



30/10/2024

Index-II

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. कल्याण 2

दस्ता क्रमांक : 21065/2024

नोंदणी :

Regn:63m

गावाचे नाव : काटेमानिवली

| | |
|--|--|
| (1) चिन्हाचा प्रकार | करारनामा |
| (2) नोंदना | 3500000 |
| (3) बाजारभाव (भाडेपट्ट्याच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) | 2309275 |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम) | 1) पानिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती : इतर माहिती: वॉर्ड नं. 13-अ-2, मीने काटेमानिवली, मर्वे नं. 40, हिस्सा नं. 3, यावरील बिल्डिंग नं-1, देवऋषी टॉवर को. ऑप. हौसिंग सोसायटी लि., मदनिका क्रमांक 402, चौथा मजला, चिंचपाडा रोड, दुर्गा नगर, कल्याण (पूर्व), क्षेत्र 530 चौ. फूट (बांधीव), मालमत्ता क्रमांक डी05014322500/402. (Survey Number : 40 ; HISSA NUMBER : 3 ;) |
| (5) क्षेत्रफळ | 1) 530 चौ.फूट |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मचिन रमेश पार्ले वय:-42; पत्ता:-प्लॉट नं: ४०२, माळा नं: चौथा मजला,, इमारतीचे नाव: विल्डिंग नं-1, देवऋषी टॉवर को. ऑप. हौसिंग सोसायटी लि., ब्लॉक नं: दुर्गा नगर चिंचपाडा रोड,, रोड नं: काटेमानिवली, कल्याण (पूर्व), महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-APFPP3137H |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता | 1): नाव:-जेन्मी मार्शल नाडार वय:-47; पत्ता:-प्लॉट नं: मी -१, , माळा नं: -, इमारतीचे नाव: कांचन को. ऑप. हौसिंग सोसायटी लि, , ब्लॉक नं: पर्णकुटी अपार्टमेंट जवळ, पुणे लिंक रोड,, रोड नं: काटेमानिवली, कल्याण (पूर्व), महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ARCPN7664G 2): नाव:-मार्शल डेविड नाडार वय:-52; पत्ता:-प्लॉट नं: मी -१, , माळा नं: -, इमारतीचे नाव: कांचन को. ऑप. हौसिंग सोसायटी लि, , ब्लॉक नं: पर्णकुटी अपार्टमेंट जवळ, पुणे लिंक रोड, , रोड नं: काटेमानिवली, कल्याण (पूर्व), महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ADYPN9439K |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 24/10/2024 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 24/10/2024 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 21065/2024 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 245000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरग | |



मुल्यांकनासाठी विभागान घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any other Government or Government or annexed to it.



मी नक्कल केली
मी वाचली
मी रुजावात

क्रमांक 9843 दिनांक 30/10/2024
आन्वये श्री. वि. याना नक्कल दिली.
मो. 984312

Receipt (pavti)

71/21065

Thursday, October 24, 2024

2:53 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 22598

दिनांक: 24/10/2024

गान्वाचे नाव: काटेमानिवली

दस्तऐवजाचा अनुक्रमांक: कलन2-21065-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: जेन्सी मार्शल नाडार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:12 PM ह्या वेळेस मिळेल.

सह. मुख्य न्यायाधीश, कल्याण न्यायालय २.
कल्याण क्र. २

वाजार मूल्य: रु.2309275 /-

मांबदला रु.3500000/-

भरलेले मुद्रांक शुल्क : रु. 245000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1024221313197 दिनांक: 24/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010160240202425M दिनांक: 24/10/2024

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाले.



CHALLAN
MTR Form Number-6



| | | | | | | | | | | | |
|----------------------|-----------------------------------|---------------|-----------|-------------------|--|---|----------------------|-----------------------|---|---|---|
| GRN | MH010160240202425M | BARCODE | [Barcode] | | Date | 21/10/2024-20:26:12 | Form ID | 25.2 | | | |
| Department | Inspector General Of Registration | | | | Payer Details | | | | | | |
| Stamp Duty | Registration Fee | | | | TAX ID / TAN (If Any) | | | | | | |
| | | | | | PAN No.(If Applicable) | ARCPN7664G | | | | | |
| Office Name | KLN5_KALYAN 5 JOINT SUB REGISTRAR | | | | Full Name | JENSI MARSHALL NADAR AND MARSHALL | | | | | |
| Location | THANE | | | | DAVID NADAR | | | | | | |
| Year | 2024-2025 One Time | | | | Flat/Block No. | DEVRISHI TOWER CHS LTD., FLAT NO.402, | | | | | |
| Account Head Details | | Amount In Rs. | | Premises/Building | FOURTH FLOOR, BUILDING NO.1, | | | | | | |
| 0030046401 | Stamp Duty | 245000.00 | | Road/Street | DURGA NAGAR, CHINCHPADA ROAD, KATEMANIVALI | | | | | | |
| 0030063301 | Registration Fee | 30000.00 | | Area/Locality | KALYAN EAST | | | | | | |
| | | | | | Town/City/District | | | | | | |
| | | | | | PIN | 4 | 2 | 1 | 3 | 0 | 6 |
| | | | | | Remarks (If Any) | PAN2=APFPP3137H~SecondPartyName=SACHIN RAMESH PARTE-CA=3500000~Marketval=3500000 | | | | | |
| | | | | | Amount In | Two Lakh Seventy Five Thousand Rupees Only | | | | | |
| Total | | | | | 2,75,000.00 | Words | | | | | |
| Payment Details | | | | | FOR USE IN RECEIVING BANK | | | | | | |
| STATE BANK OF INDIA | | | | | Bank CIN | Ref. No. | 90040572024102469363 | CPAEJLHQ80 | | | |
| Cheque-DD Details | | | | | Bank Date | RBI Date | 24/10/2024-11:09:59 | Not Verified with RBI | | | |
| Cheque/DD No. | | | | | STATE BANK OF INDIA | | | | | | |
| Name of Bank | | | | | Not Verified with Scroll | | | | | | |
| Name of Branch | | | | | Mobile No. 9820308331 | | | | | | |

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयत नोदणी करवयाच्या दस्तासाठी लागू आहे. नोदणी न करवयाच्या दस्तासाठी सदर चलन लागू नाही.

क.ल.न.२
दस्ता क्र. १०६५ / २०२४
१ / ५०

AGREEMENT FOR SALE

(RESALE)

DEVRISHI TOWER CO-OPERATIVE HOUSING SOCIETY LTD.,

REG.NO. TNA/KLN/HSG/(TC)/21792/2010-11.

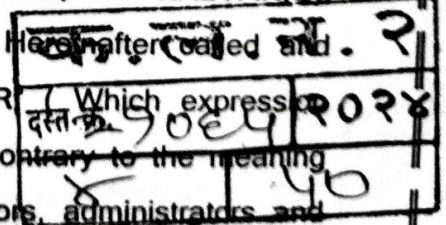
WARD NO. : 13-A-2 VILLAGE : KATEMANIVALI,
FLAT NO./BLDG.NO. : 402 / 1 FLOOR : FOURTH
FLAT AREA : 530 SQ.FT.(BUILT-UP) (49.25 SQ.MTRS.)
MARKET VALUE : RS. 23,09,275/- E-CHALLAN : RS.2,75,000/-
ACTUAL VALUE : RS.35,00,000 /- TOTAL PAGES :

THIS ARTICLES OF AGREEMENT FOR SALE MADE &
ENTERED BEFORE SUB-REGISTRAR OF KALYAN ON THIS 24th
DAY OF OCTOBER, 2024.

