

Receipt (pavti)

339/14358

पावती

Original/Duplicate

Friday, November 29, 2024

नोंदणी क्रं. :39म

1:04 PM

Regn.:39M

पावती क्रं.: 16417 दिनांक: 29/11/2024

गावाचे नाव: कोहोज-खुंटवली  
दस्तऐवजाचा अनुक्रमांक: उहन3-14358-2024  
दस्तऐवजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: आरती राधेश्याम गुप्ता

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 2440.00  
पृष्ठांची संख्या: 122

एकूण: रु. 32440.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
1:23 PM ह्या वेळेस मिळेल.

Sub Registrar Ulhasnagar 3

सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर क्र-३

बाजार मुल्य: रु.3297000 /-  
मोबदला रु.2750000/-  
भरलेले मुद्रांक शुल्क : रु. 198000/-

- 1) देयकाचा प्रकार: DHC रक्कम: रु.440/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124297005730 दिनांक: 29/11/2024  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124299105627 दिनांक: 29/11/2024  
बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011760966202425E दिनांक: 29/11/2024  
बँकेचे नाव व पत्ता:

Arati



## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

दस्त क्रमांक : 14358/2024

नोंदणी :

Regn:63m

29/11/2024

## गावाचे नाव : कोहोज-खुंटवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2750000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3297000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:अंबरनाथ इतर वर्णन :; इतर माहिती: मौजे-कोहोज खुंटवली,तालुका-अंबरनाथ,जिल्हा-ठाणे येथील सि.स.नं. 66/3 पैकी,व 74/1 पैकी,सर्व्हे नं.31,हिस्सा नं.2 पैकी,(जुना सर्व्हे नं.30,हिस्सा नं.4),नवीन सर्व्हे नं. 30,हिस्सा नं.4अ पैकी या वरील पनवेलकर ऍम्पअर मध्ये ए विंग,तेराचे मजल्या वरील सदनिका नं.1304,क्षेत्रफळ 51.63 चौ. मीटर कार्पेट( ( Survey Number : सि.स.नं. 66/3 पैकी, व 74/1 पैकी, सर्व्हे नं.31, हिस्सा नं.2 पैकी, (जुना सर्व्हे नं.30, हिस्सा नं.4), नवीन सर्व्हे नं. 30, हिस्सा नं.4अ पैकी ; )
(5) क्षेत्रफळ	1) 51.63 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स ओम साई श्रद्धा डेव्हलपर्स तर्फे भागिदार दिलीप कृष्णा महाले वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: पनवेलकर रेजेन्सी, फादर अॅग्रल शाळे च्या मागे, कोहोजगांव, अंबरनाथ-पश्चिम, ता.अंबरनाथ, जि. ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AAGFO3403M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आरती राधेश्याम गुप्ता वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 202, बी विंग, विराट रेसिडेन्सी, अटाली गाव, अंबीवली प, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं:-BPGPG5668L 2): नाव:-निर्मला राधेश्याम गुप्ता वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 202, बी विंग, विराट रेसिडेन्सी, अटाली गाव, अंबीवली प, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421102 पॅन नं:-BBZPG5623A
(9) दस्तऐवज करून दिल्याचा दिनांक	29/11/2024
(10)दस्त नोंदणी केल्याचा दिनांक	29/11/2024
(11)अनुक्रमांक,खंड व पृष्ठ	14358/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	198000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर क्र-३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202411292980	29 November 2024, 12:36:48 PM			
उहन् 3					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : अंबरनाथ				
उप मूल्य विभाग	1/2-ए(2) मौजे खुंटवली - उल्हासनगर - बदलापूर राज्य रस्त्याच्या उतर पूर्वेकडील सर्व भाग (कोहोज खुंटवली भाग) उल्हासनगर बदलापूर राज्य रस्त्याच्या पूर्वेकडील अंतर्गत भाग (कोहोज खुंटवली भाग)				
क्षेत्राचे नाव	A Class Palika	सर्व्हे नंबर / व. भू. क्रमांक :	सि.टी.एस. नंबर#66		
वार्षिक मूल्य दर तक्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
10580	54000	62100	69500	62100	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	56.793चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्वाहन सुविधा -	आहे	मजला -	11th to 20th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 107.5 / 100 Apply to Rate= Rs.58050/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )			
		= (( (58050-10580) * (100 / 100 ) ) + 10580 )			
		= Rs.58050/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 58050 * 56.793				
	= Rs.3296833.65/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + मेवेनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बालकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बालकनी + स्वयंचलित वाहनतळ				
	= A + B + C + D + E + F + G + H + I + J				
	= 3296833.65 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.3296834/-				
	= ₹ बत्तीस लाख शहाण्णव हजार आठ शे चौतीस /-				



सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर क्र-३



T



CHALLAN  
MTR Form Number-6



GRN	MH011760966202425E	BARCODE			Date	29/11/2024-11:12:52	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty					
Office Name				ULH3_ULHASNAGAR 3 JT SUB REGISTRAR					
Location				THANE					
Year				2024-2025 One Time					
Account Head Details			Amount In Rs.		Payer Details				
0030046401 Stamp Duty			198000.00		TAX ID / TAN (If Any)				
0030063301 Registration Fee			30000.00		PAN No.(If Applicable)		BPGPG5668L		
Flat/Block No.				C.T.S. NO.66/3, FLAT NO.A-1304, 13TH FLOOR,					
Premises/Building				PANVELKAR EMPIRE					
Road/Street				VILLAGE - KOHOJ KHNTAVALI, TAL - AMBARNATH					
Area/Locality				AMBARNATH					
Town/City/District									
PIN				4 2 1 5 0 5					
Remarks (If Any)				PAN2=AAGFO3403M~SecondPartyName=Ms OM SAI SHRADDHA DEVELOPERS~					
Amount In				Two Lakh Twenty Eight Thousand Rupees Only					
Words									
Total				2,28,000.00					
Payment Details				STATE BANK OF INDIA					
FOR USE IN RECEIVING BANK									
Cheque-DD Details				Bank CIN		Ref. No.		00040572024112939302 CK00FDYDB8	
Cheque/DD No.				Bank Date		RBI Date		29/11/2024-11:24:15 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID :

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

Mobile No. : 9323457656

सदर चलान केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.



उहन - ३	
व. क्र. १४३४८	२०२४
२	२२





CHALLAN  
MTR Form Number-6

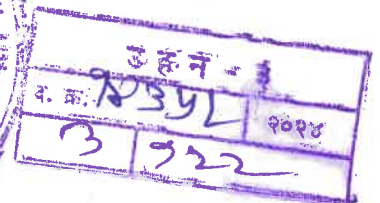


GRN	MH011760966202425E	BARCODE	[Barcode]		Date	29/11/2024-11:12:52	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	BPGPG5668L			
Office Name	ULH3_ULHASNAGAR 3 JT SUB REGISTRAR			Full Name	ARTI RADHESHYAM GUPTA			
Location	THANE							
Year	2024-2025 One Time			Flat/Block No.	C.T.S. NO.66/3, FLAT NO.A-1304, 13TH FLOOR,			
Account Head Details			Amount In Rs.	Premises/Building	PANVELKAR EMPIRE			
0030046401	Stamp Duty		198000.00	Road/Street	VILLAGE - KOHOJ KHNTAVALI, TAL - AMBARNATH			
0030063301	Registration Fee		30000.00	Area/Locality	AMBARNATH			
				Town/City/District				
				PIN	4	2	1	5 0 5
				Remarks (If Any)	PAN2=AAGFO3403M~SecondPartyName=Ms OM SAI SHRADDHA DEVELOPERS~			
				Amount In	Two Lakh Twenty Eight Thousand Rupees Only			
Total			2,28,000.00	Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572024112939302	CK00FDYDB8	
Cheque/DD No.				Bank Date	RBI Date	29/11/2024-11:24:15	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID : Mobile No. : 9323457656  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

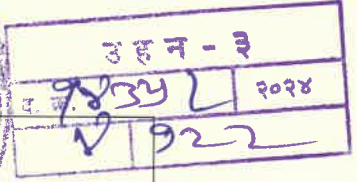
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-339-14358	0006476478202425	29/11/2024-13:04:38	IGR130	30000.00
2	(iS)-339-14358	0006476478202425	29/11/2024-13:04:38	IGR130	198000.00
Total Defacement Amount					2,28,000.00









RERA REGN NO:	P51700026198
FLAT NO.	1304, 13 <sup>th</sup> Floor
WING	A
BUILDING NAME	"PANVELKAR EMPIRE"
C.T.S. NO.	66/3 (Part), 74/1 (Part)
SURVEY/HISSA NO.	31/2 (Part), Old Survey No.30/4, New Survey No.30/4A (Part)
VILLAGE	KOHOJ KHUNTAVLI
CITY	AMBERNATH
AREA OF FLAT IN SQUARE METERS	51.63 (CARPET) (Flat area 39.35 Sq. meter + Balcony Area 10.59 Sq. meter + OP area 1.69 Sq. Meter)
MARKET VALUE	RS. 32,97,000/-
CONSIDERATION	RS. 27,50,000/-
STAMP DUTY	RS. 1,98,000/-
REGISTRATION FEES	RS. 30,000/-

### AGREEMENT FOR SALE OF FLAT

THIS AGREEMENT FOR SALE MADE AND ENTERED INTO AT AMBERNATH ON  
THE 29 DAY OF NOV, 2024

#### BETWEEN

M/S. OM SAI SHRADDHA DEVELOPERS, (PAN NO: AAGFO3403M), a duly registered Partnership firm having its office at Panvelkar Regency, Behind Fr. Agnel School, Kohojgaon, Ambarnath (West) District-Thane. MR. DILIP KRISHNA MAHALE hereinafter referred to as "THE PROMOTOR/BUILDER/DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and be deemed to include the partners, their respective heirs, legal representatives, survivors, successors, executors, administrators and assigns) as PARTY OF THE FIRST PART

#### AND

PROMOTER/BUILDER/DEVELOPER

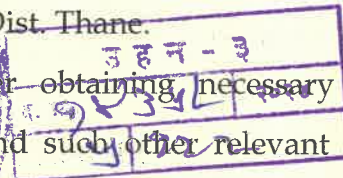
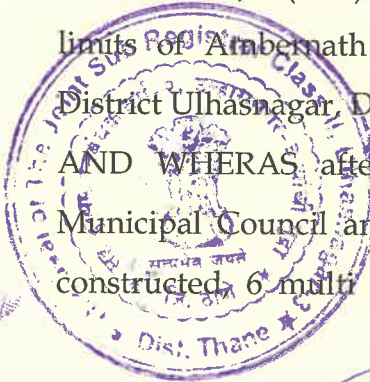
PURCHASERS/ALLOTTEES

- 1) MS. ARTI RADHESHYAM GUPTA (PAN.NO. BPGPG5668L), aged about 29 years, Occupation - Service,
- 2) MRS. NIRMALA RADHESHAM GUPTA (PAN NO. BBZPG5623A), aged about 48 Years, Occupation - Housewife, both residing at 202, B Wing, Virat Residecncy, Atali Gao, Ambivali West, Thane Maharashtra - 421102. Hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and be deemed to include their respective heirs, legal representatives, executors, administrators and assigns), as **PARTY OF THE SECOND PART;**

WHEREAS THE PROMOTOR/BUILDER/DEVELOPER/PARTY OF THE FIRST PART are entitled to and in possession of and having development rights with respect to the property being all that piece and parcel of the land bearing Survey No. 31, Hissa No. 2 (Part), having Corresponding C.T.S. No. 66/3 (Part), and land bearing Old Survey No.30, Hissa No.4, New Survey No.30, Hissa No.4A (Part), having Corresponding C.T.S. No.74/1 (Part), **land area for development admeasuring 4877.98 square meters, out of the larger land area admeasuring 5255.98 square meters**, lying, being and situate at Village Kohoj Khuntavli, within the limits of Ambernath Municipal Council, Taluka: Ambernath and Sub-Registration District Ulhasnagar, Dist Thane, more particularly described in the **SCHEDULE I** hereunder written (hereinafter for the sake of brevity referred to as "THE SAID LAND/PROPERTY").

