

Permanent Account Number

AOXP00870R

Signature



वस. क्र. 9944	
९	93

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAYPRAKASH R SINGH

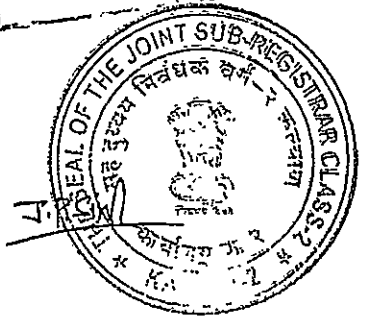
RAMMURAT RAMNARESH SINGH

05/10/1969

Permanent Account Number

ACTPS3227L

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी-सेखा संख्या कार्ड
Permanent Account Number Card
AOXPS3802D



नाम / Name
DURGĀ PRASAD SINGH

पिता का नाम / Father's Name
RAMADHAR PARSHURAM SINGH

25022018

जन्म की तारीख /
Date of Birth
25/07/1969

हस्ताक्षर / Signature

क. ल. न. २	
वस. क्र. 20438	2028
६९	L2

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी-सेखा संख्या कार्ड
Permanent Account Number Card
AWRPM9231G



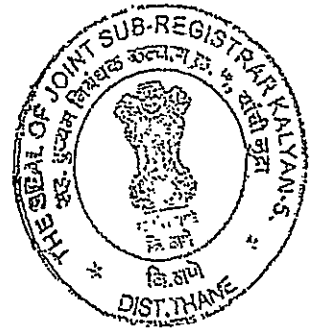
नाम / Name
LUMBER MUKUND MHATRE

पिता का नाम / Father's Name
MUKUND BHIVAMHATRE

25022018

जन्म की तारीख /
Date of Birth
01/05/1983

हस्ताक्षर / Signature



Signature

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Summary 1 (Goshwara Bhag-1)

507/5175
गुन्वार, 11 एप्रिल 2019 11:30 म.पू.

दस्ता गोपवारा भाग-1

क्रमांक 59/93
दस्ता क्रमांक: 5175/2019

दस्ता क्रमांक: कलन 5 /5175/2019

वाजारा मुल्य: रु. 00/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. कलन 5 यांचे कार्यालयात

पावती: 5469

पावती दिनांक: 11/04/2019

अ. क्रं. 5175 वर दि. 11-04-2019

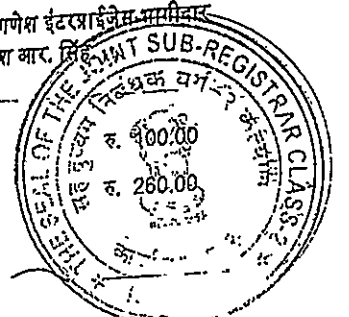
सादरकरपाराचे नाव: मेसर्स. श्री गणेश इंटर्प्र्राइजेस भागीदार
संस्था तर्फे भागीदार श्री. जयप्रकाश आर. सिंह

रोजी 11:35 म.पू. वा. हजर केला.

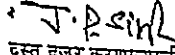
नोंदणी फी

दस्ता हाताळणी फी

पृष्ठांची संख्या: 13



एकूण: 360.00


दस्ता हजर करणाऱ्याची सही:

Joint Sub-Registrar Kalyan 5

फ्रंटव्ह. दु. नि. सह. दु. नि. कलन 5

Joint Sub-Registrar Kalyan 5

फ्रंटव्ह. दु. नि. सह. दु. नि. कलन 5

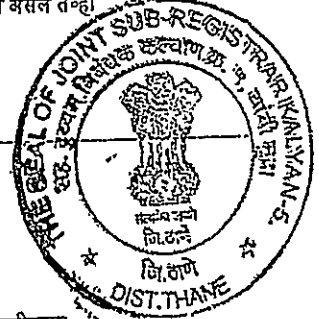
दस्ताचा प्रकार: मुद्रांक शुल्क

कल्याण रु. 5

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संबवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्का क्रं. 1 11 / 04 / 2019 11 : 35 : 29 AM ची वेळ: (सादरीकरण)


शिक्का क्रं. 2 11 / 04 / 2019 11 : 36 : 13 AM ची वेळ: (फी)

