



दुय्यम निबंधक: कल्याण 3

दस्तक्रमांक व वर्ष: 7077/2010

नोंदणी 63 म.

Wednesday, October 27, 2010

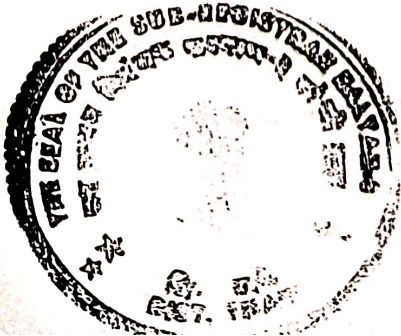
सूची क्र. दोन INDEX NO. II

11:58:55 PM

Regn. 63 m.e.

गावाचे नाव : कांचनगाव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 2,508,500.00
बा.भा. रू. 1,435,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: उपविभागाचे नाव - 10/43 - विभाग 17क*** मौजे कांचनगाव, जुना स.नं. 86, नविन स.नं. 101, हि.नं. पै (1,2,3) सदनिका क्र. 502, पाचवा मजला, ए विंग, सर्वोदय त्रिलोक , वि. नं. 1, क्षेत्र 865 चौ.फूट
- (3) क्षेत्रफळ (1) 80.39 चौ मी
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे एकता लॅन्ड डेव्हलपर्स तर्फे भागीदार , प्रफुल शाह यांचे कु मू म्हणून संदिप परब - - ; घर/प्लॉट नं: 3, शुभांगी दर्शन , मानपाडा रोड डोंबिवली पू ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: एएसीएफई 0861 डी .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुहास सुधाकर दरवेशवार - - ; घर/प्लॉट नं: प्लॉट नं 2, विवेकानंद सोसा, यवतमाळ 01 ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: एकेएफपीडी 2255 डी .
- (7) दिनांक करून दिल्याचा 25/10/2010
- (8) नोंदणीचा 27/10/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 7077 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 108025.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 25090.00
- (12) शेर





Wednesday, October 27, 2010

12:58:12 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7074

गावाचे नाव कांचनगाव

दिनांक 27/10/2010

दस्तऐवजाचा अनुक्रमांक कलन3 - 07077 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:सुहास सुधाकर दरबेशवार - -

नोंदणी फी	:-	25090.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (71)	:-	1420.00
एकूण	रु.	26510.00

आपणास हा दस्त अंदाजे 1:12PM ह्या वेळेस मिळेल

सह मुख्य निबंधक कल्याण - 3
कल्याण 3

बाजार मूल्य: 1435000 रु. मोबदला: 2508500रु.

भरलेले मुद्रांक शुल्क: 108030 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: सिंडीकेट ;

डीडी/धनाकर्ष क्रमांक: 887981; रक्कम: 25090 रु.; दिनांक: 26/10/2010

मुळे दस्तऐवजाचा पाठ मिळाला.

सहायक निबंधक कल्याण

सहायक निबंधक कल्याण = 3

मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

Wednesday, October 27, 2010
10:36:44AM

क्र. 2010
ठाणे

विभाग 56-गावाचे नाव : कांचनगांव (कल्याण डोंबिवली महानगरपालिका)
प्लॉट नं. 10/43-विभाग 17क : मध्य रेल्वेच्या पूर्वेकडील भाग दक्षिणेकडील कांचनगांव
प्लॉट नं. Navi Mumbai/Thane/Kalyan/Dombivali/Ulhasnagar/Mira Bhaindar
इतर -

क. ल. न. - ३	
दस्त क्र. १००१००	२०१०
९	७९

नवीन नकल्यानुसार जमिनीचा दर				
निवासी सदनिका	कार्यालय	इकाते	औद्योगिक	
17000.00	21500.00	25500.00	21500.00	

क्षेत्र	80.39	बांधकामाचे वर्गीकरण	1-आर सी सी
जमीना वापर	निवासी सदनिका	उद्वाहन सुविधा	आहे
जमीना प्रकार	बांधीव	बांधकामाचा दर	
जमीने वय	0 TO 2	मजला	5th to 10th Floor

॥-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर = बाजार मुल्यदर + घसा-यानुसार नविन दर * मजला निहाय घट/वाढ

= 17000.00 + (100 / 100) * (105.00 / 100)

= 17850.00

मुख्य मिळकतीचे मुल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * मिळकतीचे क्षेत्र

= 17850.00 * 80.39

= 1434961.50

अंतिम मुल्य दर = अंतिम मुल्य दर + तळघराचे मुल्य + पोटमाळ्याचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + वंदिस्त वाहन तळाचे मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + इमारती भोवतीच्या खुल्या

= A + B + C + D + E + F + G + H

= 1434961.50 + .00 + .00 + .00 + .00 + .00 + .00 + .00

= 1434961.50



M/s. Ekta Land Developer a partnership firm, having its office at 3, Shubhangi Darshan, Manpada Road, Dombivli(E). Dist. Thane. hereinafter called and referred to as the Promoter (which expression unless be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being, survivors of them, their heirs, executors, administrators and assigns) being the Party Of The First Part.

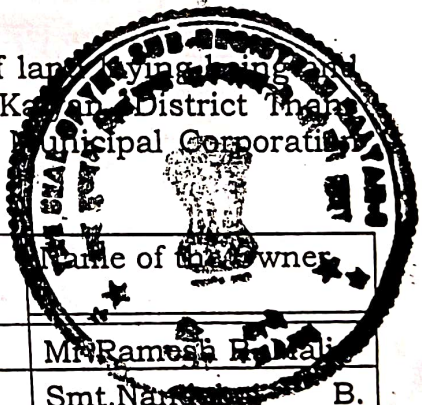
क. ल. न. - ३
 वस्त क्र. ००७६ २०१०
 ५ ७९

AND

Mr. Subas Sudhakar Dabeshwar

age 30 years, Occupation Service residing at Plot No-2 Vivekanand Society Yavatmal - 445001 hereinafter called and referred to as THE PURCHASER (which expression shall unless it be repugnant to the context or meaning thereof mean and include all of his / her heirs, executors and administrators and assigns) being the Party of the Second part.