WHEREAS Mr. Sunil Sharad Navare and four others were the earlier land owners (hereinafter for the sake of brevity shall be referred to as the said "earlier land owner") of all that piece and parcel of immovable property/land bearing Survey No. 31, Hissa No. 2 (Part), having Corresponding C.T.S. No. 66/3 (Part), and land bearing Old Survey No.30, Hissa No.4, New Survey No.30, Hissa No.4A (Part), having Corresponding C.T.S. No.74/1 (Part), lying, being and situate at Village Kohoj Khuntavli, within the limits of Ambernath Municipal Council, Taluka: Ambernath and Sub-Registration District Ulhasnagar, Dist. Thane.

AND WHERAS after obtaining necessary building permission from Ambernath Municipal Council and such other relevant authorities, the earlier land owners had constructed 6 multi storied buildings by demarking the larger piece of land in to



*[Handwritten Signature]*

PROMOTER/BUILDER/DEVELOPER

*[Handwritten Signature]*

PURCHASERS/ALLOTTEES

*[Handwritten Signature]*

smaller Plots (hereinafter for brevity shall be referred to as Plot No. 1 to 6) by the name 1) KASHINATH, 2) SUMATI, 3) CHARULATA, 4) BANGANGA, 5) SHAILAJA, 6) LEKHA (hereinafter shall be referred to as the 6 multi storied buildings).

AND WHEREAS each of the above mentioned 6 multi storied buildings have been issued appropriate Completion Certificates and thereafter registered Co-operative Housing Societies of the respective residents of the six buildings were formed.

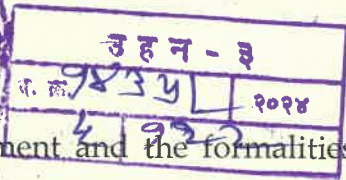
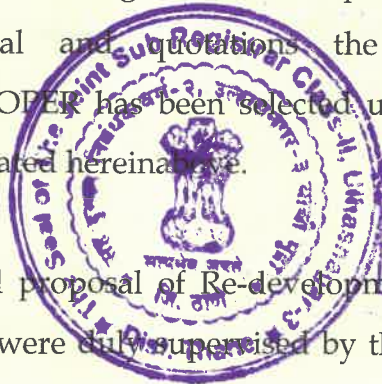
AND WHEREAS the earlier owners have duly conveyed to each of the Cooperative Housing Societies the land on which the said Buildings are standing and the Index II of all the said Conveyance Deeds and the appropriate Mutation entry and the recent 7/12 extract of the land reflecting the same is annexed with these presents.

WHEREAS the said Buildings No. 1 to 6 had become very old and dilapidated and it was not possible for the residents of the said Buildings to continue living in these 6 buildings and therefore it had become expedient for the residents therein to re-develop the said Buildings by demolishing the existing old building/structure and constructing thereon a new building/apartment.

AND WHEREAS with the intent to redevelop the said Buildings, the residents of each of the six buildings took up the issue of re-development in their respective Society meetings and accordingly, appropriate resolutions were passed unanimously in the Special General Body meetings.

AND WHEREAS a Public Notice was issued in the local daily newspaper "Daily Ambarnath Janmat" on 6<sup>th</sup> December 2018, inviting proposals/quotations from different builders/developers for allotting the re-development work and accordingly out of the received proposal and quotations the name of the present PROMOTOR/BUILDER/DEVELOPER has been selected unanimously in the Special General Body Meeting as enumerated hereinafter.

AND WHEREAS the above said proposal of Re-development and the formalities of selecting the Builder/Developer were duly supervised by the Office of Asst. Registrar



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PROMOTER/BUILDER/DEVELOPER

*Arti निर्मला गुप्ता*

PURCHASERS/ALLOTTEES

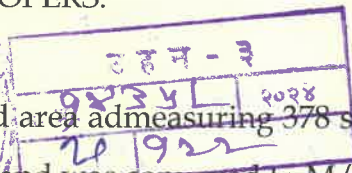
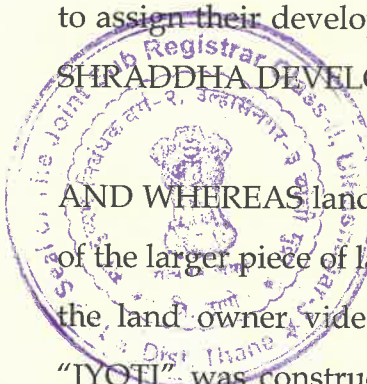
of Cooperative Housing Society, Ambernath, and appropriate Orders were given by the said Asst. Registrar and the copies of the same have been annexed herewith with these presents.

AND WHEREAS the earlier land owners, with an intention to develop an area admeasuring 400 square meters demarked as Plot No.7, had obtained the building plans sanctioned for constructing a multi-storied building to be named as "Trupti" and the appropriate Building permission had been obtained under the approved plans vide their letter no. ANP/BP/NRV/15-16/499/8550/60 dated 17<sup>th</sup> July 2015.

AND WHEREAS vide a Development Agreement dated 12<sup>th</sup> July 2018, the earlier land owner Mr. Sunil Sharad Navare and four others assigned their Development Rights with respect to the said Plot No.7, area admeasuring 400 square meters, in favour of M/s. Arise Reality, a duly registered Partnership Firm, represented through its partners Mr. Vijay Laxman Kakade and Mr. Rahul Shantaram Angre and the same has been duly registered with the Sub-registrar of Assurances No.3 at Ulhasnagar under Document No.5740/2018. At the same time, a Power of Attorney has also been executed in favour of M/s. Arise Reality, represented through its partners Mr. Vijay Laxman Kakade and Mr. Rahul Shantaram Angre, duly registered with the Sub-registrar of Assurances No.3 at Ulhasnagar under Document No.5741/2018 dated 12<sup>th</sup> July 2018.

AND WHEREAS on learning that residents of Building No.1 to 6 are assigning development rights in favour of the M/s. OM SAI SHRADDHA DEVELOPERS (PROMOTOR/BUILDER/DEVELOPER herein), M/s. Arise Reality felt it appropriate to assign their development rights with respect to Plot No.7 in favour of M/s. OM SAI SHRADDHA DEVELOPERS.

AND WHEREAS land area admeasuring 378 square meters, demarked as Plot No.8 out of the larger piece of land was conveyed to M/s. Innovative Builders and Developers by the land owner, vide Conveyance Deed dated 3<sup>rd</sup> July 2015 and a Building named "JYOTI" was constructed by M/s. Innovative Builders and Developers, consisting of GROUND + FOUR Floors, having 8 flats in all and necessary Completion Certificate has been granted by Ambernath Municipal Council vide its letter No. ANP/NRV/17-18-



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right, title and interest over the said property to construct multi-storied buildings as per the plan sanctioned by the local authority and to sell and transfer the constructed flats, shops, units etc. to prospective purchasers.

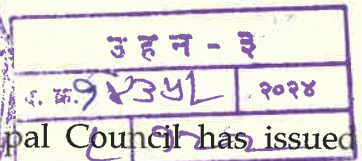
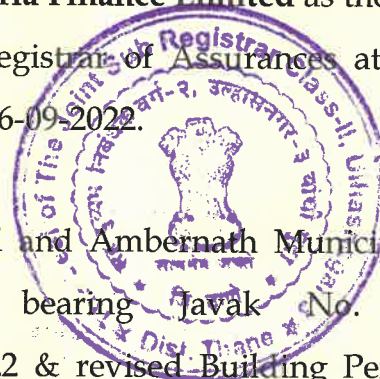
WHEREAS the PROMOTOR/BUILDER/DEVELOPER hereby declares that all the Agreements mentioned hereinabove are valid subsisting and completely in force and there is no impediment whatsoever for the Development of the said land.

WHEREAS the PROMOTOR/BUILDER/DEVELOPER has submitted a detailed scheme for the sanction of the building plan on the said property described in the **SCHEDULE I** hereunder written and the said scheme has been sanctioned by the Ambarnath Municipal Council.

AND WHEREAS appropriate Building Permission/ Commencement Certificate was granted by the Ambarnath Municipal Council bearing No. ANP/NRV/BP/19-20/1663/9042/131, dated 27/02/2020 as per the approved plan to construct a multi-storied building on the said land .

WHEREAS the PROMOTOR/BUILDER/DEVELOPER has availed of Project Loan from **Aditya Birla Finance Limited** by executing a Mortgage Deed dated 16/09/2022 by and between M/s. Om Sai Shraddha Developers represented through its Partner Mr. Pritam Narayan Panvelkar as the "Borrower/Mortgagor", Kashinath CHS LTD., Sumati CHS LTD., Charulata CHS LTD., Banganga CHS LTD. Shailaja CHS LTD., Lekha CHS LTD., Mr. Sunil Sharad Navare & 4 others as the "Confirming Party" and **Aditya Birla Finance Limited** as the "Lender/ Mortgagee", duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 9321/2022 dated 16-09-2022.

WHEREAS the plans were revised and Ambarnath Municipal Council has issued revised Building Permission bearing Javak No. ANP/NRV/BP/2022-23/847/9364/56 dated 03/10/2022 & revised Building Permission bearing Javak No. ANP/NRV/BP/2022-23/1228/9384/76 dated 16/01/2023.



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PROMOTER/BUILDER/DEVELOPER

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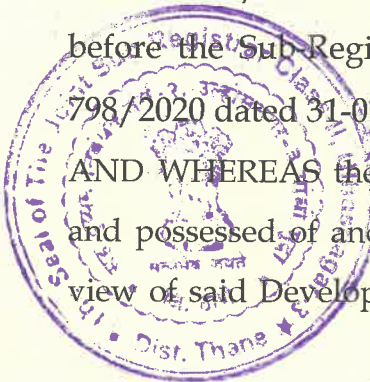
PURCHASERS/ALLOTTEES

1382 dated 17<sup>th</sup> January 2018. The said Building being newly constructed, does not need to be re-developed and therefore excluded from the present Development Scheme.

AND WHEREAS the Cooperative Housing Societies building No.1 to 6 as Assignor No.1, M/s. Arise Reality through its partners Mr. Vijay Laxman Kakade and Mr. Rahul Shantaram Angre as Assignor No.2 and Mr. Sunil Sharad Navare and four others as Assignor No.3 thus executed a Development Agreement dated 19<sup>th</sup> December 2019 in favour of M/s. Om Sai Shraddha Developers as Assignee therein, for the consideration and on the terms and conditions mentioned therein, duly registered with the Sub-registrar of Assurances No.3 at Ulhasnagar under Document No.13594/2019 dated 19<sup>th</sup> December 2019. At the same time, Cooperative Housing Societies building No.1 to 6 as well as M/s. Arise Reality through its partners Mr. Vijay Laxman Kakade and Mr. Rahul Shantaram Angre executed a Power of Attorney dated 19<sup>th</sup> December 2019 in favour of M/s. Om Sai Shraddha Developers and the same has been duly registered with the Sub-registrar of Assurances No.3 at Ulhasnagar under Document No. 13595/2019 dated 19<sup>th</sup> December 2019 r/w Correction Deed dated 31-01-2020 has been executed between Kashinath CHS LTD., Sumati CHS LTD., Charulata CHS LTD., Banganga CHS LTD. Shailaja CHS LTD. as the "Assignor No. 1 and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the "Builder/Developer" and Mr. Sunil Sharad Navare & 4 others as the "The Land Owners/Confirming Party" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 799/2020 dated 31-01-2020.

WHEREAS the said PROMOTORS/BUILDERS/DEVELOPERS has purchased TDR FSI admeasuring 2809 square meters from Mr. Vijay Laxman Kakade vide Agreement for Sale of TDR (FSI) executed between Mr. Vijay Laxman Kakade as the Seller & M/s. Om Sai Shraddha Developers as the "Purchaser" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 798/2020 dated 31-01-2020.