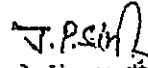


प्रतिज्ञा पत्र

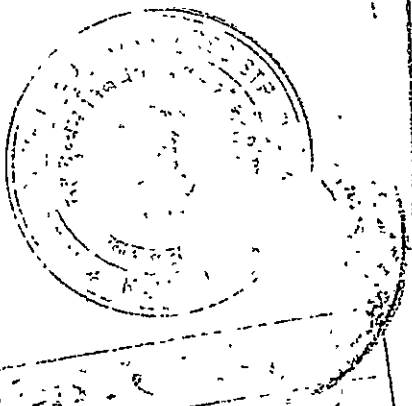
सादर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६९ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कायदपत्रे दस्तांची सत्यता, वैधता कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सादर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही

iSarita v1.5.0


लिहून घेणार सही

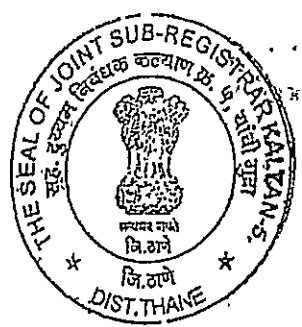

लिहून घेणार सही

क.न.न. - ७	
वर्ष २०१४	२०१४
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Summary-2(दस्त गोषवारा भाग - २)



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दस्त गोषवारा भाग-2

फॉर्म नं 5 93193
दस्त क्रमांक:5175/2019

दस्त क्रमांक :कलन5/5175/2019

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	स्वायाचित्र	अंगठ्याचा ठसा
1	नाव:विनोद कुमार ए. सिंह... पत्ता:प्लॉट नं: ,, भाळा नं: ,, इमारतीचे नाव: वी/46, विल्व गुंज को ऑप हौ.सो.लिमिटेड, एल.वी. एस. रोड,मुलुंड, पश्चिम,मुंबई,, ब्लॉक नं: ,, रोड नं: ,, महाराष्ट्र, मुंबई. पॅन नंबर:AOTPS6579R	गॉवर ऑफ अटॉर्नी होल्डर वय :-58 स्वाक्षरी-		
2	नाव:मैसर्स.श्री गणेश इंटरप्राईजेस भागीदार संस्था तर्फे भागीदार श्री.जयप्रकाश आर. सिंह, ,, पत्ता:प्लॉट नं: ,, भाळा नं: ,, इमारतीचे नाव: दुकान नं 18 विनायक पार्क मांडा वासुंद्री रोड टिटवाळा, ब्लॉक नं: ,, रोड नं: ,, महाराष्ट्र, ठाणे. पॅन नंबर:ACTPS3227L	कुलमुखत्यार देणार वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:11 / 04 / 2019 11 : 45 : 50 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पुढेवितरत

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	नाव:दुर्गा सिंह .. वय:50 पत्ता:कल्याण, पूर्व,ठाणे. पिन कोड:421306

स्वाक्षरी

2	नाव:उमेश म्हात्रे .. वय:33 पत्ता:कल्याण, पूर्व,ठाणे. पिन कोड:421306
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स्वाक्षरी

श्री. गणेश इंटरप्राईजेस भागीदार संस्था तर्फे
दस्ता क्र. 2019/4/2019
2019/4/2019
2

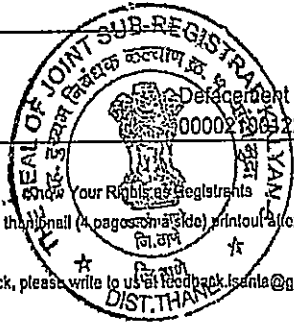
शुभापित करणारात देते वी, सदर दस्त
क्र...५१७५...मध्...१३...घाने आहेत.
पुस्तक क्रमांक.....१.....वर नोंदला
दिनांक 99 / 10 / 2019

शिक्षा क्र.4 ची वेळ:11 / 04 / 2019 11 : 46 : 23 AM

शिक्षा क्र.5 ची वेळ:11 / 04 / 2019 11 : 53 : 03 AM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar, Kalyan-3
प्र.स.ह. दुय्यम निबंधक वर्ग-२
EPayment Details.
कल्याण क्र. ५

sr.	Epayment Number	Defacement Number
1	MH000368252201920E	0000219032201920

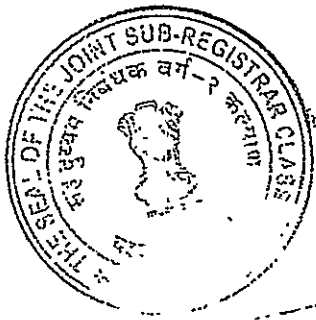


प्र.स.ह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ५

5175 / 2019

1. Verify Scanned Document for correctness through the email (A page on the side) printout (for scanning).
2. Get print immediately after registration.