WHEREAS all those pieces and parcels of land lying and situate at village Kanchangaon, Taluka Kalyan District Thane within the limits of the Kalyan Dombivli Municipal Corporation bearing :



Sr.no.	S.no. (new)	S.No. (old)	Hissa No.	Area (sq.mtr)	Name of the owner
1	101	86	Pt	3300	Mr. Ramesh H. Mali
2	101	86	Pt	3300	Smt. Nandini B. Mali & others
3	101	86	Pt	3470	Smt. Bhagubai L. Mali & others

Hereinafter for the sake of brevity collectively called and referred to as the 'entire property' are belonging to the different owners as mentioned hereinabove and more particularly described in the Schedule hereunder written;

Subashwar

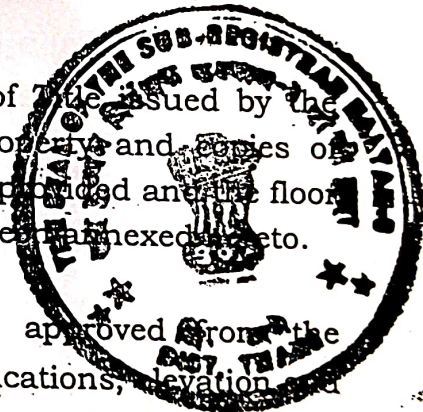
AND WHEREAS the Promoter has appointed Architect registered with the Council of Architects and the promoter have appointed a structural engineer for preparation of the structural design and drawing of the building and the Promoter accepts the professional supervision of the Architect and the structural engineers till the completion of the building.

क. ल. न. - ३	
दस्त क्र. ००००	२०१०
८०	७९

AND WHEREAS the Promoter proposes to construct on the said property new multistoried buildings as per the sanctioned plans and permissions.

AND WHEREAS the Purchaser has demanded from the Promoters and the Promoter has given the inspection of all the documents of title relating to the said property to the Purchaser and the plans, designs, specifications prepared by the Promoter Architect and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "THE SAID ACT") and the rules made there under.

AND WHEREAS the copies of Certificate of Title issued by the Advocate of the Promoter to the said property and copies of extracts of 7/12, the list of amenities to be provided and the floor plan approved by the local authority have been annexed, etc.



AND WHEREAS the Promoter has got approved from the concerned local authority the plans, specifications, elevation and details of The Said Building (hereinafter referred to as "the said plans").

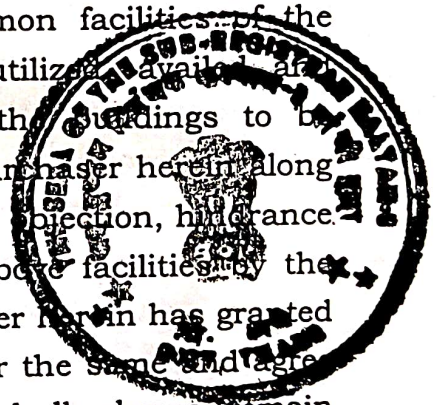
AND WHEREAS the Purchaser has accepted the title of the owner to the said property as shown in the records of rights in

Barbed wire

respect thereof and the documents referred to hereinabove as well as the terms and conditions of the order under the Urban Land (Ceiling and Regulation) Act, 1976 and the Promoter has brought to the knowledge of the purchaser herein and the Purchaser is aware that the Promoter during the course of completion of the entire scheme will acquire additional TDR as per the rules and regulations of the Municipal Corporation and will further avail, use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoter may deem fit and proper and the Purchaser has accorded his / her express and irrevocable consent for the same.

क. ल. न. - ३
दस्तावेज क्र. १०१५५/२०१०
अतिरिक्त FSI / ७९

AND WHEREAS the Promoter has clearly brought to the notice that the Promoter or his nominees has acquired/intended to acquire the adjacent properties and other abutting and appurtenant lands thereto, and the common facilities of the present housing scheme will be used, utilized, availed and shared by the intending purchasers of the buildings to be constructed on those properties and the purchaser herein along with the other purchasers will not raise any objection, hindrance and/or obstruction for such use of the above facilities by the other intending purchaser and the purchaser herein has granted his/her express and irrevocable consent for the same and agree and assure that such above covenant shall always remain binding on them.



AND WHEREAS the Promoter has provided to the Purchaser the copy of the sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the

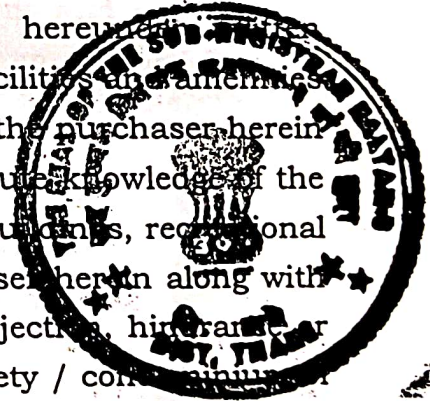
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Purchaser and the Purchaser is fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his/her consent for the same.

क.स. नं. ३	
दस्त क्र. ४०५५	२०१०
२	५९

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

AND WHEREAS the promoter has given the clear inspection of the sanctioned plans to the Purchaser which also includes the future expansion buildings as well construction of certain amenity area as well as recreation spaces and has represented and brought to the notice of the Purchaser and the Purchaser is fully aware and having the correct knowledge that the scheme of construction undertaken by the Promoter on the amalgamated said property described in the schedule hereunder consists of several buildings and common facilities and amenities to the said entire housing project and thus the purchaser herein is fully aware and having the full and absolute knowledge of the total construction scheme, the Number of buildings, recreational facilities and amenity area and the purchaser herein along with the other purchasers will not raise any objection, hindrance or obstruction at the time of formation of society / co-operative society, its apartments, its conveyance, demarcation, grant of right of way, easement rights and other benefits attached to the said different portions of land as described hereinabove. The Purchaser is also aware that the land to be conveyed in favour of the co-operative housing society of building will not be equivalent and in proportion to the floor space index used, utilized and consumed



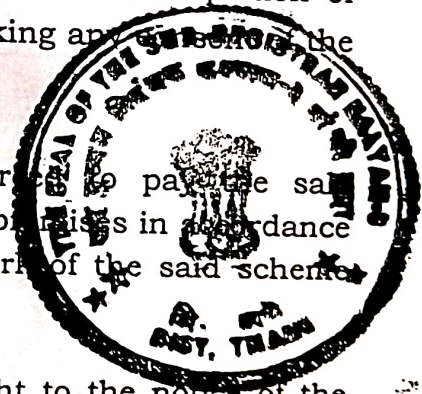
Prabhu

in the construction of buildings on the said property and the Purchaser herein grant his / her express and irrevocable consent for such transfer of land and construction thereon.