AND WHEREAS the said PROMOTORS/BUILDERS/DEVELOPERS, are thus seized and possessed of and well and sufficiently entitled to deal with the said property in view of said Development Agreement as well as Power of Attorney and having good



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WHEREAS pursuant to the said sanctioned building plan, the Developers have proposed & agreed to construct a building by the name "PANVELKAR EMPIRE" which is more particularly described in the SCHEDULE II written hereunder, hereinafter referred to as the "Said Buildings" and have commenced construction of and/or intend to construct, *inter-alia*, buildings as per the sanctioned lay-out.

WHEREAS while sanctioning the said plans, the concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter/Builders/Developer while developing the said land/property and the said building upon due observance and performance of which only the completion and/ or Occupation Certificate in respect of the said Building shall be granted by the concerned local authority and accordingly the Promoter has commenced construction of the said building/s in accordance with the said proposed plans.

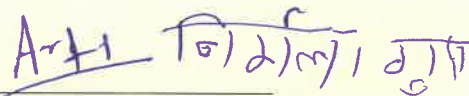
WHEREAS the Developers have entered into a prescribed Agreement by Council of Architects with MR. VINOD NAVARE OF M/s. VINOD NAVARE ARCHITECT of AMBERNATH, registered with the council of Architects bearing No. CA/77/3703 for preparing structural design and drawings and specifications of the building and the purchaser accepts the professional supervision of the said Architect, till the completion of the Buildings unless otherwise changed.

AND WHEREAS the Promoter has appointed M/S. ATUL KUDTARKAR & ASSOCIATES as **Structural Engineer** 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.

WHEREAS on demand the Promoters/Developers have supplied to the purchaser/s all the documents mentioned in rules and/or as demanded by the purchaser and the Purchaser has taken inspection of all the documents of title relating to the "said property", the scheme plans, the sanctioned plans, elevations, C.C., designs and specifications prepared by the MR. VINOD NAVARE OF M/s. VINOD NAVARE ARCHITECT and of such other documents as are specified under the Real Estate



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(Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under and satisfied itself about the same as also the contents and terms and conditions thereof.

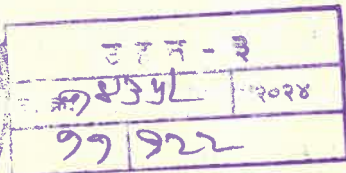
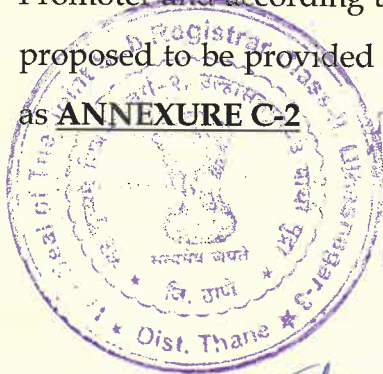
WHEREAS the Search of Index-II volumes in respect of the said Land/property has been taken from the Office of the Sub-Registrar, Ulhasnagar vide Search application 23/01/2023 and the appropriate fees for taking the search has been paid under the receipts No. MH014198340202223P, dated 23/01/2023. The search report has been issued by the Searcher & Clerk Mr. Sandeep Baraskar of M/s. Varma Associates, Advocates & Legal Advisors, showing that there is no legal impediment of any nature whatsoever in respect of the said land/property.

WHEREAS the authenticated copy of the Search Report & Certificate of Title dated 25/01/2023, issued by Adv. Swapnil M. Varma, have been annexed hereto and marked as **ANNEXURE A.**

WHEREAS Copies of the property Extract/ Card, or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of title of the "said land/property" on which the buildings/flats/shops/Duplex Flats/car parking spaces etc. are constructed or are to be constructed have been annexed hereto and marked as **ANNEXURE B.**

WHEREAS the authenticated copies of plans, lay-out, copy of floor plan of the flats/shops/garages/car parking space agreed to be allotted to the purchaser 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**



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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/s.

AND WHEREAS the Promoters has registered the Project under the provisions of the Act with **Real Estate Regulatory Authority** at Mumbai, bearing No. P51700026198; authenticated copy of the registration certificate dated 02-04-2024 is attached as **ANNEXURE F** with these presents.

WHEREAS the Developers have informed the Purchaser that the Developers have entered into AND/OR will be entering into separate Agreements with several persons and parties of their choice for Sale of Flats, etc. in the building constructed or being constructed on the "said property".

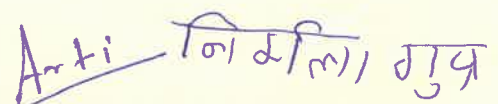
WHEREAS the Purchaser has entered into this Agreement with full knowledge including of all the terms and conditions contained in the documents, papers, plans, orders, schemes etc. recited and referred to hereinabove.

WHEREAS the purchasers have agreed to purchase & acquire the **Residential flat** more particularly described in the **SCHEDULE III (Description of the Flat)** hereunder written and hereinafter referred to as the "**SAID FLAT**" at or for the consideration and on the terms and conditions hereinafter appearing.

AND WHEREAS the carpet area of the said Flat is as mentioned in the **SCHEDULE III (Description of the Flat)** and "carpet area" means the net usable floor area of a Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser or Verandah area



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and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Flat.

AND WHEREAS, details of the consideration amount, token/booking amount paid by the Purchaser to the Promoter herein, and the Schedule of the payments are more particularly described in the SCHEDULE IV (DETAILS OF CONSIDERATION & SCHEDULE OF THE PAYMENT) appended herein below.

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

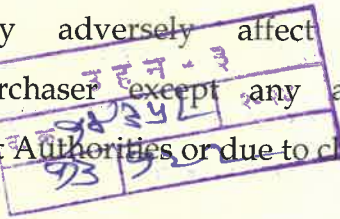
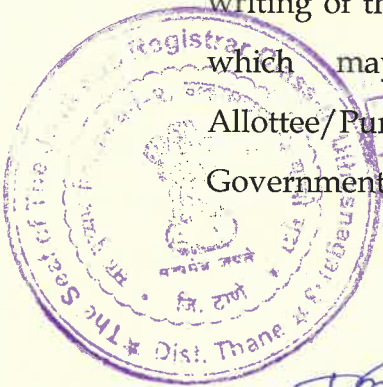
AND WHEREAS, in accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the Flat.

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.

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

- 1) The Promoter/Developer shall construct the building as described in the Schedule II hereunder mentioned on the said land/property in accordance with the plans, design, specifications approved by the concerned local authority from time to time.

Provided that the Promoter/Developer shall have to obtain prior consent in writing of the Allottee/Purchaser in respect of such variations or modifications which may adversely affect the Flat/Apartment allotted to the Allottee/Purchaser except any alteration or addition required by any Government Authorities or due to change in law.



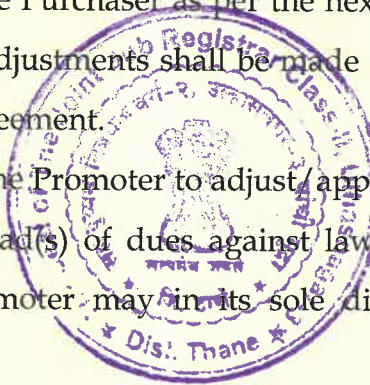
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PURCHASERS/ALLOTTEES

- 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/Purchaser 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 Purchaser, 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 instalments payable by the purchaser by discounting such early payments @ % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/ Purchaser by the Promoter/Developer.
- 1 (g) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser 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 (3%). 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 Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to Purchaser, the Promoter shall demand additional amount from the Purchaser 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 this Agreement.
- 1 (h) The Purchaser 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



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1.a (i) The Allottee/Purchaser/s hereby agrees to purchase from the Promoter/Developer and the Promoter/Developer hereby agrees to sell to the Allottee/Purchaser/s Residential Flat more particularly described in the SCHEDULE III (Description of the Flat) as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) including Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) 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.

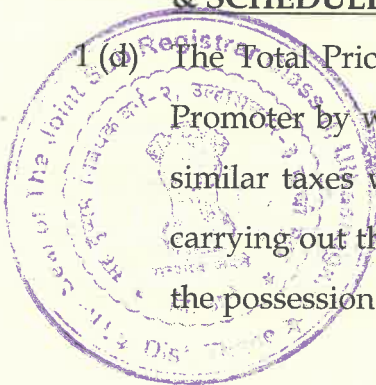
(ii) The Allottee/Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garage bearing Nos. \_\_\_\_ situated at \_\_\_\_\_ situated at \_\_\_\_\_ Basement and/or stilt and /or \_\_\_\_ podium being constructed in the layout for the consideration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

(iii) The Allottee/Purchaser 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. \_\_\_\_\_/-.

1(b) The total aggregate consideration amount for the Flat including garages/covered parking spaces is thus Rs. \_\_\_\_\_/ (Rupees \_\_\_\_\_)

1 (c) The Allottee has paid on or before execution of this Agreement such sum, the details of the consideration amount, token/booking amount paid by the Purchaser to the Promoter herein, and the Schedule of the payments are more particularly described in the SCHEDULE IV (DETAILS OF CONSIDERATION & SCHEDULE OF THE PAYMENT).

1 (d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, 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 said Flat.



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PROMOTER/BUILDER/DEVELOPER

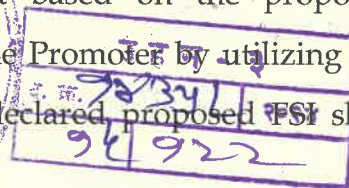
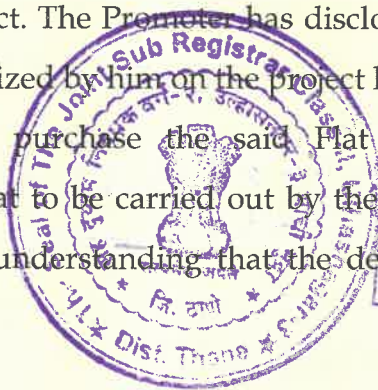
*Arti* निर्मला गुप्ता

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Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments 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 Flat to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.
- 2.2 "Time is of Essence" for the Promoter as well as the Allottee/Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the Flat to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser 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 the "Payment Plan".
3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 4877.98 square meters only as per the approvals and Promoter has planned to utilize the complete Floor Space Index 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 1.1 as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said Flat based on the proposed construction and sale of Flat 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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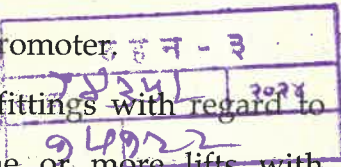
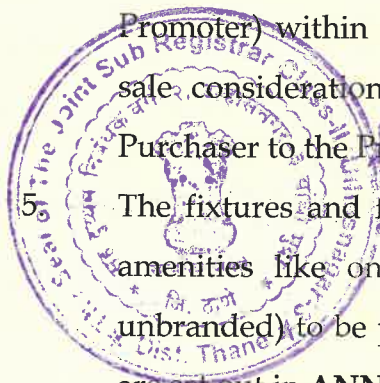
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- 4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Flat to the Allottee/Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Promoter.
- 4.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause hereinabove, on the Allottee/Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement: Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser 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 Purchaser (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 instalments of sale consideration of the Flat which may till then have been paid by the Purchaser 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 Flat as are set out in ANNEXURE "E".



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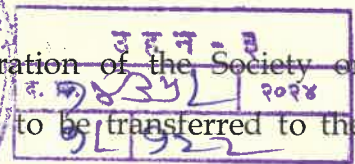
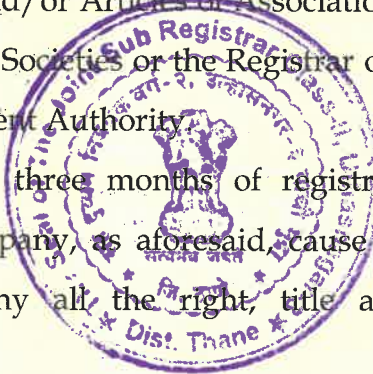
PROMOTER/BUILDER/DEVELOPER

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PURCHASERS/ALLOTTEES

such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Flat to the Purchaser. In case the Purchaser fails to take possession within the time provided herein such Purchaser shall continue to be liable to pay maintenance charges as applicable.