For feedback, please write to us at feedback.is@nilta@gmail.com



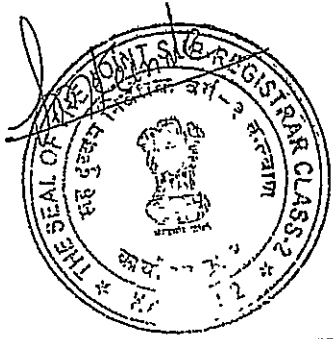
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दिनांक. 20/3/2023	
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ज्येष्ठ नागरिक छेडखण्ड
 १०३३६१५५१६
 Date Signed by
 A. S. K. S. S. S.
 Date 20/03/2023 10:54 PM
 विनास २८/१२/२०२३
 नामय लालिखवार
 मुर्दा

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आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 SAMPAT MALHARI KUNDE
 MALHARI RAMCHANDRA KUNDE
 20/10/1987
 Permanent Account Number
 BCAPK8954L
[Signature]



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 VARSHA SAMPAT KUNDE
 SURESH MANAJI KHADE
 08/09/1993
 Permanent Account Number
 EGHPK8687N
[Signature]

क. ल. नं. २	
वर्ष क्र. 2023	2024
<i>[Signature]</i>	L2

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 म्याची शेखा मज्या कार्ड
 Permanent Account Number Card
 BZTPK1388N
 नाम/Name
 MACHINDRA SHANKAR KUNDE
 पिता का नाम/Father's Name
 SHANKAR RAMCHANDRA KUNDE
 तन्म की दिनांक
 Date of Birth
 29/11/1992
[Signature]

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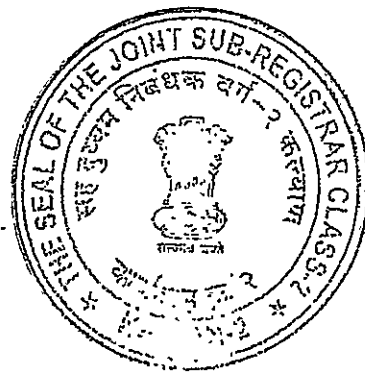
आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 KISAN RAMDAS BHANGE
 RAMDAS PANDOO BHANGE
 12/08/1979
 Permanent Account Number
 ALXPB1876A
[Signature]

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आयकर विभाग
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 SHREE GANESH ENTERPRISES
 01/04/2013
 Permanent Account Number
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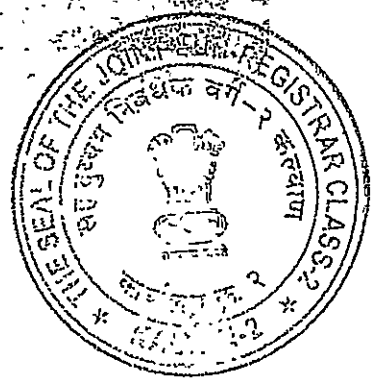


क.ल.न. २	
दस्ता क्र. 20438	२०२४
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आयकर विभाग
 INCOME TAX DEPARTMENT
 VARSHA SAMPAT KUNDE
 SURESH MANAJI KHADE
 08/09/1993
 Permanent Account Number
 EGHPK8687N
 भारत सरकार
 GOVT. OF INDIA

आयकर विभाग
 INCOME TAX DEPARTMENT
 श्यामि वेदा संज्ञा कार्ड
 Permanent Account Number Card
 BZTPK1388N
 भारत सरकार
 GOVT. OF INDIA
 नाम / Name
 MACHINDRA SHANKAR KUNDE
 पिता का नाम / Father's Name
 SHANKAR RAMCHANDRA KUNDE
 नाम की तिथि / Date of Birth
 29/11/1982

आयकर विभाग
 INCOME TAX DEPARTMENT
 KISAN RAMDAS BHANGE
 RAMDAS PANDOO BHANGE
 15/08/1979
 Permanent Account Number
 AXPB11275A
 भारत सरकार
 GOVT. OF INDIA
 Signature



क. ल. न. २	
दस्ता क्र. २०४४	२०२४
७८	८८

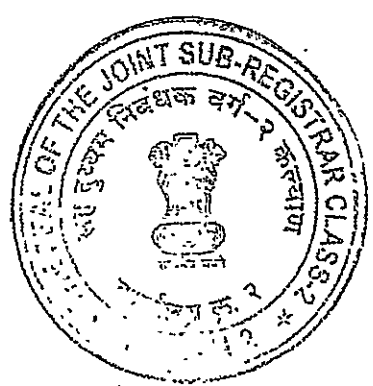
Signature

संकेत नं. १०५४६१५५९८
दिनांक २८/१२/२०२३

Digitally Signed by
Atar Singh / Lawyer
Date: 2023-12-28 10:54:00 PM

Signature valid

संकेत नं. १०५४६१५५९८
दिनांक २८/१२/२०२३



ज्वायकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMPAT MALHARI KUNDE
MALHARI RAMCHANDRA KUNDE