क. ल. अ. ३
अ. क्र. ०००९ २०१०
१० ५७

AND WHEREAS the Promoter has also clearly brought to the notice of the Purchaser during the course of development / construction they will shift and / or convert the amenity area of the said entire project or will further use and utilize the benefit of the amenity area as may be sanctioned by the municipal authorities and will avail the additional construction thereof as they may deem fit and proper and also delete the construction of certain amenities area and the Purchaser shall not raise any objection for the same and will not demand the construction thereof and further will not claim any compensation thereof and thus have granted their express and irrevocable consent to the Promoter for making any changes, modifications and revisions in the said entire property and / or sanction of plans for the further expansion of buildings and commencement and completion of construction work of the same without taking any objection the Purchaser herein.

AND WHEREAS the purchaser has agreed to pay the sale price/consideration in respect of the flat/plots in accordance with the progress of the construction work of the said scheme mentioned hereinafter.



AND WHEREAS the Promoter has brought to the notice of the purchaser that the sale price/consideration mentioned hereinafter does not include service tax, value added tax (VAT), Sales Tax or any other taxes and Purchaser is liable to pay the same as and when imposed by any Government authorities and demanded by the Promoter.

Signature

AND WHEREAS the Purchaser after verifying the above facts and having the true and correct knowledge of the same and after satisfying himself / herself has expressed his / her express and irrevocable consent for the same and agreed to acquire the flat / shop/office/premises in the said scheme of construction.

क. ल. न. - ३	
१०००	२०१०
९९	७९

AND WHEREAS relying upon the said aforesaid representations, the Promoters agreed to sell the Purchaser a flat/unit at the price and on the terms and conditions herein after appearing.

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

1. THE Promoter shall construct the buildings on all those pieces and parcels of land lying, being and situate at village Kanchangaon, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation bearing :

Sr.no.	S.no. (new)	S.No. (old)	Hissa No.	Area (sq.mtr)	Name of the Owner
1	101	86	Pt	3300	M. K. Mali
2	101	86	Pt	3300	Smt. Wandabai Mali & others
3	101	86	Pt	3470	Smt. B. Bai Mali & others

hereinafter for the sake of brevity collectively called and referred to as the said property belonging to the different owners as mentioned hereinabove and more particularly described in the Schedule hereunder written in accordance with the plans, design, specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may



[Handwritten signature]

consider necessary or as may be required by the KDMC /
Municipal authorities to be made in them or any of them for
which the Purchaser hereby gives consent.

क. ल. न. - ३	
दस्ता क्र. ००००	२०१०
२	७९

2. THE PURCHASER hereby agree to purchase from THE
PROMOTER and THE PROMOTER hereby agree to sell to THE
PURCHASER flat in the building No. 1 in Wing A on
5th floor bearing flat No. 502 of Carpet/Saleable

area admeasuring 865 sq. ft. (which is inclusive of the area
of balconies) of the scheme of construction known as

"SARVODAY TRILOK" and as shown on the floor plan thereof

hereto annexed hereinafter referred to as "the said premises") for
the price / consideration of Rs. 2508500/- (Rupees

Twenty five lakh Eight Thousand five
hundred only - only). Including proportionate price

of common areas and facilities appurtenant to the premises. The
nature, extent and description of the common / limited common

areas and facilities are more particularly described in the Second
Schedule hereunder written. The Promoter has duly brought to the

notice of the Purchaser that the above price / consideration does not include
service tax, value added tax (VAT), sales tax or any other tax and the

Purchaser is liable to pay the same as and when imposed by any
Government Authorities and demanded by the Promoter. The purchaser

hereby agrees to pay to the promoter the said consideration of
Rs. 2508500/- (Rupees Twenty five lakh
Eight Thousand five hundred only)

after the execution of this agreement in the following manner.

- i) 15% on Execution of Agreement
- ii) 10% on construction of plinth level.

Signature

SCHEDULE OF THE PROPERTY

क. ल. न. - ३

दस्त क्र. ७०७७ २०१०

सिंहात ७९

All those pieces and parcels of land lying, being and situate at Village Kanchangaon, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation bearing :

Sr.no.	S.no. (new)	S.No. (old)	Hissa No.	Area (sq.mtr)	Name of the Owner
1	101	86	Pt	3300	Mr.Ramesh R. Mali
2	101	86	Pt	3300	Smt.Nandabai B. Mali & others
3	101	86	Pt	3470	Smt.Bhagubai L. Mali & others

and bounded as follows:

On or towards East : property bearing S. No.83,85,88

On or towards West : property bearing Survey No.74, 75

On or towards South : property of Mr.Hari Padu Joshi

On or towards North : property of Mr.Jagannath Choudhari

Barbedwar

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS AND SEALS THE DAY काण्ड ल YEAR. FIRST
HEREINABOVE WRITTEN.

काण्ड ल		YEAR. FIRST
दस्त क्र.	७०७७	२०१०
	१०	७९

SIGNED, SEALED AND DELIVERED BY _____
the within named "PROMOTER / DEVELOPER"
M/s. Ekta Land Developer Partnership Firm
by the hand of Partner Mr. Praful M. Shah
in the presence of Manale
Sanjay Manale.