B E T W E E N

1. MR. SACHIN RAMESH PARTE.

Age : 42 years, Occupation : Service. (PAN NO. APFPP3137H)
Residing at : DEVRISHI TOWER CO.OP. HSG. SOC. LTD., FLAT
NO.402, FOURTH FLOOR, BUILDING NO.B-1, DURGA NAGAR,
CHINCHPADA ROAD, KATEMANIVALI, KALYAN(E),
TAL.KALYAN, DIST.THANE., PIN 421306., Hereinafter called and
referred to as "THE TRANSFEROR/SELLER" (Which expression
shall unless its repugnant to the context or contrary to the meaning
thereof mean and includes his heirs, executors, administrators and
assignees) THE PARTY OF THE FIRST PART :



AND

[Signature]

[Signature]

[Signature]

1. MRS. JENSI MARSHALL NADAR.

Age : 47 years, Occupation : Business (PAN NO.ARCPN7664G)

2. MR. MARSHALL DAVID NADAR.

Age : 52 years, Occupation : Business (PAN NO.ADYPN9439K)

Both are residing at : C-1, KANCHAN CO.OP. HSG. SOC. LTD.,
NEAR PARNAKUTTI APARTMENT, POONA LINK ROAD,
KATEMANIVALI, KALYAN(E), TAL.KALYAN, DIST.THANE., PIN
421306., Hereinafter Jointly called and referred to as
"TRANSFEREE/PURCHASER/s" (Which expression shall unless its
repugnant to the context or contrary to the meaning thereof mean
and includes his heirs, executors, administrators and assignee)
THE PARTY OF THE SECOND PART :

WHEREAS the transferor is the member of DEVRISHI
TOWER CO-OPERATIVE HOUSING SOCIETY LTD., duly
registered under Maharashtra Co-Operative Housing Societies Act,
1960 under Registration No.TNA/KLN/HSG/(TC)/21792/2010-11 situated
at : DURGA NAGAR, CHINCHPADA ROAD, KATEMANIVALI,
TAL.KALYAN, DIST.THANE., Pin 421306., (Hereinaftercalled and
referred to as the SAID SOCIETY).

AND WHEREAS the transferor is fully seized, possessed,
owned or otherwise well and sufficiently entitled to the property Flat
No.402 falling on FOURTH Floor, in Building No.1, admeasuring
area 530 SQ.FT.(BUILT-UP) in the building known as DEVRISHI
TOWER CO. OP. HSG. SOC. LTD., DURGA NAGAR, CHINCHPADA
ROAD, KATEMANIVALI, KALYAN(E), TAL.KALYAN, situated at Village
KATEMANIVALI, Taluka : Kalyan, Dist.Thane., lying at Survey
No.40, Hissa No.3, with separately fitted Electricity meter bearing
Consumer No.020853264289 and meter No. 07612483655, Gas
Connection No. 210001522111 and Meter No. 7220403455
and is a registered holder of ten fully paid-up shares of Rs.50/- (Rupees Fifty Only) each bearing Share certificate No.17,



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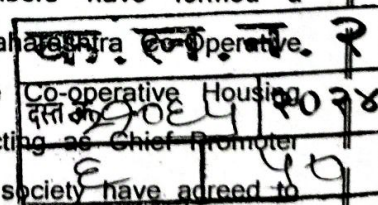
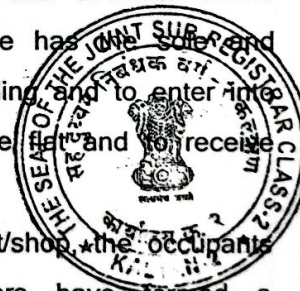
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Member's Registration No.17, distinctive shares from 161 to 170 dated 10/07/2010 in the DEVRISHI TOWER CO-OPERATIVE HOUSING SOCIETY.LTD., along with furnitures like Wardrobe, Kitchen trolley, cabinets and chimney., More particularly described in the schedule and hereinafter called as SAID PROPERTY (Hereinafter for the sake of brevity called and referred to as the "SAID FLAT").

AND WHEREAS by and under Agreement for Sale dated 10/03/2008, the present transferor have solely purchased and acquired the aforesaid flat from M/S. PRAGATI CONSTRUCTION THROUGH ITS PARTNER SHRI. DASHRATH L. PAWSHE and registered at the office of Sub-Registrar of Assurance, Kalyan under Serial No. KLN2-02057-2008 on 10/03/2008 and have been enjoying the vacant and peaceful possession on ownership basis as per the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer) Act, 1963 & Stamp Duty Act, 1908. (Hereinafter called and referred to as the "SAID AGREEMENT")

AND WHEREAS in pursuance to the said Agreement, the transferor started enjoying the same as full and absolute owner and holder thereof the said flat and only he has sole and exclusive right to sell the flat in the said building and to enter into agreement with the purchaser/transferee of the flat and to receive the sale price in respect thereof.

AND WHEREAS after occupying all Flat/shop, the occupants of the abovesaid building, society members have formed a Corporate Body as per the provision of Maharashtra Co-operative Society Act, 1960. After formation of the Co-operative Housing Society the builder/society members are acting as Chief Promoter of the said society and therefore the said society have agreed to issue no objection certificate as per the request of the parties for selling the said flat stating that there are no outstanding dues of the maintenance of the said society till date.



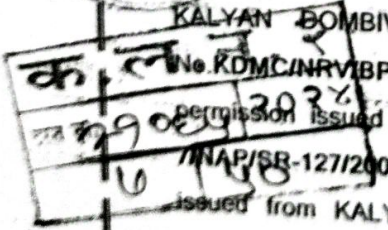
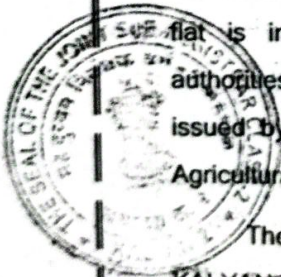
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AND WHEREAS the transferor after becoming the member of the said society have been paying all society charges and all other Govt. Charges, duties, taxes, and all other outgoings incidental to the said flat till date regularly and punctually.

AND WHEREAS the transferor doth hereby admit and acknowledge of the same and every part thereof hereby admit and grant, sell, assign, release, convey and assure unto the purchaser forever. TO HAVE AND TO HOLD all that piece and parcel of land of the said property and hereditaments and premises hereby granted, released and assured or intended so to be with their and every part, rights, members and appurtenances unto and to the use and benefit of the purchaser subject to all taxes, rents, assessments, duties which may be hereinafter become payable in respect of thereof to the Kalyan Dombivili Municipal Corporation or to the state of Maharashtra or any Government body/bodies.

AND WHEREAS the Transferor hereby agrees that Builders have obtained necessary permissions/approvals/sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the flat is in accordance with the approved plans and competent authorities have approved the Building plans as per the instructions issued by the Government and Revenue plan for sanctioned Non-Agricultural order.



The Extract of 7/12, Building Permission issued from KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN, vide No.KDMC/NRV/BP/KV/264-121 dated 22/08/2008, Non-Agricultural permission issued by Collector Office, Thane under No.REV/K-1/T-1/NAP/SR-127/2007 Dated 06.11.2007, Completion Certificate issued from KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN, vide No.KDMC/NRV/CC/KV/602 dated 15/12/2009, and approved plan as per building is constructed is attached hereto.

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WHEREAS the transferor is the owner and is in possession of the Flat No.402, on FOURTH Floor, in Building No.1, in the Building known as DEVRISHI TOWER CO.OP. HOUSING SOCIETY LTD., having its Registration No.TNA/KLN/HSG/(TC)/21792/2010-11 and registered under the Maharashtra Co-Operative Housing Societies Act, 1960 and the said flat is free from all encumbrances, liens, charges and the transferor has full and absolute right to deal with or dispose of the said Flat in such a manner as the transferor deems fit.

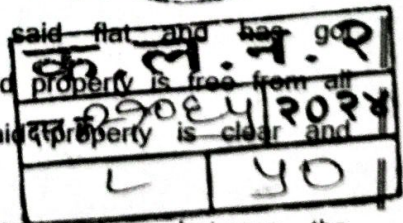
AND WHEREAS the transferor is entitled to all the benefits as a member of the said society and is in exclusive possession, occupation and environment of the said Flat on OWNERSHIP BASIS.

AND WHEREAS the Transferor has decided to settle elsewhere and therefore on his own will and have decided and intended to grant, convey, sell, transfer and assign the aforesaid flat on ownership basis to the purchaser at a total consideration amount of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only).

AND WHEREAS the Transferee being in search of suitable premises for residential purpose and came to know of the same and approached the transferor and gave an offer to purchase the said flat along with the right, title, interest, claim, hereditaments, shares, electricity meter, fixtures and fittings in and upon the said flat for a total consideration of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only).

AND WHEREAS the purchaser have personally seen and inspected the said Flat. Its Construction, workmanship, design, condition, deeds, documents, plans, permissions related to said flat and has got themselves fully satisfied about it that the said property is free from all encumbrances and that the title of the said property is clear and marketable.