20/10/1987

BCAPK8954L

Atar Singh

२०५४६१५५९८	
दिनांक २०५४६१५५९८	२०२४
८००	८००

17/10/2024 10 10:33 AM

दन्त गोपवारा भाग-2



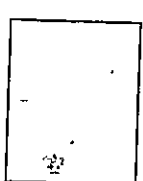
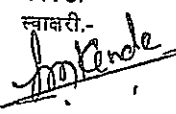

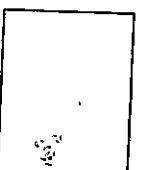
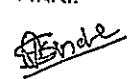


कलन2

912

दस्त क्रमांक:20534/2024

दन्त क्रमांक :कलन2/20534/2024




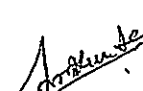

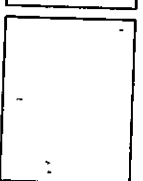
दन्ताचा प्रकार -करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मैसर्स.श्री गणेश इंटरप्राईजेस भागीदार संस्था तर्फे भागीदार श्री.जयप्रकाश आर.सिंह याचा तर्फे कटुली जवाब करीता कु. सु. धारक विनोद कुमार अमृतनाल सिंह. पत्ता:प्लॉट नं. ,, माळा नं. ,, इमारतीचे नाव: शॉप न.18, विनायक पार्क, माडा पोलिस स्टेशन जवळ, वासुनद्री रोड, मांडा, टिटवाळा पूर्व,कल्याण,महाराष्ट्र, ठाणे, ब्लॉक नं: ,, रोड नं: ,, महाराष्ट्र, ठाणे. पिन नंबर:ADDFS3071R	लिहून देणार वय :-60 स्वाक्षरी:- 		
2	नाव:सपत मल्हारी कुंदे पत्ता:प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: वी/204, पंचअमृत विन्डिंग, पोलिस स्टेशन मार्गे, सांगोडा रोड, मांडा , टिटवाळा ,कल्याण,पश्चिम,ठाणे. , ब्लॉक नं: ,, रोड नं: ,, महाराष्ट्र, ठाणे. पिन नंबर:BCAPK8954L	लिहून घेणार वय :-37 स्वाक्षरी:- 		
3	नाव:वर्षा संपन्न कुंदे पत्ता:प्लॉट नं: ,, माळा नं. ,, इमारतीचे नाव: वी/204, पंचअमृत विन्डिंग, पोलिस स्टेशन मार्गे, सांगोडा रोड, मांडा , टिटवाळा ,कल्याण,पश्चिम,ठाणे. , ब्लॉक नं: ,, रोड नं: ,, महाराष्ट्र, ठाणे. पिन नंबर:EGHPK8687N	लिहून घेणार वय :-31 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कटुली करतात.
शिक्षा क्र.3 ची वेळ:17 / 10 / 2024 10 : 08 : 21 AM

ओळख:-

खालील इसम थरते निवेदीन करणात की ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्याची ओळख पटवितात

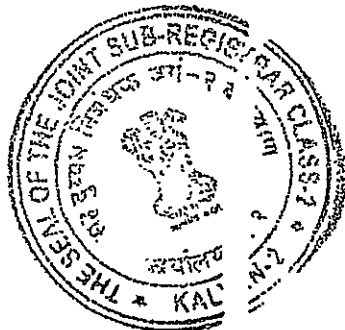
अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:किशन भांगे ,, वय:40 पत्ता:मांडा , टिटवाळा ,कल्याण,पश्चिम,ठाणे. पिन कोड:421605	 स्वाक्षरी		
2	नाव:मच्छिंद्र शंकर कुंदे - वय:30 पत्ता:कल्याण पिन कोड:421301	 स्वाक्षरी		

शिवका क्र.4 ची वेळ:17 / 10 / 2024 10 : 09 : 16 AM

शिक्षा क्र.5 ची वेळ:17 / 10 / 2024 10 : 10 : 02 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Kalyan निबंधक वर्ग २