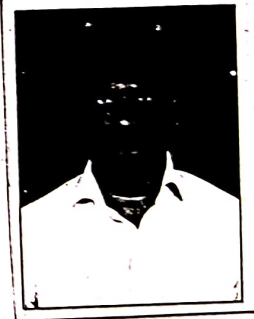


Praful M. Shah



SIGNED, SEALED AND DELIVERED BY _____
the within named "FLAT PURCHASER"
Shri. Suhas Sudhakar Parbeshwar
In the presence of H.D. Chaudhari
Harish Chaudhari

Parbeshwar



बांधकाम प्रारंभप्रमाणपत्रासह

सुधारित बांधकाम मंजूरी

श्री./श्रीमती :- स्पेश रमचंद्र माळी व इतर.

कुलमुखत्यारपत्रक :- श्री प्रफुल्ल मणिलाल राहा व इतर.

वास्तुशिल्पकार:- श्री. रजन चंद्रकांत मोडक, डॉ.वि. व. ली. (पु.)

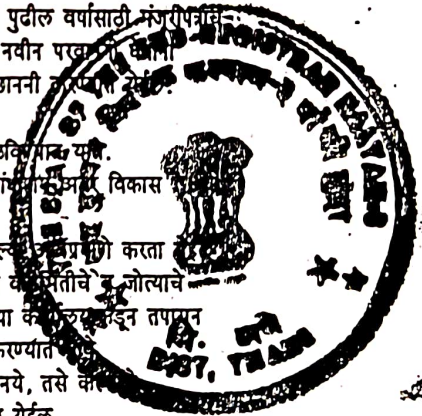
क. ल. न. - ३	
दस्त क्र. ७०००७	२०१०
७९	७९

विषय:- सि.स.नं. स.नं. ८६ जुना, १०१ नवीन हि.नं. १,२,३
मौजे-कांचनगाव, डॉ.वि. व. ली. (पु.) येथे बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ:- १) आपला दि. २३-१०-०८ रोजीचा श्री.रजन चंद्रकांत मोडक, डॉ.वि. व. ली. (पु.)
वास्तुशिल्पकार, यांचे मार्फत सादर केलेला अर्ज क्र. २१७६
२) अंतरिम मंजूरी आदेशापत्र क्र. कडोमपा/नरवि/बाप/डॉ.वि./१५३-५३
दि. २०-०६-२००८

महापट्ट प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. ८६ जुना, १०१ नवीन हि.नं. १,२,३, मौजे-कांचनगाव, डॉ.वि. (पु.) मध्ये १००७०.०० चौ.मी. क्षेत्रापैकी ८९४६.७६ चौ.मी.चटई क्षेत्राच्या पुखंडाचा विकास करण्यास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक २३-१०-२००८ च्या अर्जास अनुसरून पुढील शर्तीस अधिन रद्द तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे मागील पानावर नमुद केलेप्रमाणे वाडे-भिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठल्याही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे संमतीपत्र देण्यात येत आहे.

- हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे ताखेचामुन एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्र मिळवून घ्यावे. नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेण्याच्या वेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करावी.
- नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कक्षातील जमीनोप्यतिरिक्त अन्य जमीनीवर बांधकाम करण्यास विकास कर देत नाही.
- इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या प्रमाणे करावे.
- वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभित व जोत्याचे बांधकाम केलेबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या क्षेत्रातून तपसून घेऊन "जोता पूर्णत्वाचा दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात येईल.
- सादर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसेच कोणत्याही आढळून आल्यास सादरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुध्दितेची (स्ट्रक्चरल सेफटी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच प्लॉटच्या हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- पुखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता पूर्णपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- जागेत जुने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करण्याची जबाबदारी मालकाची राहिल व मालक-भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निपकरण मालकाने करणे आवश्यक राहिल.
- सादर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- सादर जागेतून पाण्याचा नैसर्गिक निचण होत असल्यास तो जलनिःसारण विभाग, (क.डॉ.म.पा.)च्या परवानगी शिवाय वळवू अथवा बंद करू नये.



SHRI / SMT: S. S. Dandekar
 WING: A BLDG. NO. 1 FLAT NO: 502
 ON 5th FLOOR, BUILT UP AREA: 865.50 Sq. Ft.