- 7.4 If within a period of five years from the date of handing over the Flat to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Flat or the building in which the Flat 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 Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.
8. The Allottee/Purchaser shall use the Flat or any part thereof or permit the same to be used only for purpose of residence and for no other purposes and shall use the garage or parking space only for purpose of keeping or parking vehicle.
9. The Allottee/Purchaser along with other Allottee(s)/Purchaser(s) of Flats 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 a 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 Purchaser, so as to enable the Promoter to register the common organisation of Purchaser. No objection shall be taken by the Purchaser 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.
- 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



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PROMOTER/BUILDER/DEVELOPER

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PURCHASERS/ALLOTTEES



6. The Promoter shall give possession of the Flat to the Purchaser/s on or before the date as is mentioned in the RERA Certificate subject to the receipt of the amount payable by the Purchaser to the Developer. If the Promoter fails or neglects to give possession of the Flat to the Purchaser/s 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 Purchaser/s the amounts already received by him in respect of the Flat with interest at the same rate as mentioned in the clause 4 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

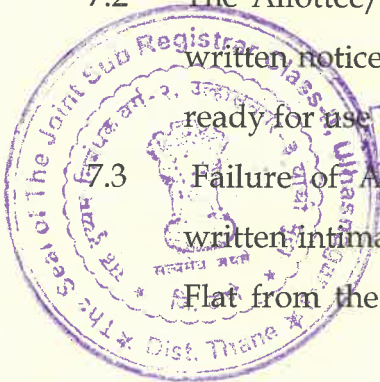
Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of

- (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/Purchaser as per the agreement shall offer in writing the possession of the Flat to the Purchaser 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 Flat to the Purchaser. The Promoter agrees and undertakes to indemnify the Purchaser in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchasers, as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the occupancy certificate of the Project.

- 7.2** The Allottee/Purchaser shall take possession of the Flat within 15 days of the written notice from the promoter to the Purchaser intimating that the said Flat is ready for use and occupancy.

- 7.3** Failure of Allottee/Purchaser to take Possession of Flat: Upon receiving a written intimation from the Promoter, the Purchaser shall take possession of the Flat from the Promoter by executing necessary indemnities, undertakings and



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PROMOTER/BUILDER/DEVELOPER

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PURCHASERS/ALLOTTEES

- ii. Rs. 10000/- for formation and registration of the Society or Limited Company/ Federation / Apex body.
  - iii. Rs. 24000/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
  - iv. Rs. 500/- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.
  - v. Rs. 1,25000/- For Deposit towards Water, Electric, and other utility and services connection charges &
  - vi. Rs 1,00,000/- for deposits of electrical receiving and Sub Station provided in Layout
11. The Purchaser shall pay to the Promoter a sum of Rs. 10,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the 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 Purchaser shall pay to the Promoter, the Purchasers' 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 Purchaser shall pay to the Promoter, the Purchasers' 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 favour of the Apex Body or Federation.



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PROMOTER/BUILDER/DEVELOPER

*Arati निर्मला गुप्ता*

PURCHASERS/ALLOTTEES

Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Flat is situated.

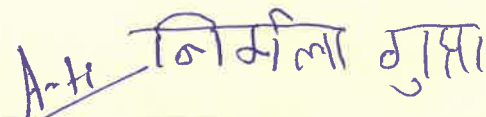
- 9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.
- 9.3 Within 15 days after notice in writing is given by the Promoter to the Purchaser that the Flat is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution of **Rs. 2000/-** per month towards the outgoings. The amounts so paid by the Purchaser 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 favour 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.

10. The Allottee/Purchaser shall on or before delivery of possession of the said premises keep deposited with the Promoter, such sum of amount towards the following amounts :-

- i. Rs. 600/- for share money, application entrance fee of the Society or Limited Company /Federation/ Apex body.

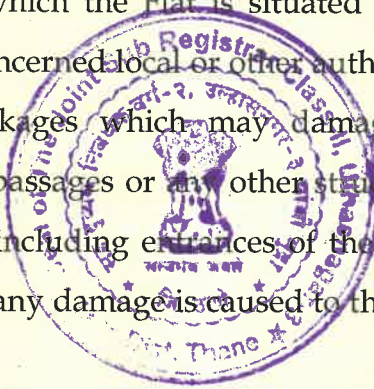


PROMOTER/BUILDER/DEVELOPER



PURCHASERS/ALLOTTEES

- i. At the time of execution of the conveyance deed of the structure to the association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
- j. 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;
- k. 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 Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, hereby covenants with the Promoter as follows :-
- a) To maintain the Flat at the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.
- b) Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat 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 Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is



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PROMOTER/BUILDER/DEVELOPER

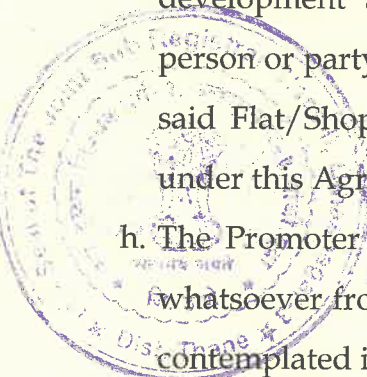
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PURCHASERS/ALLOTTEES

**13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER: -**

The Promoter hereby represents and warrants to the Purchaser as follows: -

- a. 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;
- b. 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;
- c. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- d. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- e. All approvals, licenses and permits issued by the competent authorities with respect to the Project, 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, 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, project land, Building/wing and common areas;
- f. 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 Purchaser created herein, may prejudicially be affected;
- g. 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 Flat/Shops which will, in any manner, affect the rights of Purchaser under this Agreement;
- h. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat/Shops to the Purchaser in the manner contemplated in this Agreement;



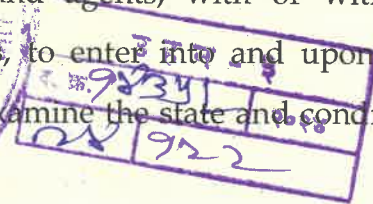
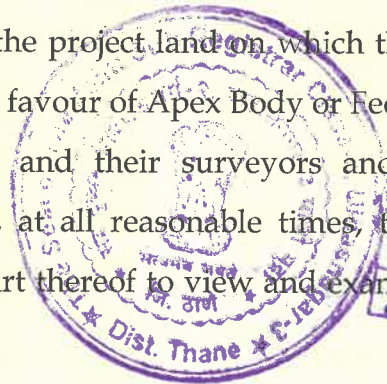
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PURCHASERS/ALLOTTEES

- h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Purchaser for any purposes other than for purpose for which it is sold.
- i) The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up.
- j) The Purchaser 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 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 Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- k) Till a conveyance of the structure of the building in which Flat is situated is executed in favour of Society/Limited Society, the Purchaser 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.
- l) Till a conveyance of the project land on which the building in which Flat is situated is executed in favour of Apex Body or Federation, the Purchaser 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.



*David*

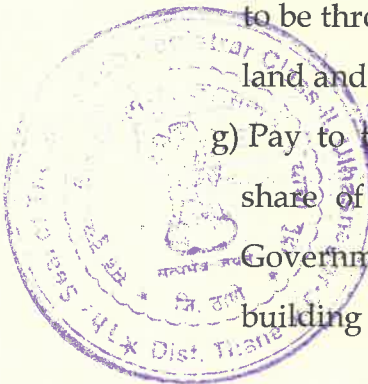
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PURCHASERS/ALLOTTEES

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

- c) To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the Flat 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 Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat 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 Flat 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 Flat without the prior written permission of the Promoter and/or the Society or the Limited Company.
- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat is situated.
- g) 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 Flat is situated.



*D. S. Srinivas*

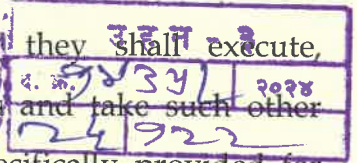
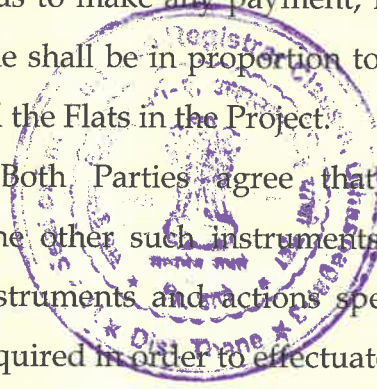
PROMOTER/BUILDER/DEVELOPER

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PURCHASERS/ALLOTTEES

Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.

19. **ENTIRE AGREEMENT:-** This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Flat, 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 PURCHASER /SUBSEQUENT PURCHASERS:** - 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 Purchasers of the Flat, in case of a transfer, as the said obligations go along with the Flat for all intents and purposes.
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 there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
23. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:** - Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the Flat to the total carpet area of all the Flats 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



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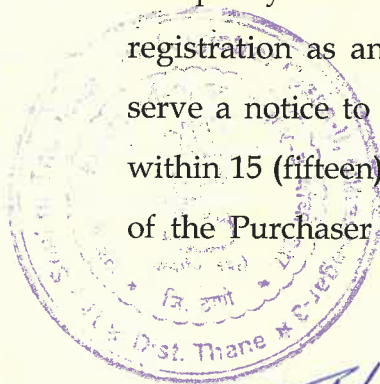
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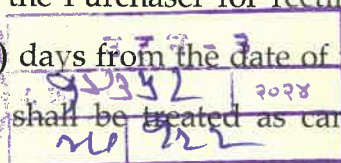
PURCHASERS/ALLOTTEES



15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, 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 Flat or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, 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 Flat 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 Purchaser who has taken or agreed to take such Flat.
18. **BINDING EFFECT:-** Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser 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 Purchaser and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Purchaser(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser 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 Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the



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PURCHASERS/ALLOTTEES

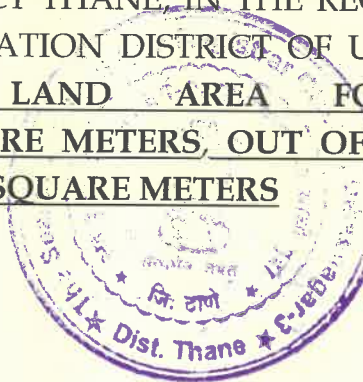
It shall be the duty of the Purchaser and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by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

28. **JOINT ALLOTTEES/PURCHASERS:** - That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser 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 Purchasers.
29. **STAMP DUTY AND REGISTRATION:** - The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/Purchasers.
30. **DISPUTE RESOLUTION:** - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the appropriate Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
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 Courts having pecuniary and territorial jurisdiction will have the jurisdiction for this Agreement

### SCHEDULE I

#### DESCRIPTION OF LAND/PROPERTY

ALL THAT PIECE AND PARCEL OF THE LAND BEING LAND BEARING C.T.S. NO. 66/3 (P) & 74/1 (P) AND HAVING OLD SURVEY NO. 30, HISSA NO.4 (NEW SURVEY NO. 30/4/A & 31/2), LYING AND SITUATE IN VILLAGE KOHOJ KHUNTAVLI, TALUKA AMBARNATH, WITHIN THE LIMITS OF AMBARNATH MUNICIPAL COUNCIL, DISTRICT THANE, IN THE REGISTRATION DISTRICT OF THANE AND SUB-REGISTRATION DISTRICT OF ULHASNAGAR, STATE-MAHARASHTRA, TOTAL LAND AREA FOR DEVELOPMENT ADMEASURING 4877.98 SQUARE METERS, OUT OF THE LARGER LAND AREA ADMEASURING 5255.98 SQUARE METERS



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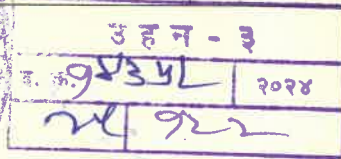
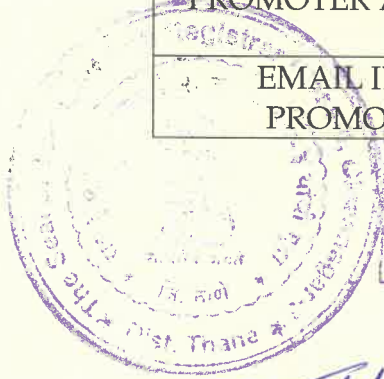
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PURCHASERS/ALLOTTEES