AND WHEREAS the negotiation took place between the Transferor and Transferee/s and Transferee/s have agreed to purchase the said flat on OWNERSHIP basis along with all right, title and beneficial interest, claim, hereditaments, shares, fixtures and fittings, electricity meter and its deposit in respect of the said flat.



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: 6 :

AND WHEREAS the Society shall give NO OBJECTION CERTIFICATE cum CONSENT LETTER that they have NO OBJECTION for sale and transfer of the said flat and shares from the party of the first part to the party of the second part.

1.. AND WHEREAS in pursuance to the said offer the Transferee/s have agreed to pay total consideration amount of Rs.35,00,000/- (Rupees Thirty Five Lakhs Only) to the Transferor in the following manner:

a. Out of the agreed consideration the transferee/s have paid to the transferor an amount of Rs.5,00,000/- (Rupees Five Lakhs Only) in the following manner :

- Rs.50,000/- (Rupees Fifty Thousand Only) paid in cheque bearing No.988677 drawn from State Bank of India, Kalyan(E) Branch, dated 23/09/2024.

- Rs.4,50,000/- (Rupees Four Lakhs and Fifty Thousand Only) paid in cheque bearing No. 443041 drawn from Canara Bank, Chembur Main Branch Dated 15/10/2024.

Balance amount Rs. 30,00,000/- (Rupees Thirty Lakhs Only) ("Balance Consideration") shall be paid by the transferee to the transferor after sanction of loan from financial institute within 60 days (PAYOUT DATE) from the date of registration of these Agreement for sale. (The above amount towards the EARNEST MONEY adjustable against

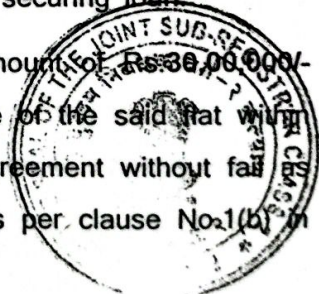
the entire consideration amount and the transferor hereby admits and acknowledges the receipt of Rs.5,00,000/- (Rupees Five Lakhs Only) (and the receipt for the same has been enclosed herein under).



29024/2024
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- c. The transferor acknowledge and agrees that he shall furnish photocopies of all the chain documents, title record and all legal documents incidental to the said flat to the transferee/s as evidences of the transferor's right, title and interest in and to the said flat as per the requirements of Financial Institution/Bank for securing loan and that the transferee agrees that they have satisfied themselves that the said documents are valid and complete in all material respects for the disbursement of loan amount from financial institution/bank of the transferee.
- d. The transferor agrees that he shall neither perform any activities nor cause any delay in handing over necessary legal documents which shall render transferee ineligible for disbursement of loan from the financial institution/Bank. If there is delay in disbursement of loan amount due to non-cooperation from the transferor's part in handing over the necessary documents to the transferee, the payout date shall be extended till the date of handing over required document to the Financial Institution / Bank for the purpose of securing loan.
- e. The transferor hereby agrees to provide required certificates / NOC from the said society to the bank for the purpose of securing loan and agree to co-operate with the transferee for securing loan.
- f. The transferee/s agree to pay the balance amount of ~~Rs.30,00,000/-~~ (Rupees Thirty Lakhs Only) towards purchase of the said flat within 60 days from the date of execution of this agreement without fail the time in respect of the balance payment as per clause No.1(b) in page No.6 is the essence of the contract.
- g. It is further agreed by the transferee that on their committing delay or default in balance payment of Rs.30,00,000/ (Rupees Thirty Lakhs Only) within 60 days from the date of execution of this agreement due to the reason of default from TRANSFEREE the transferor shall be entitled at his option to terminate the agreement -



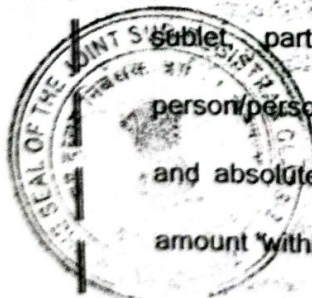
| |
|-------------------------|
| 29.04.2024 |
| दस्तावेज नं. 29024/2024 |
| 90/40 |

[Handwritten signatures]

7. The transferee/s shall become the owner of the above said flat in the Society known as DEVRIISHI TOWER CO.OP. HOUSING SOCIETY. LTD. more particularly described in the "SCHEDULE" written hereunder subject to payment of Balance consideration amount as per clause No.1(b) in page No.6 and Vacant and peaceful possession of the said flat shall be handed over by the transferor to the transferee/s on the day of full and final payment.

8. The Transferor hereby further agrees with the transferee/s that transferor shall from time to time and all times hereafter whenever called for by the transferee do and execute and caused to be done and execute all acts, agreements, deed, writings, things, matters and documents whatsoever for more perfectly securing the interest of the transferee in the said flat as shall or may be reasonably required.

9. The transferee/s shall henceforth have full and absolute right to use and enjoy all the benefits of the said flat and to sell, transfer, ~~sublet~~, part with possession of the said flat to any other person/persons as transferee shall deem fit and proper at their own and absolute discretion subject to payment of balance consideration amount within stipulated period.



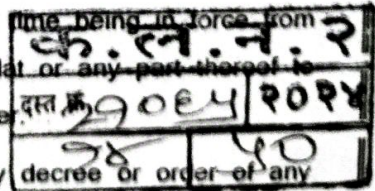
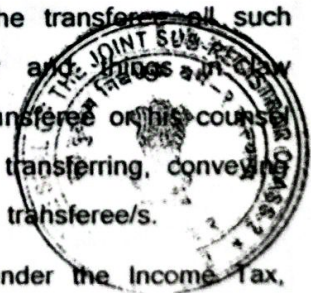
| | |
|----|-----|
| 93 | 150 |
|----|-----|

10. The transferees have agreed to pay Society Maintenance Charges, Property taxes, MBEB Electricity Bills, Mahanagar Gas Bill etc and other outgoings if any to the concerned authorities in respect of the said flat from the date of possession.

[Handwritten signatures and marks]

11. THE TRANSFEROR HEREBY COVENANTS WITH THE TRANSFEREE/s AS FOLLOWS :

- a. That notwithstanding any act, deed, matter or thing whatsoever by the transferor or any person or persons lawfully or equitably claiming by from through, under or in must for him made, done committed or omitted or knowingly suffered to the contrary the transferor has good right, full power and absolute authority to convey, transfer, and assign in favour of the transferee as aforesaid. AND the transferor has not done committed or omitted any act, deed, matter or thing whereby the ownership possession, occupation or enjoyment of the said flat may be rendered void or voidable for any reason or any account.
- b. The transferor hereby declares that the flat is free and clear from all encumbrances, claims and demands of whatsoever nature and kind, marketable and the same has never before this transfer been charged, mortgaged, transferred to any other party or person.
- c. The transferor does hereby agree to execute or cause to be executed at the request and costs of the transferee all such further and other acts, deeds, matter and things whatsoever as may be required by the transferee on his counsel at the law for better and more perfectly transferring, conveying and assigning the said flat in favor of the transferee/s.
- d. The transferor is not restrained either under the Income Tax Act, or any other statute of law for the time being in force from dealing with or disposing of the said flat or any part thereof to the transferee in any manner whatsoever.
- e. The transferor is not restrained by any court or authority having jurisdiction in India from dealing with or disposing of the said premises to any person or party.



[Handwritten signatures]

: 15 :

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF N.A.LAND lying and situated at Village : **KATEMANIVALI**, Taluka : **Kalyan**, Dist.Thane., bearing **Survey No.40**, Hissa No.3 admeasuring total ground area about **1720 Sq.Meters** in the above said Land Property and constructed and completed the said Building / Complex in the name of **DEVRISHI TOWER** and then known as **DEVRISHI TOWER CO.OP. HSG. SOC. LTD.**, of the proposed building bearing Flat No.402, on **FOURTH Floor**, Building No.1, having its area admeasuring **530 SQ.FT.(BUILT-UP)** situated at : **Durga Nagar, Chinchpada Road, Katemanivali, Kalyan(E), Tal.Kalyan, Dist.Thane., Pin 421306.**, within the Sub-Registration District, Kalyan and Registration District, Thane and within the limits of Kalyan Dombivili Municipal Corporation in Maharashtra State and bounded as under :

- Towards East : Survey No.30, Hissa No.4.
Towards West : Survey No.40, Hissa No.9.
Towards South : Ramanuj Apartment.
Towards North : Survey No.40, Hissa No.2.

| Village | Flat No. | Floor | Area (Built-up) |
|--------------|----------|--------|-----------------|
| Katemanivali | 402 | FOURTH | 530 SQ.FT. |

| BUILDING NO. | WING | PROPERTY NO. |
|--------------|------|-------------------|
| 1 | - | D05014322500/1740 |



Description of the Room : The room Consist of 1 living room, kitchen room & 1 bedroom with separate bathroom and WC (self contained) with common water facilities and separate Electric Meter Connection. The construction of the said flat is of brickwork construction with masonry walls, flooring, sand, neeru, cement, mortar etc with R.C.C. Slab & tiles etc.