कल्याण क्र. २



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SAMPAT MALHARI KUNDE AND VARSHA SAMPAT KUNDE	eChallan	00040572024100850480	MH009403217202425M	294000.00	SD	0005449552202425	17/10/2024
2		DHC		1024099602616	1640	RF	1024099602616D	17/10/2024
3	SAMPAT MALHARI KUNDE AND VARSHA SAMPAT KUNDE	eChallan		MH009403217202425M	30000	RF	0005449552202425	17/10/2024

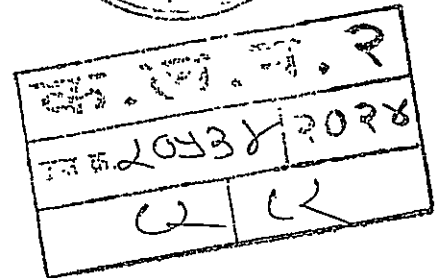
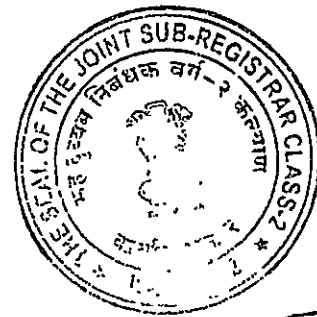
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

20534 /2024

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प्रमाणित करण्यत वेरी की,
 द.क्र. 20938 / 2024 मध्ये
 २ पाने आहेत.
 पुस्तक १ द.क्र. 20938
 90/90 / 2024 धर मोंवला.

Handwritten Signature
 मह. दुबळ विवेक वार्ग २
 संकरीता क्र. २
 दिनांक १०/१०/२०२४

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

17/10/2024

दस्त क्रमांक : 20534/2024

नोंदणी :

Regn:63m

गावाचे नाव : मांडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	4200000
(3) वाजारभाव(माडेपट्ट्याच्या वावनिनपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	3718499
(4) भू-भापन,पोटहिस्सा व धरुक्रमांक(अमल्यास)	1) पानिकेचे नाव:कल्याण-डोविवली इतर वर्णन :, इतर माहिती: , इतर माहिती: विभाग क्र.26/81,2अ(34),सदनिका वा. मूल्य रु.54,200/-चो. मिटर्स,मोजे माडा,तालुका कल्याण,जिल्हा ठाणे.येथील सर्व्हे न.163,हिस्सा न.4,सर्व्हे न.163,हिस्सा न.6,सर्व्हे न.163,हिस्सा न.7,विन्डींग-रॉयल हार्डिस,सदनिका क्रं.604,साहवा मजला,ईमारत टाईप वी- 3,कारपेट क्षेत्र 59.4 चौ.मीटर्स((Survey Number : सर्व्हे न.163,हिस्सा न.4,सर्व्हे न.163,हिस्सा न.6,सर्व्हे न.163,हिस्सा न.7, ;)
(5) क्षेत्रफळ	1) 59.4 चौ.मीटर
(6) धाकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दम्नऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मेसर्स.श्री गणेश इंटरप्राईजेस भागीदार संस्था तर्फे भागीदार श्री.जयप्रकाश आर.सिंह यांचा तर्फे कडुली जबाब करीता कु. गु. धारक विनोद कुमार अमृतलाल मिह. वय:-60; पत्ता:-प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: शॉप न.18, विनायक पार्क, मांडा पोलिस स्टेशन जवळ, वासुनद्री रोड, मांडा,टिटवाळा पूर्व,कल्याण,महाराष्ट्र, ठाणे, ब्लॉक नं: ,, रोड नं: ,, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-ADDF53071R
(8) दम्नऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा कुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संपत मल्हारी कुंदे वय:-37; पत्ता:-प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: वी/204, पंचअमृत विल्डिंग, पोलिस स्टेशन मागे, सांगोडा रोड, मांडा , टिटवाळा ,कल्याण,पश्चिम,ठाणे. , ब्लॉक नं: ,, रोड नं: ,, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-BCAPK8954L 2): नाव:-वर्षा सपत कुंदे वय:-31; पत्ता:-प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: वी/204, पंचअमृत विल्डिंग, पोलिस स्टेशन मागे, सांगोडा रोड, मांडा , टिटवाळा ,कल्याण,पश्चिम,ठाणे. , ब्लॉक नं: ,, रोड नं: ,, महाराष्ट्र, ठाणे. पिन कोड:-421605 पॅन नं:-EGHPPK8687N
(9) दम्नऐवज करून दिल्याचा दिनांक	17/10/2024
(10) दस्त नोंदणी देण्याचा दिनांक	17/10/2024
(11) अनुक्रमांक,खंड व पृष्ठ	20534/2024
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	294000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. १

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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