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 upon by and between the Promoter and the Purchaser, and after the Agreement is duly executed by the Purchaser 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 **AMBARNATH/BADLAPUR.**
26. The Allottee/Purchaser 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.
27. That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

NAME OF ALLOTEE	MS. ARTI RADHESHYAM GUPTA MRS. NIRMALA RADHESHAM GUPTA
ALLOTEE ADDRESS	202, B Wing, Virat Residecny, Atali Gao, Ambivali West, Thane Maharashtra - 421102
EMAIL ID & PHONE NUMBER	8097630214
PROMOTER NAME	M/S. OM SAI SHRADDHA DEVELOPERS
PROMOTER ADDRESS	Panvelkar Regency, Behind Fr. Agnel School, Kohojgaon, Ambernath (West), District - Thane
EMAIL ID OF PROMOTER	info@panvelkargroup.org



Arti निर्मला गुप्ता

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PURCHASERS/ALLOTTEES

**SCHEDULE IV (B)**  
**(SCHEDULE OF THE PAYMENT)**

Schedule of Payment		Amount
Booking	10%	
Plinth (35%)	35%	
1 <sup>st</sup> & 2 <sup>nd</sup> Slab	4%	
3 <sup>rd</sup> & 4 <sup>th</sup> Slab	4%	
5 <sup>th</sup> & 6 <sup>th</sup> Slab	4%	
7 <sup>th</sup> & 8 <sup>th</sup> Slab	4%	
9 <sup>th</sup> & 10 <sup>th</sup> Slab	4%	
11 <sup>th</sup> & 12 <sup>th</sup> Slab	4%	
13 <sup>th</sup> & 14 <sup>th</sup> Slab	4%	
15 <sup>th</sup> Slab	2%	
Brick Work	8%	
Internal & Outer Plaster & Flooring Work	7%	
Plumbing & Sanitary Fitting	5%	
Possession	5%	

**SCHEDULE IV (C)**

**THE ACCOUNT & BANK DETAILS OF THE PROMOTER/SELLER**

Account Name	Om Sai Shraddha developers Panvelkar Empire Master Collection Escrow A/c.
Account No.	57500001154061
Bank Name	HDFC Bank
Branch	Ambarnath East
IFSC Code	HDFC0000816

**ANNEXURE - A**

**Title Certificate & Search Report**

**ANNEXURE - B**

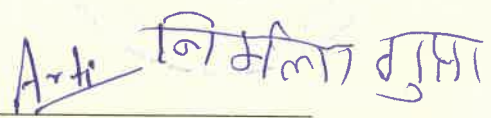
(Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Promoter to the project land).

**ANNEXURE - C-1**

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

**ANNEXURE - C-2**

  
PROMOTER/BUILDER/DEVELOPER

  
PURCHASERS/ALLOTTEES

**SCHEDULE II****DESCRIPTION OF BUILDING**

**BUILDING BY THE NAME "PANVELKAR EMPIRE", HAVING Wing 'A' consisting of BASEMENT + GROUND FLOOR + 13 FLOORS + 14 FLOOR (PART), and Wing A1 consisting of BASEMENT + GROUND FLOOR + 13 FLOORS + 14 FLOOR (PART), and Wing 'B' consisting of STILT + 14 FLOORS, and Wing 'C' consisting of STILT + 07 FLOORS, CONSTRUCTED ON LAND BEARING C.T.S. NO. 66/3 (P) & 74/1 (P) AND HAVING OLD SURVEY NO. 30, HISSA NO.4 (NEW SURVEY NO. 30/4/A & 31/2), LYING AND SITUATE IN VILLAGE KOHOJ KHUNTAVLI, TALUKA AMBARNATH, WITHIN THE LIMITS OF AMBARNATH MUNICIPAL COUNCIL, DISTRICT THANE, IN THE REGISTRATION DISTRICT OF THANE AND SUB-REGISTRATION DISTRICT OF ULHASNAGAR, STATE-MAHARASHTRA, TOTAL LAND AREA FOR DEVELOPMENT ADMEASURING 4877.98 SQUARE METERS, OUT OF THE LARGER LAND AREA ADMEASURING 5255.98 SQUARE METERS.**

**SCHEDULE III****DESCRIPTION OF FLAT**

**FLAT BEARING FLAT NO. 1304 ON 13<sup>th</sup> FLOOR, FLAT CARPET AREA ADMEASURING ABOUT 51.63 SQUARE METERS (CARPET AREA) (Flat area 39.35 Sq. meter + Balcony Area 10.59 Sq. meter + OP area 1.69 Sq. Meter), IN THE A WING OF THE BUILDING KNOWN AS "PANVELKAR EMPIRE", CONSTRUCTED ON LAND LAND BEARING C.T.S. NO. 66/3 (P) & 74/1 (P) AND HAVING OLD SURVEY NO. 30, HISSA NO.4 (NEW SURVEY NO. 30/4/A & 31/2), LYING AND SITUATE IN VILLAGE KOHOJ KHUNTAVLI, TALUKA AMBARNATH, WITHIN THE LIMITS OF AMBARNATH MUNICIPAL COUNCIL, DISTRICT THANE, IN THE REGISTRATION DISTRICT OF THANE AND SUB-REGISTRATION DISTRICT OF ULHASNAGAR, STATE-MAHARASHTRA.**

**SCHEDULE IV (A)****DETAILS OF CONSIDERATION**

Particulars	Amount (Rupees)	Amount in words
Total Flat Value/ Consideration	27,50,000/-	Rupees Twenty Seven Lakhs Fifty Thousand Only
Token/Booking amount Received	2,75,000/-	Rupees Two Lakh Seventy Five Thousand Only
Balance Amount	24,75,000/-	Rupees Twenty Four Lakhs Seventy Five Thousand Only



उ ह न - ३	
३९२५८	२०१४
३९२८	

PROMOTER/BUILDER/DEVELOPER

Arthi बिमला गुप्ता  
PURCHASERS/ALLOTTEES



उहन - ३	
क्र. १३५२	२०२४
<i>[Handwritten Signature]</i>	

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND DESCRIBED THEIR RESPECTIVE HANDS AND SEAL THIS 29 DAY OF NOV 2024

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED DEVELOPER/PROMOTER/PARTY OF THE FIRST PART			
Name	Signature	L.H. Thumb Impression	Photograph
<b>M/S. OM SAI SHRADDHA DEVELOPERS</b> through its Partners <b>MR. DILIP KRISHNA MAHALE</b>	<i>[Handwritten Signature]</i>		
SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER/ PARTY OF THE SECOND PART			
Name	Signature	L.H. Thumb Impression	Photograph
<b>MS. ARTI RADHESHYAM GUPTA</b>	<i>[Handwritten Signature]</i>		
<b>MRS. NIRMALA RADHESHAM GUPTA</b>	<i>[Handwritten Signature]</i>		
WITNESSES:-			
Name	Address	Signature	
Mr. Hameed R. Sayyad	H.No. 1864/3 Nalanda Nagar Ambarnath (W)	<i>[Handwritten Signature]</i>	
Mr. Amrit J. Jodhav	Ambarnath (E)	<i>[Handwritten Signature]</i>	

*[Handwritten Signature]*

PROMOTER/BUILDER/DEVELOPER

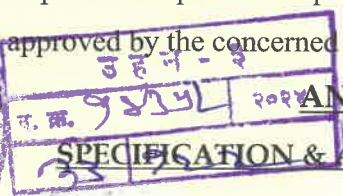
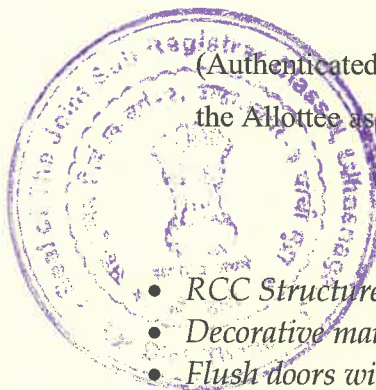
*[Handwritten Signatures]*

PURCHASERS/ALLOTTEES

(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)

**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 & AMENITIES FOR FLAT/SHOPS**

- RCC Structure with Beautiful Elevation and Top Class Construction
- Decorative main door with Brass/ S.S fittings & night latch
- Flush doors with good reputed quality hardware fittings
- Sand faced double coat cement plaster for external walls with semi acrylic paint
- Porceleno/ Vitrified Flooring (24x24) in all rooms
- P.O.P/ gypsum in all rooms
- Acrylic Distemper paint in whole flat
- Granite Platform in Kitchen with Stainless Steel Sink (24x18)
- Granite door frames for W.C & bathrooms.
- Backlite & waterproof doors in W.C & bathrooms
- R.C.C Loft above kitchen, bath, W.C & toilets
- Kitchen platform tiles up to window level & full tiles in W.C, bath & toilets
- Concealed Plumbing & concealed wiring of good material (having ISI mark) with sufficient number of point
- Good standard quality sanitary fittings
- Hot & Cold water mixer fittings in bath & attached toilets.
- Western commode in attached toilets
- Modular switches provided in all rooms
- T.V points in Hall & master bedroom
- Electrical provision for A.C in master bed
- Provision of electrical point for washing machine
- Inverter wiring in all rooms
- Aluminum section with powder coating having plain black glass.

**ANNEXURE "F"**

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

**RECEIPT**

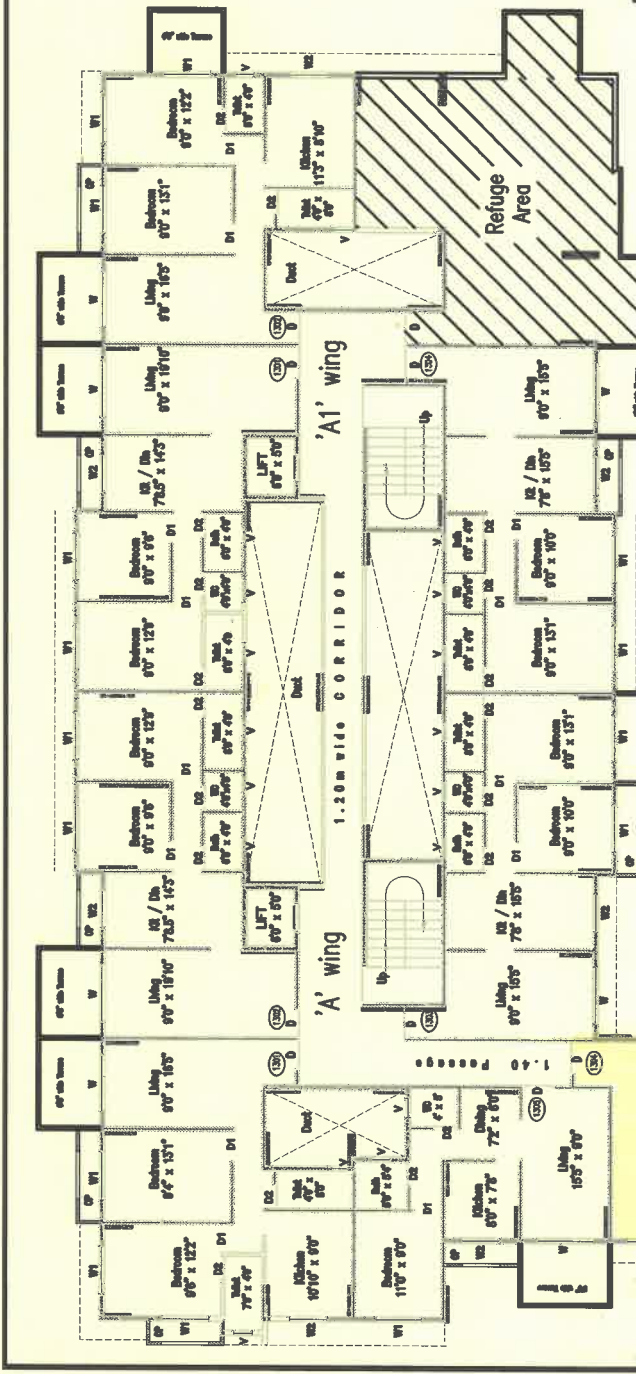
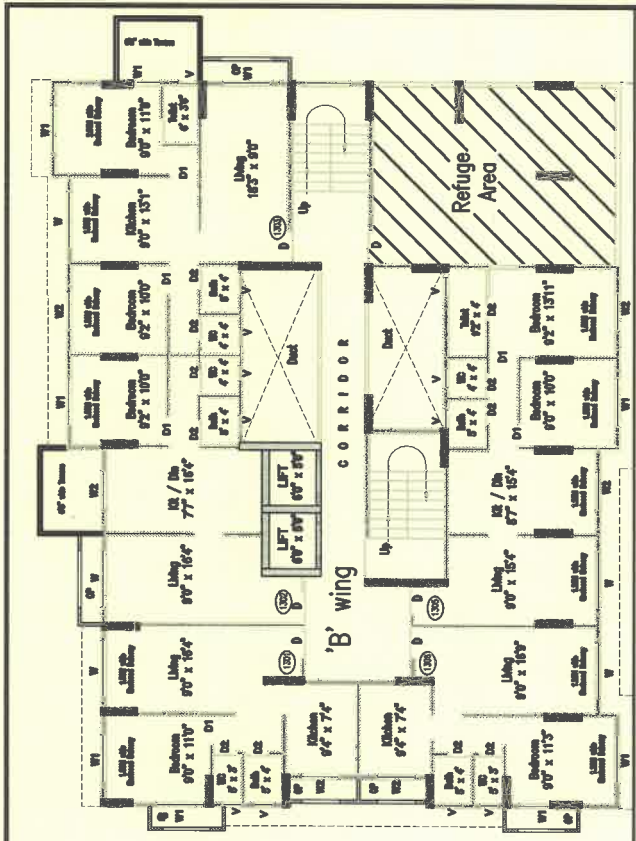
Received of and from the Allottee above named the sum of Rs. 2,75,000/- (Rupees Two Lakhs Seventy Five Thousand Only) on execution of this agreement towards Earnest Money Deposit or application fee