क.ल.न.२
२०२४/२०२४
५०

[Handwritten signatures and marks]

: 16 :

IN WITNESS WHEREOF the parties hereto have get and subscribed their respective hands and seal to this writing on the day and the year hereinabove mentioned.

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED "TRANSFEROR"

MR. SACHIN RAMESH PARTE

IN THE PRESENCE OF.....

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED "TRANSFeree/s"

MRS. JENSI MARSHALL NADAR.

MR. MARSHALL DAVID NADAR.

IN THE PRESENCE OF.....

WITNESSES :

1. Signature :

Name : Mr. Ravindra Gangurde

Age : 37 years,

Address : Aher & Gangurde Niwas, First Floor, Room No.03, Near Shukla Sadan, Ganeshwadi, Kolsewadi, Kalyan(E), Tal.Kalyan, Dist.Thane, Pin 421306.,



क.ल.न.२
३००६५३०२४
Signature
Name : Mrs. Julie Lancelot Kurian

Age : 39 years,

Address : Flat No.33, Third Floor, Hira Co.Op. Hsg. Soc. Ltd., Hanuman Nagar, Katemanivali, Kalyan(E), Tal.Kalyan, Dist.Thane..

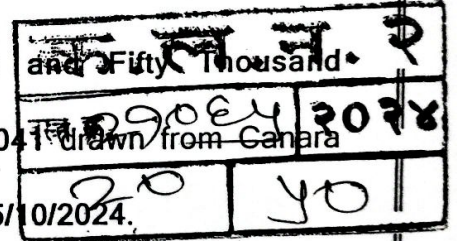
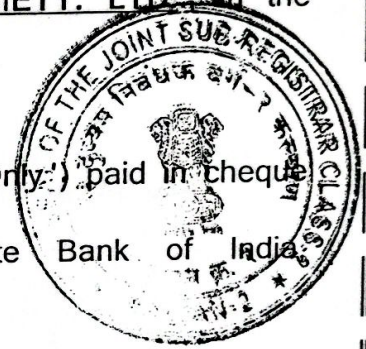


SEAL OF THE COURT

RECEIPT

I, MR. SACHIN RAMESH PARTE Received a sum of Rs. 5,00,000/- (Rupees FIVE LAKHS only) from transferee/s towards earnest money from MRS. JENSI MARSHALL NADAR & MR. MARSHALL DAVID NADAR towards sale of Flat No.402, falling on Fourth Floor, in Building No.1, in the building known as DEVRISHI TOWER CO.OP. HOUSING SOCIETY. LTD. in the following manner :

- Rs.50,000/- (Rupees Fifty Thousand Only) paid in cheque bearing No.988677 drawn from State Bank of India Kalyan(E) Branch, dated 23/09/2024.
- Rs.4,50,000/- (Rupees Four Lakhs and Fifty Thousand Only) paid in cheque bearing No. 443041 drawn from Canara Bank, Chembur Main Branch Dated 15/10/2024.



This Receipt dated 24/10/2024.

Signature




MR. SACHIN RAMESH PARTE

DEVRISHI TOWER CO-OP. HOUSING SOCIETY LTD.

(Regn No. : TNA/KLN/HSG/(TC) 21792 / 2010-11 Dated : 09/04/2010)

Durga Nagar, Chinchpada Road, P.O. Katemanivali, KALYAN (E) - 421 306. Dist. Thane

Ref. :

Date :

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT MR. SACHIN RAMESH PARTE IS A BONAFIDE MEMBER OF OUR SOCIETY AND HE IS THE OWNER OF FLAT NO: 402 ON THE FOURTH FLOOR OF BUILDING NO: 1 OF OUR SOCIETY.

WE ALSO CONFIRM THAT THE SAID MEMBER HAS CLEARED THE DUES / CHARGES TILL OCTOBER'2024 WHICH INCLUDED THE BUILDING REPAIR FUND CONTRIBUTION.

WE FURTHER CONFIRM THAT HE CAN SELL / TRASFER HIS SAID FLAT IN THE NAME OF THE INTENDED BUYER, AS PER THE RULES AND REGULATIONS OF THE SOCIETY, WE HAVE NO OBJECTION FOR THE SAME.

FOR DEVRISHI TOWERCO-OP. HSG SOCIETY LTD

HON SECRETARY

DATE " 22nd OCTOBER '2024

PLACE : KALYAN EAST



| | |
|---------------|------|
| क. ल. न. २ | |
| दस्ता नं १०८५ | २०२४ |
| २२ | ५० |



कल्याण डोंबिवली महानगरपालिका, कल्याण.

कराचे देयक



नगर कर क्रमांक

| | | | |
|---|----|---|-----|
| 0 | 05 | 4 | 916 |
|---|----|---|-----|

सन : 2024-2025

(वेबक कालमाही दिनांक 01-Apr-2024 ते, दिनांक 31-Mar-2025)
(विशेष महानगरपालिका वित्तियम अनुसूचीतील प्रकरण ८ विद्व १२ अन्वये)

| | | | |
|------------------------|--|-------------------------|------------|
| देयक क्र. : | 147237 | दिनांक : | 28-04-2024 |
| प्रमाण क्र. : | D | विभाग क्र. : | 05 |
| भासपत्रा क्र. : | DD5014322500 | एकूण क्षेत्रफळ (Sq.M) : | 37.89 |
| सदरनिवा क. / सोनी क. : | 1/402 | भाषराजा प्रकार : | नियासी |
| विलकट शास्त्राचे नाव : | SACHIN RANESH PARTE | भासमतेचा प्रकार : | इमारत |
| पत्ता : | DEVROSHI TOWER, CHINCHAPADA ROAD, KATEMANI(VAJI), KALYAN (E) | वार्षिक निवासी : | 7366 |
| | | करयोग्य विगर निवासी : | 0 |
| | | मूल्य क एकूण : | 7366 |

| क्र. | कराचे उपशील | कर दर | मागील बाकी | 01.04.2024 ते 30.09.2024 | 01.10.2024 ते 31.03.2025 | एकूण रक्कम |
|------|------------------------------|-------|------------|-----------------------------|-----------------------------|------------|
| | | (₹) | ₹ | प्रथम सहामाही | द्वितीय सहामाही | ₹ |
| 1 | सर्वसाधारण कर | 27.50 | 0.00 | 1013.00 | 1013.00 | 2026.00 |
| 2 | रस्ता कर | 9.00 | 0.00 | 331.50 | 331.50 | 663.00 |
| 3 | मलप्रवाह कर | 5.00 | 0.00 | 184.50 | 184.50 | 369.00 |
| 4 | पार्श्वपूरवठा साध कर | 12.50 | 0.00 | 450.50 | 460.50 | 921.00 |
| 5 | मलप्रवाह सुविधा साध कर | 10.50 | 0.00 | 387.00 | 387.00 | 774.00 |
| 6 | महापालिका शिक्षण उपकर | 3.00 | 0.00 | 110.50 | 110.50 | 221.00 |
| 7 | सुरा कर | 1.00 | 0.00 | 37.00 | 37.00 | 74.00 |
| 8 | दालदकीय शिक्षण उपकर (निवासी) | 6.00 | 0.00 | 221.00 | 221.00 | 442.00 |
| 9 | सनकचरा व्यवस्थापन शुल्क | 0.00 | 0.00 | 300.00 | 300.00 | 600.00 |
| | एकूण रुपये | | | 3045.00 | 3045.00 | 6090.00 |
| | एकूण नमा रुपये | | | | | 0.00 |
| | एकूण देय रक्कम | | | | | 6090.00 |
| | अंतिम देय दिनांक | | | दि. 31.08.2024 | दि. 31.12.2024 | |

टिपणूकी 2 टक्के व्याज आकारले जाणारे असल्याने प्रत्यक्ष भरणा करते वेळी रकमेत वाढ होण्याची क्षम्यता आहे



नोंद दिलेला QR Code स्कॅन केल्यावर वाढू लागलेली देय रक्कम आपणास दिवून येईल

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

Scan this QR Code for MP Payment.

sd/-

उप आयुक्त (कर)
कल्याण डोंबिवली महानगरपालिका, कल्याण.