DESCRIPTION OF PROPOSAL & PROPERTY

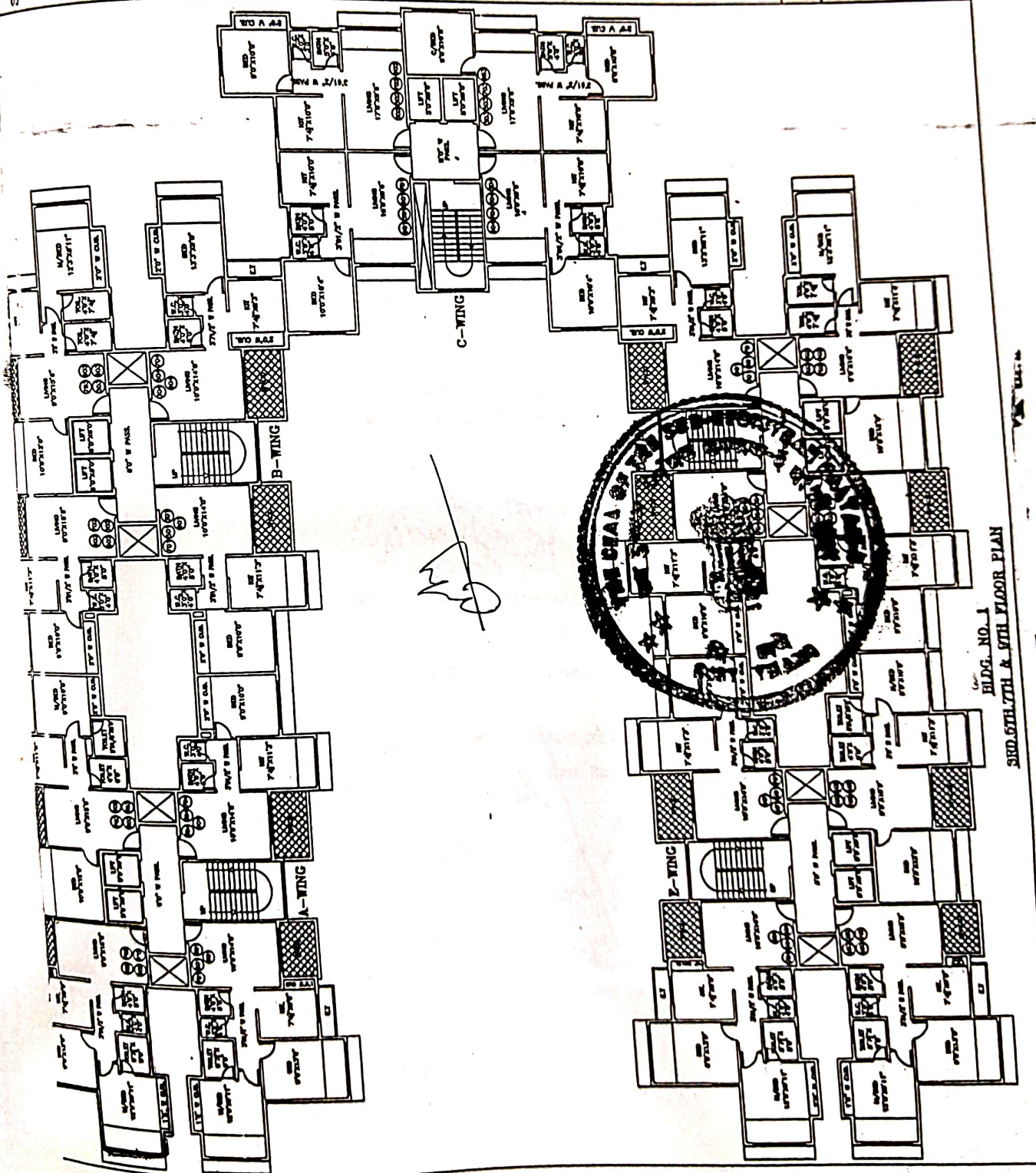
PROPOSED RESIDENTIAL CUM COMM. BLDG. ON PLOT BEARING (NEW) S.NO. 101, H.NO. 1,2 & 3 (OLD) S.NO. 88 H.NO. (PT.) (PT.) VILLAGE - KANCHANGAON, DOMER. (EAST) TALUKA - KALYAN, DIST. - THANE.

क. ल. न. - 1
 वस्त क्र. 60060

Handwritten signature

NAME AND ADDRESS OF ARCHITECT

Rachana SHIP
 ARCHITECT: R. C. WADKAR (G.D. ARCHT.)
 C.A. NO. 94/9622
 SURESH ARCADE, 1ST FLOOR, PHADKE CROSS ROAD, ABOVE H.D.F.C. BANK, DOMERVAU (EAST) 421 201.



BLDG. NO. 1
 5th, 6th, 7th & 8th FLOOR PLAN

कलन3

दस्त क्र 7077/2010

७७/७७

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

कल्याण 3

नांक : 7077/2010

प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

मुहास सुधाकर दरबेशवार - -
घर/प्लॉट नं: प्लॉट नं 2, विवेकानंद सोसा,

लिहून घेणार



प्लॉट 01

वय 30

पत्ता/रस्ता: -

सही

पत्नीचे नाव: -

पत्त नं: -

सहायत: -

द. पाव: -

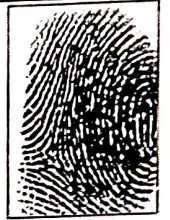
द. ना: -

द. नं: -

द. नंबर:

द. मे एकता लॅन्ड डेव्हलपर्स तर्फे भागीदार , प्रफुल

लिहून घेणार



द. यांचे कु मू म्हणून संदिप परब - -

वय 27

द. घर/प्लॉट नं: 3, शुभांगी दर्शन , मानपाडा रोड

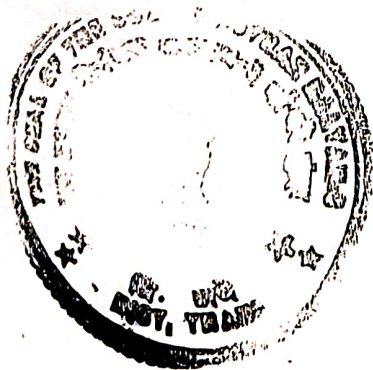
सही

नेवली पू

पत्ती/रस्ता: -

पत्नीचे नाव: -

पत्त नं



टिप: करून देणार तथाकथित [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1

क्र. [कलन3-7077-2010] चा गोपवारा
नार मुल्य :1435000 मोबदला 2508500 भरलेले मुद्रांक शुल्क : 108030

पावती क्र.:7074 दिनांक:27/10/2010
पावतीचे वर्णन
नांव: सुहास सुधाकर दरवेशवार - -

द हजर केल्याचा दिनांक :27/10/2010 12:53 PM
ददनाचा दिनांक : 25/10/2010
द हजर करणा-याची सही :

Sudhas

25090 :नोंदणी फी
1420 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फ्री

नाचा प्रकार :25) करारनामा
रका क्र. 1 ची वेळ : (सादरीकरण) 27/10/2010 12:53 PM
रका क्र. 2 ची वेळ : (फ्री) 27/10/2010 12:58 PM
रका क्र. 3 ची वेळ : (कबुली) 27/10/2010 12:58 PM
रका क्र. 4 ची वेळ : (ओळख) 27/10/2010 12:58 PM

26510: एकूण

S
दु. निबंधकाची सही, कल्याण 3

द नोंद केल्याचा दिनांक : 27/10/2010 12:58 PM

ओळख :
शलील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-याना व्यक्तीशः ओळखतात,
: त्यांची ओळख पटवितात.