I say received.

The Promoter/s.

PROMOTER/BUILDER/DEVELOPER

PURCHASERS/ALLOTTEES



**RERA CARPET AREA STATEMENT OF 13TH FLOOR**

'A' wing Flat No.	Rera Flat AreaM <sup>2</sup>	Balcony (Useable) AreaM <sup>2</sup>	OP (Useable) AreaM <sup>2</sup>	Terrace (Useable) AreaM <sup>2</sup>	Per Flat Total AreaM <sup>2</sup>	Per Flat Total AreaSFT
1301	50.83	7.62	3.31	5.22	66.98	721
1302	49.45	7.42	1.49	5.22	63.58	684
1303	48.84	6.88	1.82	5.22	62.76	675
1304	39.35	10.59	1.69	---	51.63	556
1305	37.43	3.71	1.52	5.22	47.88	515
<b>'A1' wing</b>						
1301	49.38	7.49	1.49	5.22	63.58	684
1302	49.51	7.42	1.78	9.7	68.41	736
1303	---	---	---	---	---	---
1304	48.48	7.42	1.52	5.22	62.64	675
<b>'B' wing</b>						
1301	31.76	7.42	2.92	---	42.10	453
1302	41.64	3.78	1.69	5.22	52.33	563
1303	42.22	12.6	1.82	4.84	61.48	662
1304	---	---	---	---	---	---
1305	43.5	13.16	---	---	56.66	610
1306	32.63	5.78	2.95	---	41.36	445

**13TH FLOOR PLAN**

*Arati*  
 विकीला गुजरा  
*Prady*

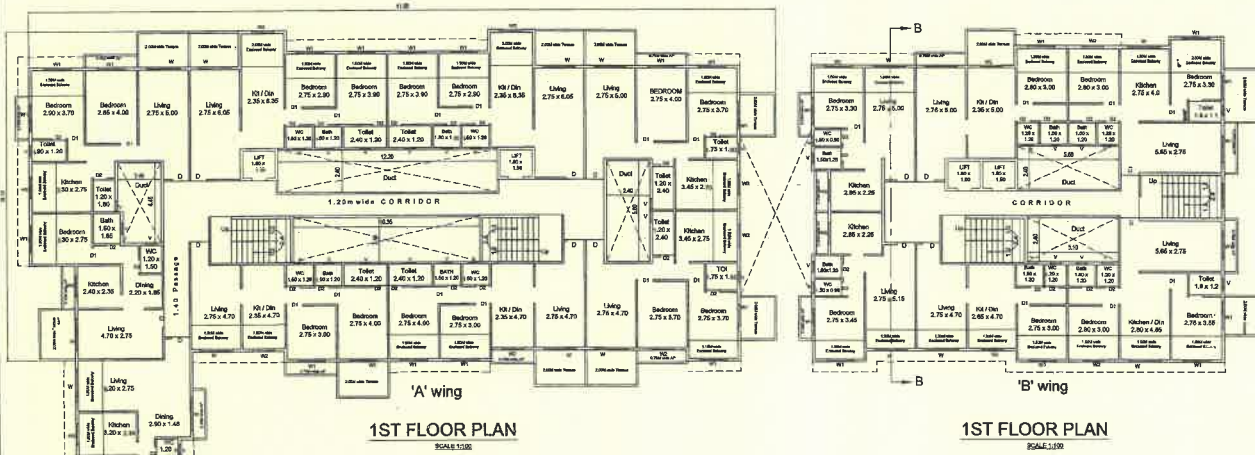




STAMP OF APPROVAL

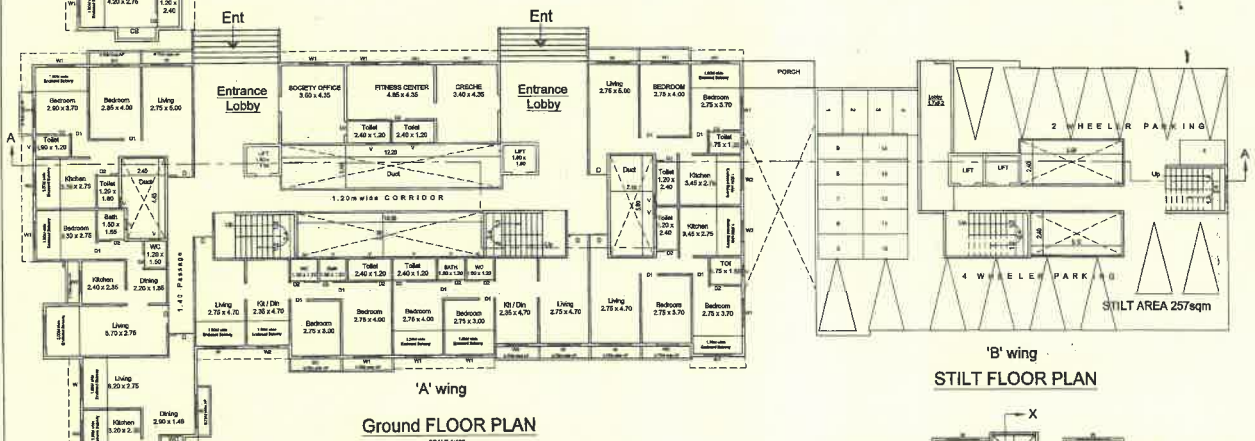


ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರದ ಅಧೀನದಲ್ಲಿ...  
ಸಹಕಾರಿ ಬಾಡಿಗೆಯ ಕಾಯಿದೆ 1962  
ಅಡಿಯಲ್ಲಿ...  
ಅಧಿಕಾರಿ: ಸಹಕಾರಿ ಬಾಡಿಗೆಯ ಕಾಯಿದೆ 1962  
ಅಧಿಕಾರಿ: ಸಹಕಾರಿ ಬಾಡಿಗೆಯ ಕಾಯಿದೆ 1962



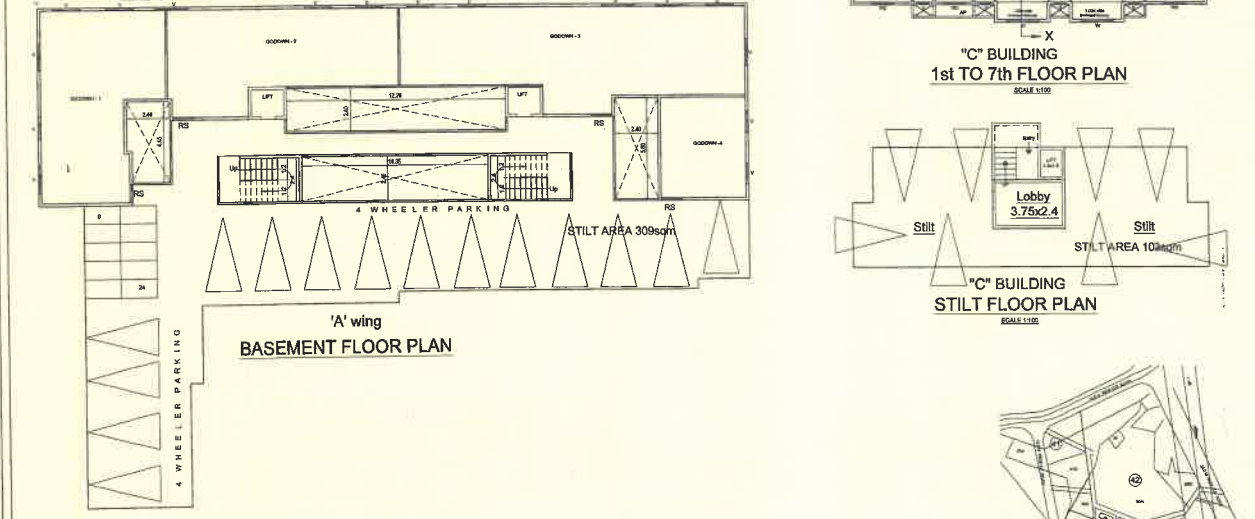
1ST FLOOR PLAN SCALE: 1/20

1ST FLOOR PLAN SCALE: 1/20



Ground Floor Plan SCALE: 1/30

'B' wing STILT FLOOR PLAN



'A' wing BASEMENT FLOOR PLAN

'C' BUILDING 1st TO 7th FLOOR PLAN SCALE: 1/20

'C' BUILDING STILT FLOOR PLAN SCALE: 1/20

LOCATION PLAN SCALE: 1/250

AREA STATEMENT and AREA UNDER PROPOSED DEVELOPMENT table with columns for Village, Area, and various area calculations.

PARKING STATEMENT table with columns for Area, Car, Motor Cycle, and Parking Proposed.

AREA STATEMENT table with columns for Wing, Floor Area, and 'C' Buildings.

NOTES - 1. PLOT BOUNDARY SHOWN IN THICK BLACK... 2. PROPOSED WORK SHOWN RED... 3. EXISTING STRUCTURES TO BE DEMOLISHED SHOWN YELLOW...

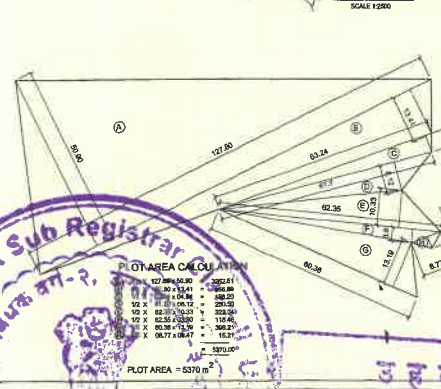
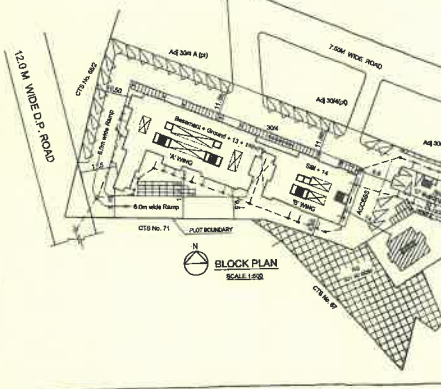
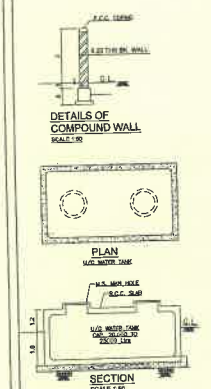
DOOR WINDOW SCHEDULE table with columns for No., Size, and Description.