This is computer generated document. Hence requires no signature
Page 341 of 700



ल.न.२
2908/2024

BILL NO (GGN) 000002525002206

ग्राहक क्रमांक : 020853264289 मोबाईल/ईमेल : 88xxxxxx01

SHRI SACHIN RAMESH PARTE
 R NO 402 4TH FLR BLDG NO1 DEVRISHI TOWER DURGA NGR KATEMANIVALI 421306

श्री सचिन रमेश पार्ले
 आर नं 402 4TH फ्लोर बिल्डिंग नं 1 देवशिशि टॉवर दुर्गा नगर काटेमानिवली 421306

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 30-07-2024
 देयक रक्कम रु : 2810.00

देय दिनांक : 19-08-2024
 या तारखे नंतर : 2840.00
 भरल्यास

Scan this QR Code with BHIM App for UPI Payment



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

मध्यवर्ती तक्रार निवारण केंद्र 24x7
 1800-212-3435, 1800-233-3435, 7712, 77120

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

आम्ही येथेही उपलब्ध आहोत



विलीन युनिट : 4151/KALYAN (E) S/DN-II/KALYAN (EAST) पुरवठा दिनांक : 05-12-2009
 दर संकेत : 90/LT 1 Res 1-Phase मंजूर भार : 1.00 KW
 फेल क्रमांक : सुरक्षा ठेव जमा (रु) : 1650.65
 पी.सी./वर्क-मार्ग-क्रम/डि.टी.सी. : 8/36/8025/2055/4151078 चालु रिडिंग दिनांक : 26-07-2024
 मिटर क्रमांक : 07612483655 मागील रिडिंग दिनांक : 25-06-2024
 रिडिंग ग्रुप : Y8

| चालु रिडिंग | मागील रिडिंग | गुणक अवयव | युनिट | समा. युनिट | एकूण वापर |
|-------------|--------------|-----------|-------|------------|-----------|
| 25404 | 25167 | 1.00 | 237 | 0 | 237 |

Meter Status: Normal
 Bill Period: 1.03/

| महिना | युनिट | एकूण वापर |
|-----------------|-------|-----------|
| जून-2024 | 311 | 164 |
| मे-2024 | 280 | 237 |
| एप्रिल-2024 | 294 | |
| मार्च-2024 | 177 | |
| फेब्रुवारी-2024 | 137 | |
| जानेवारी-2024 | 120 | |
| डिसेंबर-2023 | 66 | |
| नोव्हेंबर-2023 | 171 | |
| ऑक्टोबर-2023 | | |
| सप्टेंबर-2023 | 178 | |
| ऑगस्ट-2023 | 159 | |

| वीज वापर | जुलै - 2023 | जुलै - 2024 |
|-------------|-------------|-------------|
| जुलै - 2023 | 164 | |
| जुलै - 2024 | | 237 |

महावितरण

उपरोक्त बिल एकही ई-बिल आहे. जो ब प्रत्येक विलेताला 40 स्वयंचालित वीज युनिट (कि.वॅट) पर्यंत उपलब्ध आहे. <https://consumers.mahadiscom.in/gogreen.php> (GGN नंतर तुमचा प्रवाह विलेतावर वाजवून घ्यावा) यावर उपलब्ध आहे.

पुढील महिन्याचे रिडिंग सादरपत्र 26-08-2024 रोजी तारखेला होईल

विलेतांना महिन्याचे रिडिंग सादरपत्र देण्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess वर जाऊन पहा.

ऑनलाईन मीटर सुविधा <https://www.mahadiscom.in/wss> किंवा मोबाईल अॅप महावितरणद्वारे उपलब्ध आहे. सलम आणि ऑनलाईन मीटर सुविधा अवलंबून जो आणि 0.25% (जोस्तोच जास्त) रकमेचा विलंबास संबंधित धरणीसाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा.

विशेष संदेश
 * महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये.
 गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

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| सद्यःप्रत विलीन युनिट : 4151 | ग्राहक क्रमांक : 020853264289 | पी.सी. : Y8 | दर : 90 | या तारखे पर्यंत भरल्यास | 08-08-2024 | Rs. 2780.00 |
|------------------------------|-------------------------------|-------------|---------|-------------------------|------------|-------------|
| अंतिम तारीख | 19-08-2024 | | | या तारखे नंतर भरल्यास | 19-08-2024 | Rs. 2840.00 |

विक्रीची सद्यःप्रत : विलीन युनिट : 4151 ग्राहक क्रमांक : 020853264289 पी.सी. : Y8 दर : 90
 4151802085326428919082024000028100030000808240030

अंतिम तारीख : 19-08-2024 Rs. 2810.00
 या तारखे पर्यंत भरल्यास : 08-08-2024 Rs. 2780.00
 या तारखे नंतर भरल्यास : 19-08-2024 Rs. 2840.00

दस्तावेज 19/08/2024
 28/90

महाराष्ट्र



शासन

नोंदणी प्रमाणपत्र

नोंदणी क्रमांक :- टीएनए/फिएलएन/एचएसजी/(टीसी)/29082-13020-13/मन-2020.

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

देवधी टॉवर को-ऑपरेटिव्ह हासिंग सोसायटी लि., सर्व्हे नं. १०, हिस्सा नं. ३, मोजे- काटेमानिवली, दुर्गा नगर, चिंचपाडा रोड, काटेमानिवली, कल्याण (पुर्व), ता. कल्याण, जि. ठाणे, ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदविण्यात आलेली आहे.

उपरोक्त अधिनियमाचे कलम १२ (२) व महाराष्ट्र सहकारी संस्था नियम १९६१ चे नियम १० (१) अन्वये सदर संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" जसे असून उपवर्गीकरण "भाडेकर सहभागिदारी गृहनिर्माण संस्था" जसे आहे.

ठिकाण : कल्याण



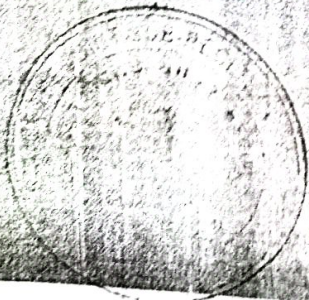
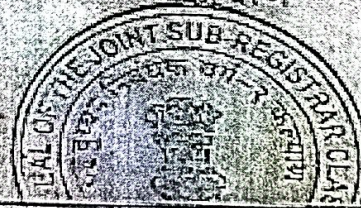
दिनांक : ९/०४/२०२०

[दिलीप उदाण]

उपनिबंधक,

सहकारी संस्था, कल्याण तालुका,

कल्याण



| |
|--------------|
| क्र. ल. न. २ |
| २९०८२/२०२३ |
| २३ |
| २० |

| |
|--------------|
| क्र. ल. न. २ |
| २९०८२/२०२४ |
| २०-१-४० |

SHARE CERTIFICATE

DEVRESHI TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED

(REGISTERED UNDER THE MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960)

REG.NO.: TNA / KLN / HSG / (TC) / 21792 / 2010 - 11. DATE : 09 / 04 / 2010.

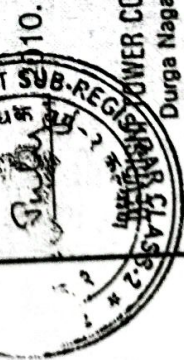
SERIAL NO. : 17

AUTHORISED SHARE CAPITAL RS. 50,000/- DIVIDED IN TO 1000 SHARES EACH OF RS. 50/- ONLY.

MEMBER'S REGISTRATION NO.: 17 (BLDG. NO. 1, FLAT NO. 402)

THIS IS TO CERTIFY THAT MR. SACHIN RAMESH PARTE
OF KALYAN (E.) IS THE REGISTERED HOLDER OF TEN SHARES FROM NO.161 TO 170
OF RS. 50/- (RS.FIFTY EACH) IN DEVRESHI TOWER CO-OPERATIVE HOUSING SOCIETY LIM-
ITED, KALYAN SUBJECT TO THE BYE-LAWS OF THE SAID SOCIETY AND THAT UPON SUCH
SHARES THE SUM OF RS. 500/- ONLY (RUPEES FIVE HUNDRED ONLY) HAS BEEN PAID.