1) भा सुधाकर दरवेशवार - - ,घर/प्लॉट नं: यवतमाळ
गल्ली/रस्ता: -
ईमातीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

Sudhas



2) र गिता गणेश सहारे - - ,घर/प्लॉट नं: जयराम निवास, चोळेगाव ठाकुर्ली पू
गल्ली/रस्ता: -
ईमातीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

S. Sahare



S
दु. निबंधकाची सही
कल्याण 3



प्रमाणित करण्यात येते की सदर दस्त
क्र. 14066/2010 दि. 10.10.2010 पाने आहेत
पुस्तक क्रमांक ...9... घर नोंदला
दिनांक... 27/10/2010

S
राह मुख्यम निबंधक कल्याण-3

क्र. [कलन3-7077-2010] चा गोषवारा
 मूल्य : 1435000 मोबदला 2508500 भरलेले मुद्रांक शुल्क : 108030

हजर केल्याचा दिनांक : 27/10/2010 12:53 PM
 मूदनाचा दिनांक : 25/10/2010
 हजर करणा-याची सही :

Signature

नाचा प्रकार : 25) करारनामा
 रका क्र. 1 ची वेळ : (सादरीकरण) 27/10/2010 12:53 PM
 रका क्र. 2 ची वेळ : (फ्री) 27/10/2010 12:58 PM
 रका क्र. 3 ची वेळ : (कबुली) 27/10/2010 12:58 PM
 रका क्र. 4 ची वेळ : (ओळख) 27/10/2010 12:58 PM

नॉद केल्याचा दिनांक : 27/10/2010 12:58 PM

ओळख :
 शालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-याना व्यक्तीशः ओळखतात,
 त्यांची ओळख पटवितात.

1) शिभा सुधाकर दरबेशवार - - , घर/प्लॉट नं: यवतमाळ

गल्ली/रस्ता: -
 ईमार्तीचे नाव: -
 ईमार्त नं: -
 पेट/वसाहत: -
 शहर/गाव:-
 तालुका: -
 पिन: -

Signature



2) र गिता गणेश सहारे - - , घर/प्लॉट नं: जयराम निवास, चोळेगाव ठाकुली पू

गल्ली/रस्ता: -
 ईमार्तीचे नाव: -
 ईमार्त नं: -
 पेट/साहत: -
 शहर/गाव:-
 तालुका: -
 पिन: -

Signature



पावती क्र.: 7074 दिनांक: 27/10/2010
 पावतीचे वर्णन
 नांव: सुहास सुधाकर दरबेशवार - -

25090 : नोंदणी फी
 1420 : नक्कल (अ. 11(1)), पृष्ठांकनाची
 नक्कल (अ. 11(2)),
 रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
 एकत्रित फी

26510: एकूण

दु. निबंधकाची सही, कल्याण 3



दु. निबंधकाची सही
 कल्याण 3



प्रमाणित करण्यात येते की सदर दस्त
 क्र. 6066/2010... 10.9. पाने आहेत
 पुस्तक क्रमांक ... 9... घर नोंदला
 दिनांक... 27/10/10

दु. निबंधक कल्याण 3



कल्याण डोंबिवली महानगरपालिका, कल्याण. कराचे देयक



सन : 2024-2025

क्लस्टर क्रमांक F 04

(देयक कालावधी दिनांक 01-Apr-2024 ते, दिनांक 31-Mar-2025)
(महाराष्ट्र महानगरपालिका अधिनियम अनुसूचीतील प्रकरण ८ नियम ३९ अन्वये)

देयक क्र.	: 39284	दिनांक	: 27-04-2024
प्रभाग क्र.	: F	विभाग क्र.	: 04
मालमत्ता क्र.	: F04015374700	एकूण क्षेत्रफळ (Sq.M)	: 53.33
सदनिका क्र./ खोती क्र.	: 1/A/502	वापराचा प्रकार	: निवासी
मिळकत धारकाचे नाव	: SUHAS S DARBESHWAR	मालमत्तेचा प्रकार	: इमारत
पत्ता	: BLDG 1, WING-A, S NO 101-NEW, 86-OLD, H NO 1,2,3, KANCHANGAON, DOMBIVLI (E).	वार्षिक निवासी करयोग्य मूल्य रु	: 9503
		बिगर निवासी एकूण	: 0
			: 9503

१	२	३	४	५		६
अ. क्र.	कराचे तपशील	कर दर (%)	मागील बाकी रु	01.04.2024 ते 30.09.2024	01.10.2024 ते 31.03.2025	एकूण रक्कम रु
				प्रथम सहामाही	द्वितीय सहामाही	
1	सर्वसाधारण कर	27.50	0.00	1307.00	1307.00	2614.00
2	रस्ता कर	9.00	0.00	428.00	428.00	856.00
3	मलप्रवाह कर	2.00	0.00	95.50	95.50	191.00
4	पाणीपुरवठा लाभ कर	12.50	0.00	594.00	594.00	1188.00
5	मलप्रवाह सुविधा लाभ कर	10.50	0.00	499.00	499.00	998.00
6	महापालिका शिक्षण उपकर	3.00	0.00	143.00	143.00	286.00
7	वृक्ष कर	1.00	0.00	48.00	48.00	96.00
8	शासकीय शिक्षण उपकर (निवासी)	6.00	0.00	285.50	285.50	571.00
9	घनकचरा व्यवस्थापन शुल्क	0.00	0.00	300.00	300.00	600.00
	एकूण रुपये		0.00	3700.00	3700.00	7400.00
	एकूण जमा रुपये					0.00
	एकूण देय रक्कम					7400.00
	अंतिम देय दिनांक			दि. 31.08.2024	दि. 31.12.2024	

दरमहा 2 टक्के व्याज आकारले जाणार असल्याने प्रत्यक्ष भरणा करते वेळी रक्कमेत वाढ होण्याची शक्यता आहे
अक्षरी रुपये : सात हजार चारशे रुपये फक्त



सोबत दिलेला QR Code स्कॅन केल्यावर चालू तारखेची देय रक्कम आपणांस दिसून येईल

The current due amount up to the present date will be reflected whenever you scan the QR code.