DESCRIPTION OF PROPOSAL AND PROPERTY PROPOSED DEVELOPMENT WITH AMALGAMATION ADVISED...

FOR: KARNATAKA CO-OP. HSG. SOCIETY, SBMATH CO. OP. HSG. SOCIETY, CHANNARA CO. OP. HSG. SOCIETY, SHAMANGA CO. OP. HSG. SOCIETY, LOKHANA CO. OP. HSG. SOCIETY, & PRETAM NARAYAN PAVANRAJ & OTHERS (P.O.A. HOLDERS) OF BASU-BACHA DEVELOPERS PARTNER

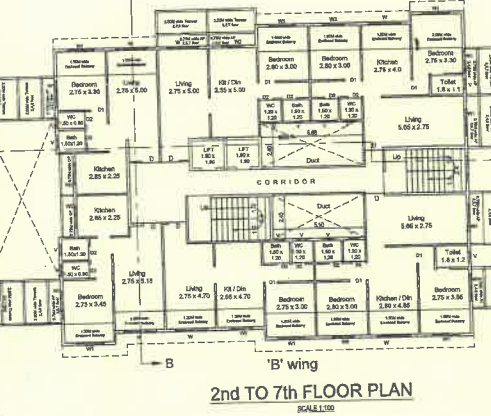
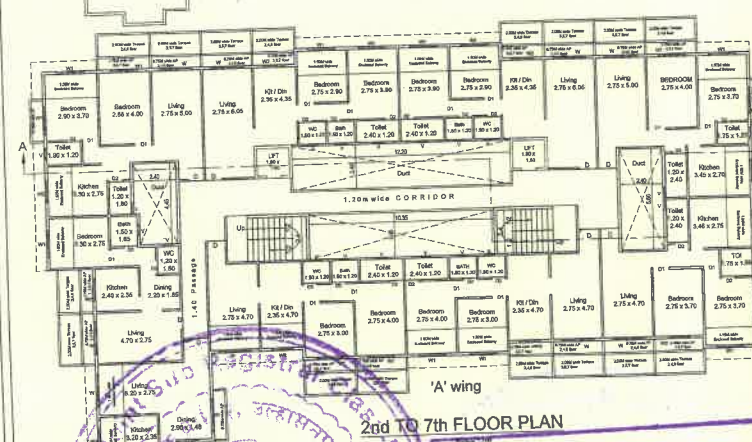
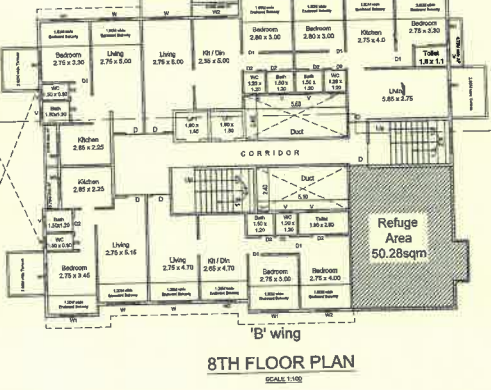
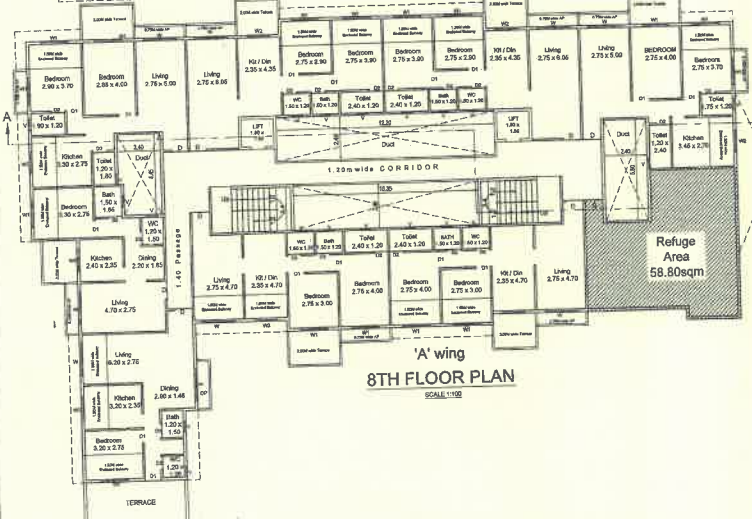
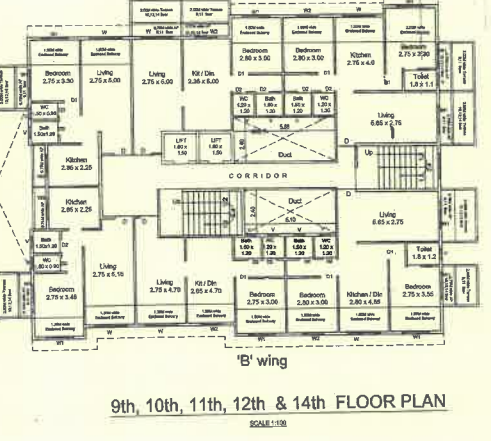
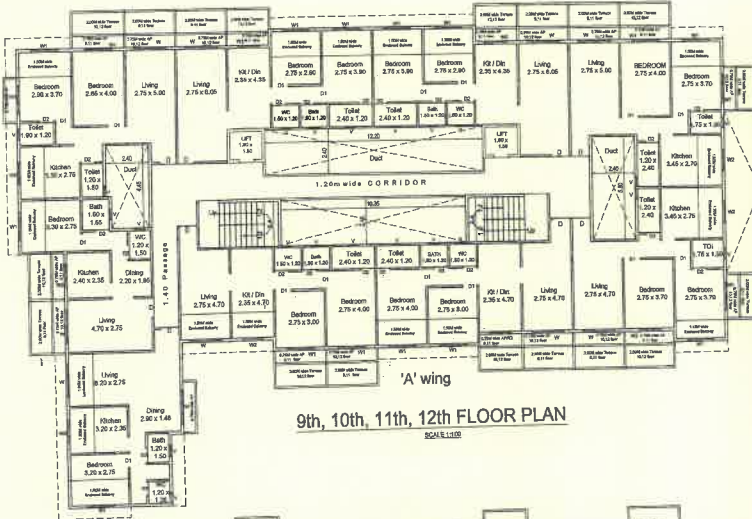
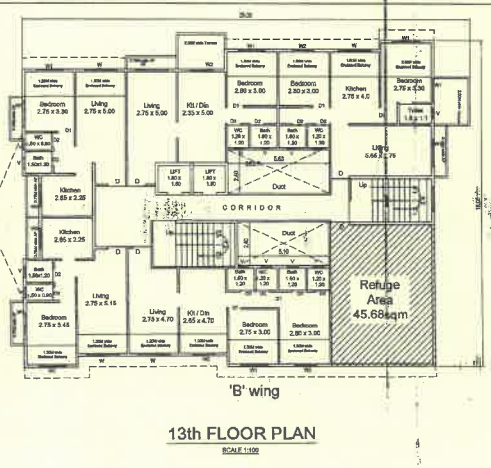
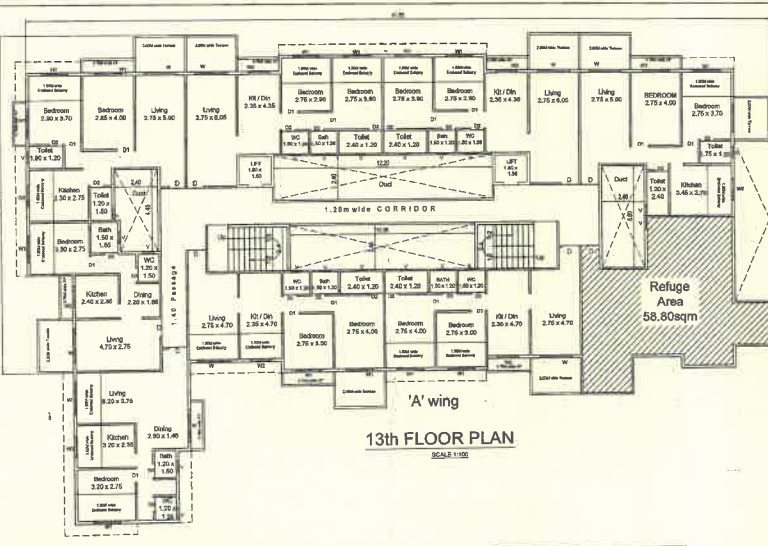


Handwritten signatures and dates, including a date stamp: 20/08/2018





संविधाना बांधकाम नकाशा मधील  
 सर्व कायदांचा अंमलबजावणी करणेसाठी  
 या नकाशाचा अंमलबजावणी करणेसाठी  
 या नकाशाचा अंमलबजावणी करणेसाठी



उपन - ३  
 व. १५३५५ २०१४  
 ३६ ९२२

DESCRIPTION OF PROPOSAL AND PRIORITY  
 PROPOSED REDEVELOPMENT WITH AMALGAMATION REVENUE  
 BUILDING IN ANDHRA PRADESH, W. CO. H. NO. 10 AND A 21 H. NO. 10 AT  
 AT NARAYAN PALLI, WILKES ROAD, HYDRABAD (W.)

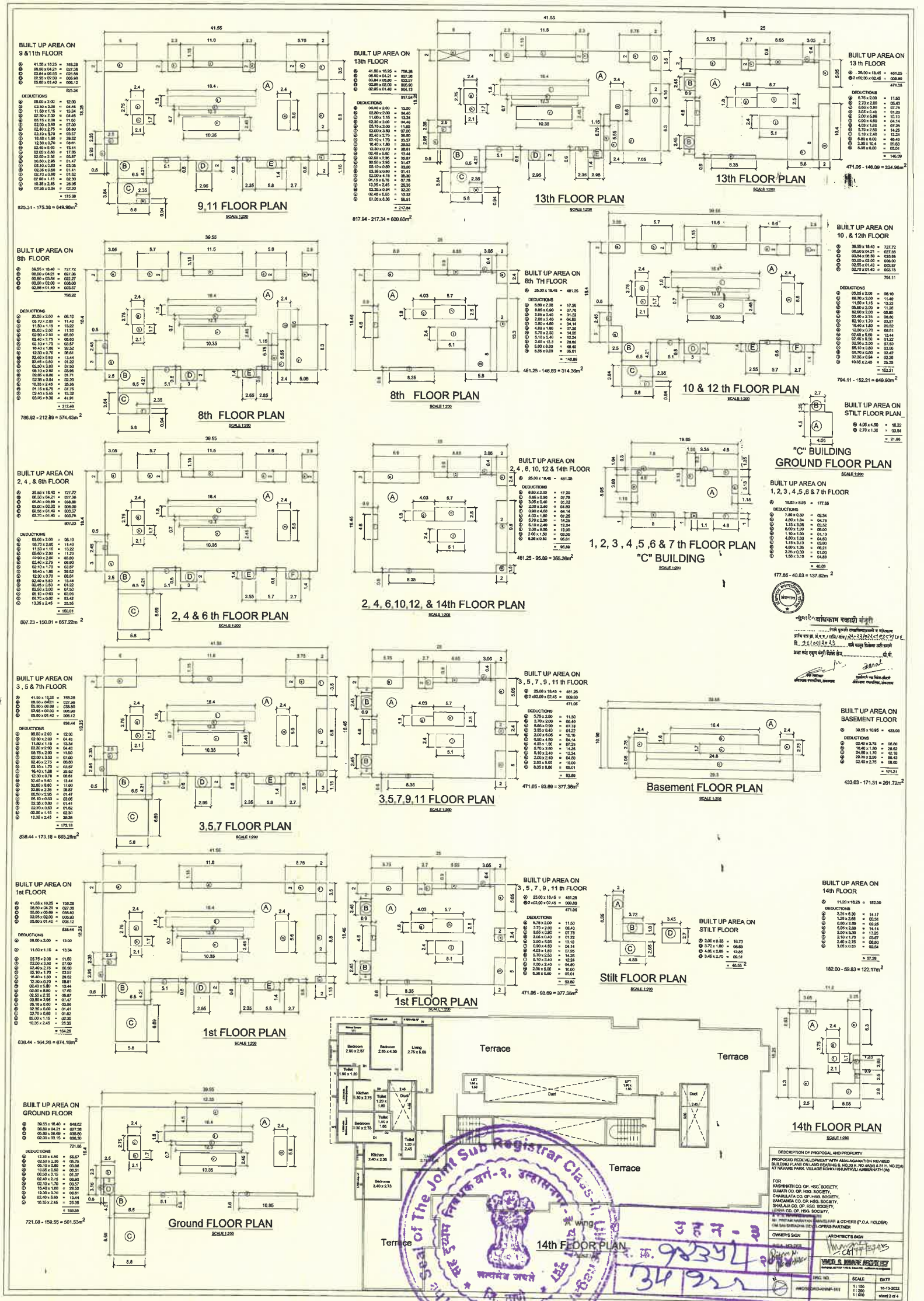
FOR  
 KSRINATH CO. OP. HSG. SOCIETY,  
 SUDHAKAR CO. OP. HSG. SOCIETY,  
 CHANDRAYA CO. OP. HSG. SOCIETY,  
 BANAGARA CO. OP. HSG. SOCIETY,  
 BANAGARA CO. OP. HSG. SOCIETY,  
 LERNA CO. OP. HSG. SOCIETY,  
 & V. S. NARAYAN & OTHERS  
 BY: PRITAM NARAYAN PAPPALAR & OTHERS (P.O.A. HOLDERS)  
 ONE-SHAREHOLDERS/CO-OWNERS PARTNER