IN WITNESS WHEREOF THE COMMON SEAL OF THE SAID SOCIETY AT KALYAN ON 10/4 DAY OF



| | |
|----------|------|
| क.ल.न. २ | |
| २८ | ५० |
| २०२४ | २०२४ |

Sachin Parte CHAIRMAN

[Signature] HON. SECRETARY

[Signature] MEMBER OF THE COMMITTEE
P.T.O.

कल्याण - डोंबिवली महानगरपालिका, कल्याण



शा.क्र.क्र.प्रोग्र/नगर/स्तीसी/कवि/६०२
कल्याण-डोंबिवली महानगरपालिका, कल्याण

दिनांक १४/१२/२००६

विषय :- बांधकाम पूर्णतेचा दाखला

इमारत क्र. १ व २ छरीता

पति

श्री/बांधकाम विष्णू सखाराम पावरो व सतर

शुभुगंधारकु श्री विधिषण पावरो व सतर

द्वारा श्री अनरोनु गोखले

वास्तुसिस्पष्टार, कल्याण

श्री/अनरोनु गोखले यांचे

दिनांक २०/११/०६ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण- डोंबिवली

महानगरपालिका हद्दीत सर्वे नं. २७० हिनं ३

सिते तह नं. २७० प्लॉट नं. ३

मांजे छोटेशानीवती येथे महानगरपालिका यांचे कडील बांधकाम परवानगी जावन क्रमांक २६४-१२१

छोटेशानीवती/नरवि/बांधकाम दिनांक २४/१०/०६ अन्वये मंजूर केलेल्या नकाशे प्रमाणे उभे राहणेसाठी

/वाणोज्य/श्रीप्रशिष बांधकाम पूर्ण केले आहे. सवब त्याना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्तो दाखविल्या

प्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

(इमारत क्र. १ व २ छरीता एकत्रित)

१) पहिली मजला : ५ गाळे - १८ खोल्या + ३ दुकाने + १ स्मॉल ऑफीस (रहिल्यासाठी)

२) पहिला मजला : ६ गाळे - ३३ खोल्या

३) दुसरा मजला : ६ गाळे - ३३ खोल्या } बहिऱासी

४) तिसरा मजला : ६ गाळे - ३३ खोल्या

५) चौथा मजला ते : ६ गाळे - ३३ खोल्या (रहिल्यासाठी) (हेल्थ प्रजाख्यावर)

असता प्रत्येक

अटी - १) भविष्यात स्तारुदीकरणसाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कडोमपास विनामुल्य हस्तांतरित करवी लागेल.

२) नगरपालिकेच्या अधिकृत जागेवर वाढीव बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता नगरपालिकेच्या अधिकृत जागेवर वाढीव बांधकाम करून देण्याची जबाबदारी बांधकामकर्त्याची राहिल्या जाई पर्यंत महानगरपालिकेची राहिल्या जाई.

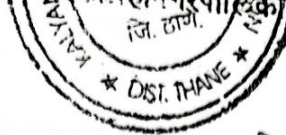


कार्यालय नं. २ कलक, क.ड.म.पा

Handwritten signature and stamp of the Municipal Corporation, Kalyan.

कल्याण-डोंबिवली महानगरपालिका

क.ल.न.२
२०१४/२०२४



कल्याण
जा.क्र.कडोमपा/नरवि/बांप/कवि/ ४६० - २३५
कल्याण डोंबिवली महानगरपालिका, कल्याण
दिनांक:- २०१२-०८

श्री./श्रीमती:- श्री. अशोक गोखले (बा.स.५) कल्याण
कुलमुखत्यारपत्रक :-
वास्तुशिल्पकार :- श्री. अशोक गोखले (बा.स.५) कल्याण

विषय:- स.नं. ७० हि.नं. ३ सि.स.नं. —
प्लॉट नं. — मोजे- कारेमार्गेपल्ली

येथे बांधकाम करण्याच्या मंजूरीबाबत
संदर्भ:- १) आपला दि. १२/११/०१ येजीवा श्री अशोक गोखले वास्तुशिल्पकार,
यांचे मार्फत सादर केलेला अर्ज
२) अंतरिम आदेशपत्र क्र. जा.क्र.कडोमपा/नरवि/बांप/कवि/ २५२ - १०४
— दिनांक:- २३/६/०७

महाराष्ट्र प्रादेशिक व नगरत्वना अधिनियम १९६६ चे कलम ४५ व ६९ अन्वये
स.नं. ७० हि.नं. ३ सि.स.नं. — प्लॉट नं. —

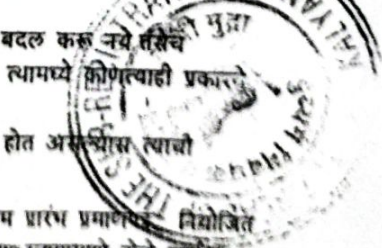
मोजे- कारेमार्गेपल्ली मध्ये १७२० चौ.मी. पुखंडाचा विकास करणयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दि. १२/११/०१ च्या अर्जास अनुसरून पुढील शर्तीस अधिनियम १९४९ च्या मालकीच्या १७२० चौ.मी. जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे स्टील्टेज तळ मजला, पहिली मजला, दुसरी मजला, तिसरी मजला, चौथी मजला, पंधरावा मजला, सहावा मजला, सातवा मजला, रक्षणसेटी, दुकाने, ऑफीस, वगैरे इमारतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे संमतीपत्र देण्यात येत आहे. इमारत (१) - १६ + चार मं (चौथ्या मं + चौथी मं) - २

जमाईपत्र (२) - १६ + चार मं + दोन मं (चौथ्या मं + चौथी मं)