Scan this QR Code for DPI Payment.

sd/-

उप आयुक्त (कर)

कल्याण डोंबिवली महानगरपालिका, कल्याण.

This is computer generated document, hence requires no signature

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(सुचना मागील पानावर नमुद केलेल्या आहेत)



माझगांव डॉक लिमिटेड

(भारत सरकार का उपक्रम)

Mazagon Dock Limited

(A Govt. Of India Undertaking)

डॉकयार्ड रोड, माझगांव, मुंबई - 400 010.

Dockyard Road, Mazgaon, Mumbai - 400 010.

Certified - ISO 9001 : 2008

संदर्भ क्रमांक

Ref. No.

HR(O)/99792/2012/1249

दिनांक

Date

04th July 2012

CERTIFICATE

This is to certify that Shri Suhas Darbeshwar joined the services of this Organisation on 22nd February 2010 and is presently in the rank of Deputy Manager (East Yard-Aly-Hull.).

2. As per our record, submitted by the Officer, his present residential address is as under: -

Flat No 502, 'A' Wing,
Sarvodaya Trilock,
Kanchangaon, Thakurli (East)
Dist.-Thane, Pin-421206

3. This Certificate is being issued to Shri Suhas Darbeshwar at his specific request as a proof of residential address for submission to Indian Passport Authorities for applying New Passport.

For MAZAGON DOCK LIMITED,



(MS.ARUNA SOOD)

DEPUTY GENERAL MANAGER (HR-O)

TEL:022-23764164



INDIAN REGISTER OF SHIPPING

फोन + 91 (22) 2376 2000

Phone + 91 (22) 2376 3000

2376 4000

फैक्स

Fax

(Design) + 91 (22) 23738159 : (Proj - c) 23738147

(Material) + 91 (22) 23738151 : (East Yd) 23738333

(Finance) + 91 (22) 23738338

वेबसाईट : www.mazagondock.gov.in

Website : www.mazagondock.gov.in



MAZAGON DOCK LIMITED
(A Govt. of India Undertaking)
Dockyard Road, Mazagon,
Mumbai 400 010,
INDIA.

Phone : + 91 22 23781561
+ 91 22 23713451
+ 91 22 23714787 AGM(HR-O)

Shri.Suhas Sudhakar Darbeshwar
Flat No-4, Ulhas Building, Shivshakti Nagar
Ambarnath (East) Maharashtra

Certified – ISO 9001 : 2000
For Shipbuilding
For Marine Engineering Training Center
For Training Dept.
Fax + 91 22 23738338
Website : www.mdindia.com

HR(O)/REC/06/2009/248
8-Feb-10

Dear Sir,

Sub:- Appointment for the post of "Assistant Manager(Mechanical)"

With reference to your application, and interview you had with us in November 2009 we have pleasure in offering you the post of Assistant Manager (Mechanical) in the E-2 grade on IDA pay scale of Rs. 20,600-46,500 in our Company on the following general terms and conditions:-

- a) Your appointment is subject to –
 - i) You being certified fit by the Chief Medical Officer, MDL. It may be noted that your appointment is subject to your being continuously physically and mentally fit. In case during the period of your employment you become medically unfit for employment in the company, the Management reserves its right to terminate your services.
 - ii) Your joining our Company would be subject to receipt of Police Verification Report (PVR) by the Company. In case you are working in a Govt Organization/PSU, you may join the Company on the basis of Identity certificate to be submitted by you as per the format enclosed duly certified by a Gazetted Officer of the Central/State Govt. and PVR may be processed separately.
- b) Your starting Basic Pay will be Rs. 20,600/- per month in the above grade
- c) The following allowances will be payable to you as per rules of the company :
 - i) Dearness Allowance
Dearness Allowance will be paid to you as per rules.
 - ii) House Rent Allowance (HRA)
House Rent Allowance will be paid at the rate of 30% of basic pay.
 - iii) Company Accommodation (if available)
In case you are provided Company accommodation, you will not be entitled for H.R.A. In addition, you would be required to pay a license fee (which varies depending upon the type of accommodation) besides water charges and electricity charges at actual as per rules of the company.
 - iv) Other Allowances
In addition to the above, you will be entitled to receive such other allowances and benefits, including medical benefits, as are applicable to MDL officers on IDA pay scale.
- d) In case of candidates claiming to be belonging to Scheduled Caste / Scheduled Tribe/ Other Backward Class :

"The appointment is provisional and is subject to the caste/tribe certificate being verified from Prescribed Authority and if the verification reveals that the claim to belong to Scheduled Caste or Scheduled Tribe or Other Backward Class (Not belonging to Creamy layer) as the case may be, is false, the services will be terminated forthwith without assigning any further reasons and without prejudice to such further action as may be taken under the provisions of the Indian Penal Code and other rules, time being in force, for production of false Certificates".
- e)
 - i) You will be on probation for a period of one year from the date of joining.
 - ii) You will be confirmed to the post on your work, ability and conduct being found satisfactory during probation period. However during probation, if your work, ability or conduct is unsatisfactory, your probationary period may be extended or your services may be terminated at any time by giving you one calendar month's notice in writing.

Cont. 2/-

iii) For any absence on leave without pay for reasons other than hospitalization up to one month, your probation period shall be extended by that extent. Further, in the case of absence on account of hospitalization beyond a period of one month, your probation will be extended by that extent.