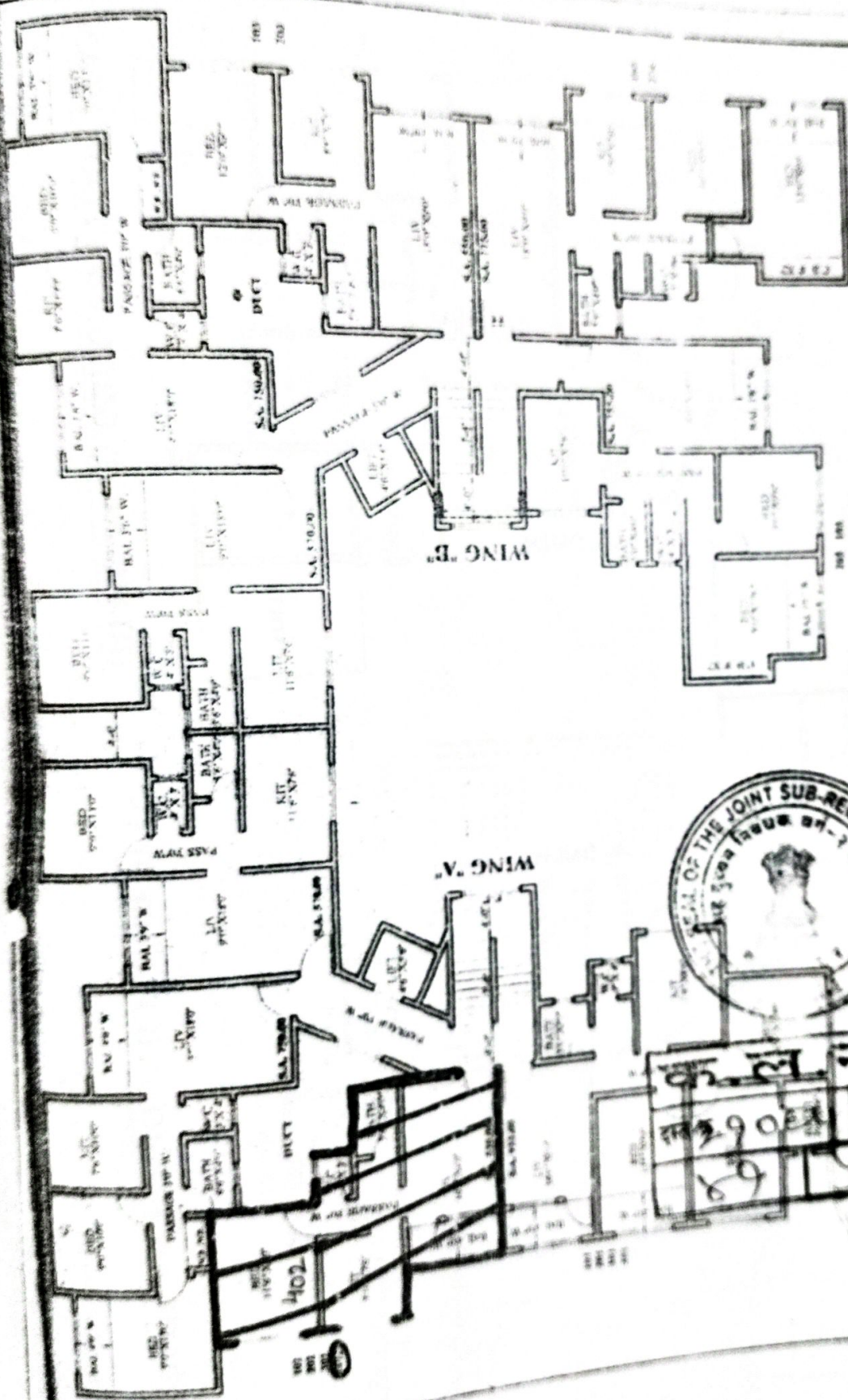


- १) हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षांपर्यंत वैध असेल. नंतर पुढील वर्षासाठी मंजूरपत्राने नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा भविष्यात बांधकाम घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- २) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या अपत्यावर बंधनकारक राहतील.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- ५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- ६) वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकारांचे, मंजूर नकाशाप्रमाणे वाडेभितचे व जोत्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे. व ते या कार्यालयाकडे न्याय्य घेऊन "जोते पूर्णत्वाचा दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ७) सादर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये/ तसे केल्यास आढळून आल्यास सादरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- ८) इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सॅफ्टी) जबाबदारी सर्वोच्च आपले वास्तुशिल्पकारांचे स्थापत्य विशारद यांचेवर राहिल.
- ९) नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये तसेच प्लॉटच्या हद्दीत इमारती भोवती मोकळ्या सोडाक्याच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- १०) नागरी जमीन कमाल मर्यादा अधिनियम-१९७६ मधील तरतूदी प्रमाणे जाणू शकित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- ११) 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 याला रस्ता होईपर्यंत इमारतीकडे जाण्याच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १२) जागेत जूने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करणयाची जबाबदारी मालकाची राहिल व मालक-भाडेकरू यांमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकांचे करणे आवश्यक राहिल व त्याबाबतीत महानगरपालिका जबाबदार राहणार नाही.
- १३) सादर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १४) सादर जागेतून पाण्याचा नैसर्गिक निचय होत असल्यास तो जलनिःसारण विभाग, (क. डोंबिवली)च्या परवानगी शिवाय बळवू अथवा बंद करू नये.

2012/2018



क.स.नं. २
२०१६ २०१८
२२ ३०



(BLDG NO.2) 1st & 2nd FLOOR PLAN

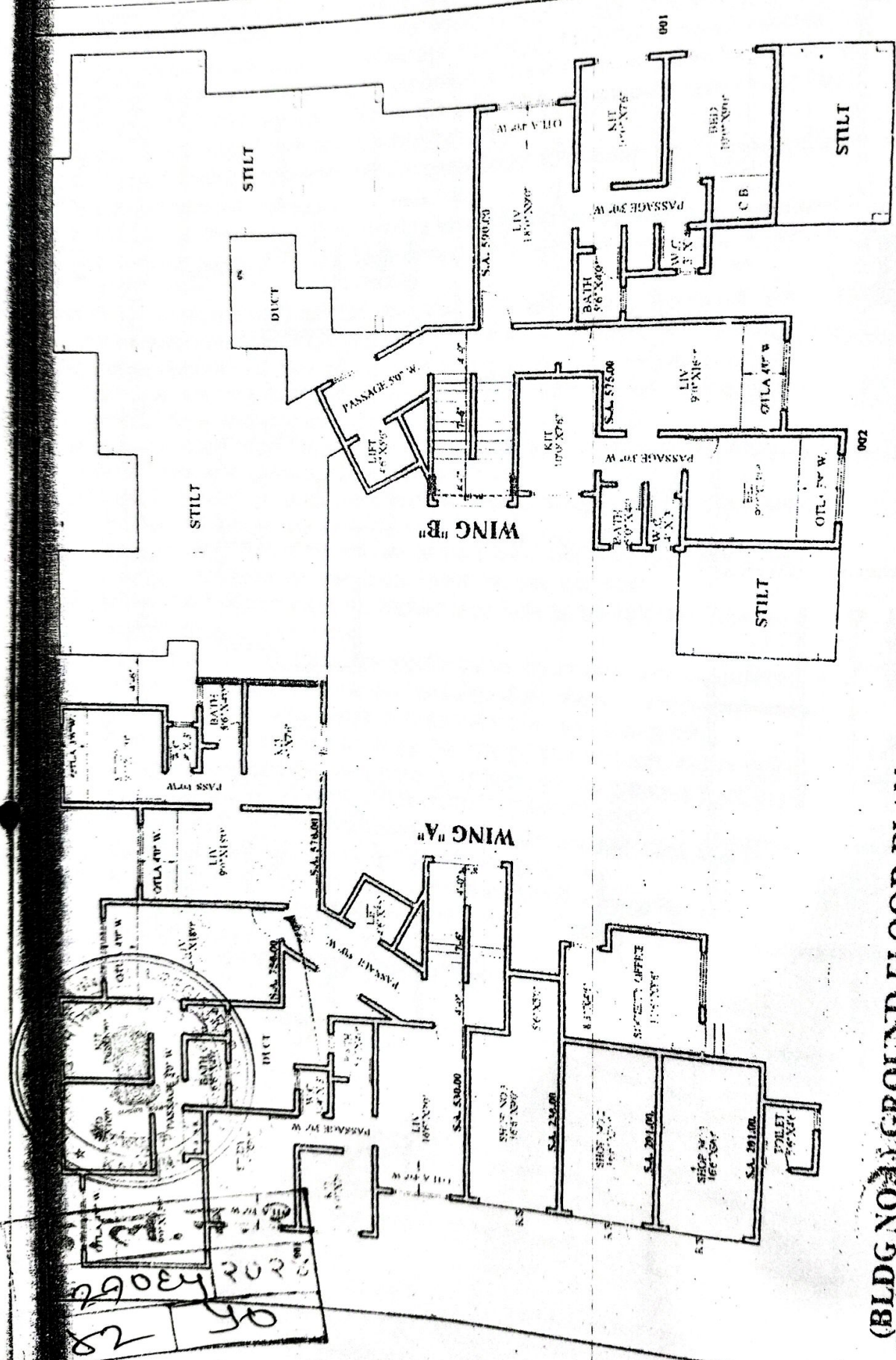


(BLDG NO.1) 4th FLOOR PLAN

ASHOK GOHALE and ASSOCIATES
 ARCHITECTS

PRAGATI CONSTRUCTIONS

S.NO.40 H.NO.5
 AT: Baramentalli (Malkajgiri Gram)



(BLDG NO.1) GROUND FLOOR PLAN

(BLDG NO.2) GROUND FLOOR PLAN

PRAGATI CONSTRUCTIONS

S.NO.40 H.NO.3
AT: Karamanahalli Kalyan (east)

ASHOK GOKHALE
and ASSOCIATES
ARCHITECTS

Handwritten notes: 29052028, 05, 82

STAMP OF APPROVAL OF PLANS



वाचकान नमो मन्दी
 यान् दुर्लभो दत्तान्ययत्नान् व वाचकान् प्रारं
 प्रमाणन न. कर्मणा/नति/बाप/कति-28/288-92)
 दिनांक 22/11/2024 मदी घातून
 दिनेत्या अटिणाम्

[Signature]
 मन्त्र रचनाकार
 कल्याण कोषिपती महानगरपालिका

(BLDG NO.2) GK FL. AREA CALCULATION IN SQFT.

| | | |
|--------------------------------------|---|----------------------------|
| BLOCK AREA 59'-6" X 47'-6" | = | 2755.00 SF |
| LESS DEDUCTION | | |
| 1) 12'-6" X 2'-0" | = | 25.00 SF |
| 2) 8'-6" X 10'-0" | = | 85.00 SF |
| 3) 13'-0" X 8'-0" | = | 104.00 SF |
| 4) 9'-0" X 9'-0" | = | 81.00 SF |
| 5) 6'-6" X 9'-0" | = | 59.40 SF |
| 6) 4'-0" X 9'-0" | = | 36.00 SF |
| 7) 4'-0" X 13'-0" | = | 52.00 SF |
| 8) 17'-0" X 21'-6" | = | 365.70 SF |
| 9) 22'-0" X 3'-6" | = | 77.00 SF |
| 10) 8'-11 1/2" X 2'-0" | = | 17.88 SF |
| 11) 8'-6" X 10'-0" | = | 85.00 SF |
| 12) 10'-0" X 10'-6" | = | 105.00 SF |
| 13) 8'-0" X 3'-6" | = | 28.80 SF |
| 14) 0.6 X 5'-0" X 1'-10 1/2" | = | 4.88 SF |
| 15) 0.6 X 5'-5" X 1'-8" | = | 4.45 SF |
| 16) 0.6 X 5'-5" X 1'-11" | = | 5.20 SF |
| 17) 0.6 X 8'-1" X 8'-8 1/2" | = | 15.03 SF |
| 18) 0.6 X 3'-10 1/2" X 5 1/2" | = | 9.81 SF |
| 19) 0.6 X 6'-6" X 2'-8" | = | 8.73 SF |
| 20) 0.6 X 4'-3 1/2" X 1'-8" | = | 3.78 SF |
| 21) 0.6 X 11'-3" X 4'-8" | = | 26.15 SF |
| TOTAL LESS AREA | = | 1309.05 SF |
| BUILT UP AREA | = | 1445.95 SQFT. |
| STAIRCASE AREA | = | 134.33 SQM(1445.95) |
| GT) 16'-6" X 8'-0" | = | 124.00 SF |
| NET BUILT UP AREA (1445.95 - 134.00) | = | 1311.95 SQFT. (121.81 SQM) |



CERTIFICATE OF AREA

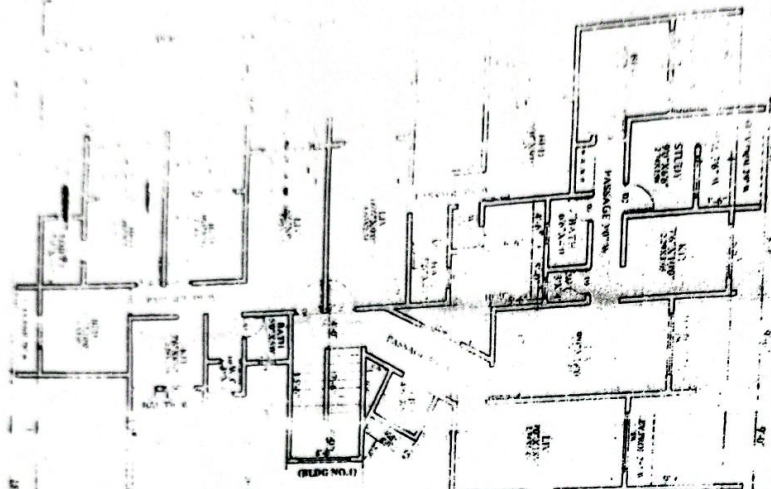
CERTIFIED THAT THE ALLOTMENT WITH BENCH HAS BEEN MADE BY ME ON DATE 21/11/2024 AND THE DIMENSIONS OF THE BENCH FROM THE PLAN ATTACHED IS AS UNDER (IN SQM) AND THE AREA IS VERIFIED BY CALLING WITH THE AREA UNDER IN DIMENSIONS OF UNDERSTANDING OF THE BENCH AND BENCHES BY CITY ENGINEER'S OFFICE.

NAME OF OWNER
 SHRI. VISHNU SAKHARAM PAWSHE
 OTHERS

POWER OF ATTORNEY HOLDER
[Signature]
 Shri. BIBHISHAN'S PAWSHE

क.ल.न. २
 # 29084/2024
 53 50

(BLDG NO.1) BUILDING & 6th FLOOR PLAN



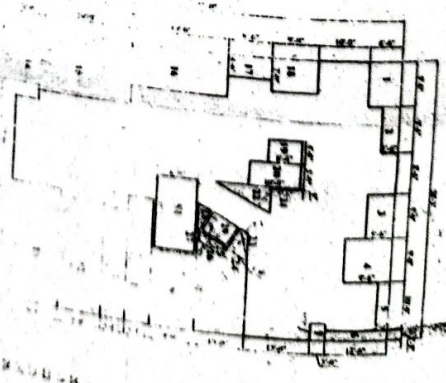
(BLDG NO.2) BUILDING & 6th FLOOR PLAN



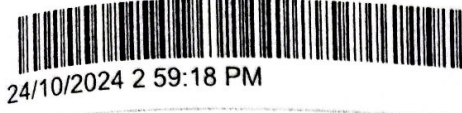
ल.न.२
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(BLDG NO. 2) ARCHITECTURE - 1/2024
DATE: 27.11.2024
SCALE: 1/50

(BLDG NO.1) 1st TO 6th FLOOR PLAN



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24/10/2024 2 59:18 PM

दस्त गोपबारा भाग-2

कलन2 82190
दस्त क्रमांक:21065/2024

दस्त क्रमांक :कलन2/21065/2024
दस्ताचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | ठसा प्रमाणित |
|----------|--|---------------------------------------|-----------|--------------|
| 1 | नाव:सचिन रमेश पाटें पत्ता:प्लॉट नं: ४०२,, माळा नं: चौथा मजला,, इमारतीचे नाव: बिल्डिंग नं-1,देवऋषी टॉवर को.ऑप.हौसिंग सोसायटी लि,, ब्लॉक नं: दुर्गा नगर चिंचपाडा रोड,, रोड नं: काटेमानिवली,कल्याण(पूर्व),, महाराष्ट्र, ठाणे. पॅन नंबर:APFPP3137H | लिहून देणार वय :-42 स्वाक्षरी:- | | |
| 2 | नाव:जेन्सी मार्शल नाडार पत्ता:प्लॉट नं: सी -१,, , माळा नं: -, इमारतीचे नाव: कांचन को.ऑप.हौसिंग सोसायटी लि, , ब्लॉक नं: पर्णकुटी अपार्टमेंट जवळ, पुणे लिंक रोड,, रोड नं: काटेमानिवली,कल्याण(पूर्व),, महाराष्ट्र, ठाणे. पॅन नंबर:ARCPN7664G | लिहून घेणार वय :-47 स्वाक्षरी:- | | |
| 3 | नाव:मार्शल डेविड नाडार पत्ता:प्लॉट नं: सी -१,, , माळा नं: -, इमारतीचे नाव: कांचन को.ऑप.हौसिंग सोसायटी लि, , ब्लॉक नं: पर्णकुटी अपार्टमेंट जवळ, पुणे लिंक रोड,, रोड नं: काटेमानिवली,कल्याण(पूर्व),, महाराष्ट्र, ठाणे. पॅन नंबर:ADYPN9439K | लिहून घेणार वय :-52 स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कळव करतात.
शिक्का क्र.3 ची वेळ:24 / 10 / 2024 02 : 57 : 14 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | स्वाक्षरी | छायाचित्र | ठसा प्रमाणित |
|----------|---|-----------|-----------|--------------|
| 1 | नाव:रवींद्र गांगुर्डे वय:37 पत्ता:गांगुर्डे निवास, पहिला मजला, रूम नं. ३, शुक्ला सदन जवळ, गणेशवाडी, कोळसेवाडी, कल्याण पूर्व पिन कोड:421306 | स्वाक्षरी | | |
| 2 | नाव:जुली लन्सेलॉट कुरियन वय:39 पत्ता:हिरा को ऑप हौसिंग सोसायटी ली ३३ तिसरा मजला हनुमान नगर, कल्याण पूर्व पिन कोड:421306 | स्वाक्षरी | | |

शिक्का क्र.4 ची वेळ:24 / 10 / 2024 02 : 58 : 21 PM
शिक्का क्र.5 ची वेळ:24 / 10 / 2024 02 : 58 : 43 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 2
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २



JENSI MARSHALL

9820308331

Kalyan (E) Branch