- f) You are required to become a member of the Mazagon Dock Limited Staff Provident Fund from the date of your joining the Company.
- g) It is mandatory for you to become a member of MDL Officers' Group Savings Linked Insurance Scheme with effect from the date accepted by LIC under master policy, for which purpose a sum of Rs.106.25 per month would be recovered from your salary as your contribution towards the said scheme from the date of your admission for a policy of Rs.1,00,000/-.
- h) On your joining the Company, you will devote your whole time and attention to the interests of the Company.
- i) You may be required to serve the Company either at Mumbai or at Nhava or elsewhere or any of its Branch Offices, as decided by the Management from time to time.
- j) You will have to work in any shift either within the Yard or outside or external premises or precincts of the establishments with Company's clients, contractor's site etc.
- k) In addition to the functions related to the above post, you will carry out such other functions as may be entrusted to you from time to time by the Management. Your charter of duties will be decided by your superiors from time to time.
- l) You will treat as strictly confidential the affairs of the Company and its customers and will not enter into any speculation or become interested in any business or do any trading on your own account without receiving the Company's permission in writing.
- m) You will be subject to the Supervisory Staff Service Rules, Mazagon Dock Officers' Conduct, Discipline & Appeal Rules and such other rules and regulations as are applicable to officers of the Company and any other amendment made thereof from time to time to the extent applicable to the Officers of the Company.
- n) As per the present Management Policy, while you are on probation you will neither be issued any **NOC for attending** interview for employment in other organization nor your application will be forwarded.

2. Please confirm within 15 days of the receipt of this letter whether you are interested to join the above post and whether the above-mentioned terms and conditions are acceptable to you. As a token of acceptance of the above post, pay scale and terms / service conditions, please sign the duplicate copy of this letter and return the same along with your letter of acceptance. In case we do not hear from you by the said period, it will be construed that you are not interested in joining our Organization and accordingly, this appointment letter will stand cancelled automatically.

3. In case of acceptance of this offer of appointment, please note that you are required to join MDL within 15 days from the date of receipt of PVR by us which will be communicated to you (applicable for candidates other than those coming from Govt./PSU). In case you fail to join by the said date, your appointment letter shall stand cancelled automatically.

Yours faithfully,
For MAZAGON DOCK LIMITED,


(DEVDAS UCHIL)

ADDL.GENERAL MANAGER (HR-O)

N.B.: A Public Grievance Cell has been set up in the Company. Members of the public having complaints or grievances are advised to contact the Grievance Cell or send their complaints/ grievances to him in writing for redressal.

Copy to : DM(Officers' Payroll)

II

I hereby accept without any reservation the above-mentioned terms of employment, which have been fully understood by me. The original of this appointment letter is in my possession.

(SIGNATURE)

Date _____

Name _____



सत्यमेव जयते

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टिएनए/डिओएम/एचएसजी/ (टिसी)/२८२९३ / सन २०१६
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

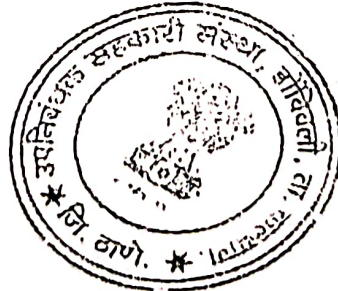
**सर्वोदय त्रिलोक बिल्डिंग नं. १ को-
ऑपरेटिव्ह हौसिंग सोसायटी लि.,**


जुना सर्व्हे नं ८६(पैकी), नविन सर्व्हे नं १०१(पैकी), (हिस्सा नं १, २, ३)
मौजे कांचनगांव, लक्ष्मी पार्क जवळ, कांचनगांव,
ठाकूर्ली (पूर्व) ता. कल्याण जि. ठाणे

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र सहकारी अधिनियम क्रमांक २४) कलम ९(१)अन्वये नोंदणी क्रमांक टिएनए/ डिओएम/एचएसजी/(टिसी)/२८२९३/ सन-२०१६, दि. /०३/ २०१६ ने नोंदविण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण 'गृहनिर्माण संस्था' असून उपवर्गीकरण 'भाडेकरू सहभागिदारी गृहनिर्माण संस्था' असे आहे.

थळ:- डोंबिवली
नांक :- / ०३ / २०१६




(निलम ज्ञा. पिंगळे)
उपनिबंधक
सहकारी संस्था, डोंबिवली

SARVODAYA TRILOK BLDG NO.1 CO. OP. HSG. SOC. LTD:
 REG.NO.TNA/DOM/HSG(TC) 28293/2016 DT.18/03/2016
 ANCHAN GAON, NEW THAKURLI KALYAN ROAD, THAKURLI EAST,THANE-421201.

NAME : A/502 SUHAS S DARBESHWAR (865 SQ.FT)

Maintenance
 Bill No : STB1/24-25/444
 Bill Dt. : 01-10-2024

Bill For The Month of:
 OCTOBER, NOVEMBER, DECEMBER

Address :
 No. -91 * Email Id:

S.N.	PARTICULARS	AMOUNT(₹)
1	MAINTENANCE CHARGES	6,488.00

TOTAL (₹) = 6,488.00
 PREV.BAL.IF DUE(Dr)/ADVANCE.(Cr) = 12,084.00 Cr
 *TOTAL PAYABLE AMOUNT (₹) = 5,596.00 Cr

AMOUNT IN WORDS: Five Thousand Five Hundred Ninety Six Only (Cr)

* NOTE *

THE TOTAL AMOUNT OF BILL IS ROUNDED OFF TO NEAREST RUPEES.
 PLEASE WRITE WING,FLAT/SHOP NO., OWNER NAME & BILL NO. BEHIND THE CHEQUE.
 PLEASE DROP THE CHEQUES IN BEFORE DUE DATE SLOT.
 CHEQUE FOUND IN AFTER DUE DATE SLOT WILL BE CHARGED INTEREST @21% P.A.
 IF CHEQUE RETURN THEN SOCIETY CHARGE RS.20/-EXTRA WITH BANK CHARGE.
 RECEIPT WILL ISSUE ONLY AFTER CLEARANCE OF CHEQUE.

Interest will charge ON DT.31/03/2024.
 (On Delayed/Dues Payment).

BANK: DNS BANK
 A/C.014010100009563
 IFSC:DNSB0000014
 BRANCH: THAKURLI STATION EAST

SARVODAYA TRILOK BLDG NO.1 CHSL.

Receiver's Signature

Chairman Secretary Treasurer .

THIS IS COMPUTER GENERATED INVOICE NO NEED SIGNATURE