OWNER'S SIGN  
 V.S. NARAYAN  
 Pritam N.  
 Pappalar

WITNESSES SIGN  
 M. S. SURESH BABU  
 M. S. SURESH BABU

DRG. NO. 1:100  
 AMO/SR/2019/091

SCALE 1:100  
 DATE 18-10-2022  
 sheet 2 of 4



DESCRIPTION OF PROPOSAL AND PROPERTY  
 PROPOSED REDEVELOPMENT WITH AMALGAMATION RE-DESIGNED BUILDING PLANS (ON LAND RESERVE NO. 102/192 (M) 1972) AT NANNIYER PARK, VILLAGG KODURU (HANTAI) (AMBERNATH 04)

FOR:  
 KANNATHAN CO. OP. HSG. SOCIETY,  
 SUNDARI CO. OP. HSG. SOCIETY,  
 CHULLALATA CO. OP. HSG. SOCIETY,  
 SANGARATHA CO. OP. HSG. SOCIETY,  
 SPILLARA CO. OP. HSG. SOCIETY,  
 LINDRA CO. OP. HSG. SOCIETY.

OWNERS SIGN: \_\_\_\_\_ ARCHITECTS SIGN: \_\_\_\_\_

DATE: 11.10.2022

SCALE: 1/50

DIST. DATE: 10-10-2022

PROJ. NO. 98354

DATE: 11.10.2022

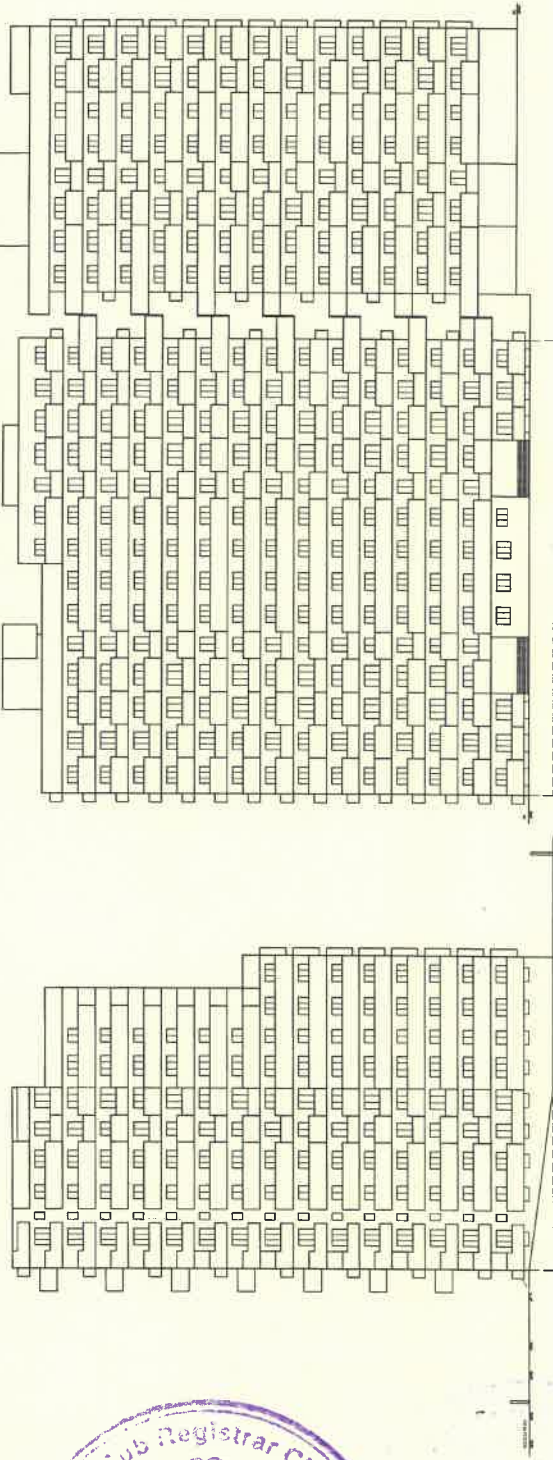
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WORK NO. 34/22



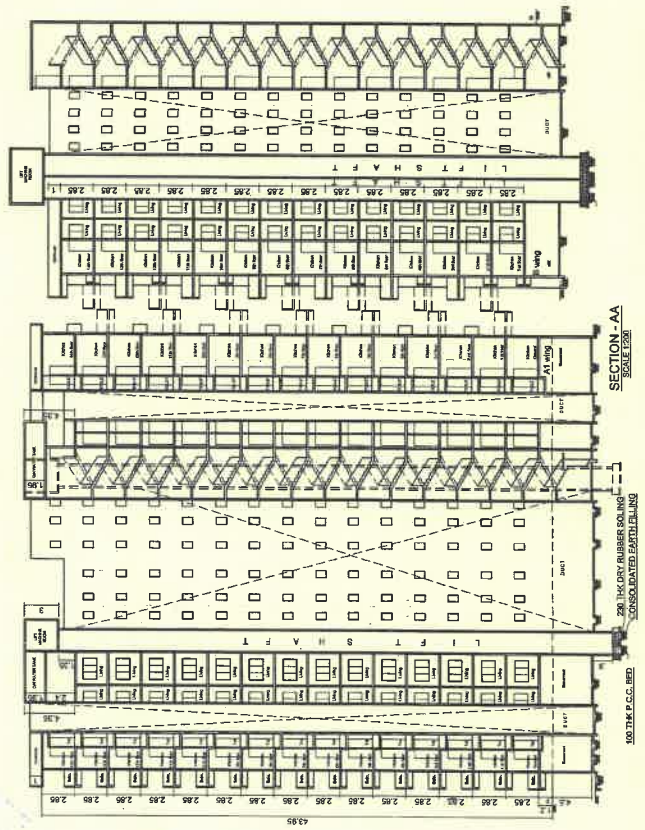
654/218 वाचिकास रकबाी संकुतो

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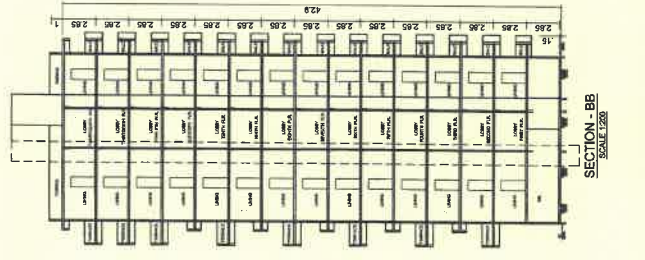


WEST SIDE ELEVATION  
SCALE 1:200

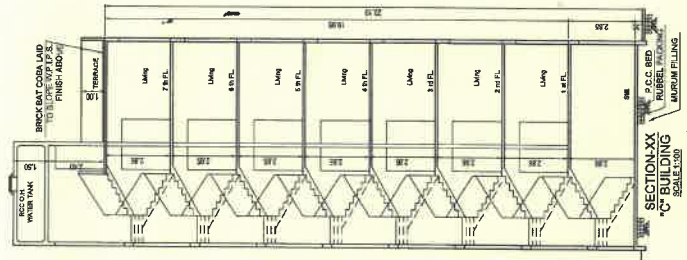
NORTH SIDE ELEVATION  
SCALE 1:200



SECTION-AA  
SCALE 1:200



SECTION-BB  
SCALE 1:200



SECTION-XX  
'C' BUILDING  
SCALE 1:200

DESCRIPTION OF PROPOSAL AND PROPERTY  
PROPOSED 5 STOREY APARTMENT WITH BALCONY ON THE BEHOLDING BUILDING PLANS ON LAND BEARING N.O. 1214, NO. A/91 & 11, NO. 2/99 AT WANDRE PARK, WILHELM ROAD, HUNVALU, AMBARNATH (W)

FOR  
MASHNATH CO. OP. HSG. SOCIETY,  
SHANTI CO. OP. HSG. SOCIETY,  
SANGAMA CO. OP. HSG. SOCIETY,  
SANGALIA CO. OP. HSG. SOCIETY,  
& V. S. NAVAREE & OTHERS (P.O.A. HOLDER)  
IN PARTNERSHIP THROUGH PARTNER.

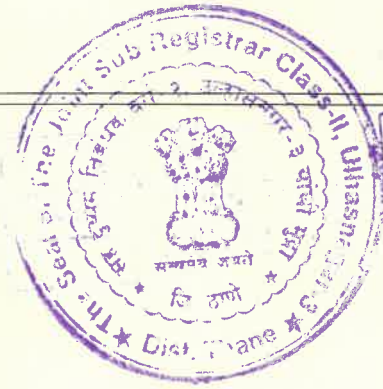
OWNERS SIGN  
*[Signature]*

ARCHITECT'S SIGN  
*[Signature]*

DWG. NO.	DATE
AMB/SH/NO/HP-101	15.10.2022

SCALE  
1:100  
1:200

Sheet 4 of 4



Handwritten notes and stamps at the bottom right, including a rectangular stamp with the number 2020 and other markings.



## 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: REDEVELOPMENT OF PANVELKAR EMPIRE WING A WING A-1 WING B Bot Bearing / CTS / Survey / Final Plot No.: S. NO.30 H. NO.4 Apt AND 31 H NO. 2pt AT NAVARE PARK, VILLAGE KOHOJ-KHUNTAVLI AMBERNATH WEST Ambarnath, Thane, 421501*; registered with the regulatory authority vide project registration certificate bearing No **P51700026198** of

- Om Sai Shraddha Developers** having its registered office / principal place of business at *Tehsil: Ambarnath, District: Thane, Pin: 421505*.
- 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 schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by 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 **02/03/2025** 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: **02/04/2024**

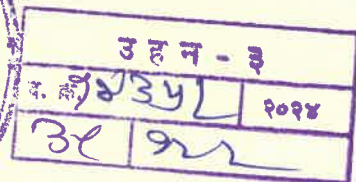
Place: **Mumbai**

Signature valid

Digitally Signed by  
Dr. Vasanti Premanand Prabhu  
(Secretary, MahaRERA)

Date: 02/04/2024 11:13:17

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





महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

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

गाव :- कोहोज खुंटवली (९४५०८३)

तालुका :- अंबरनाथ

जिल्हा :- ठाणे



ULPIN : 32408507479 भूमापन क्रमांक व उपविभाग ३०/४/अ

32408507479

भुधारणा पद्धती भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	१७४	विनोद शरद नवरे				(२६९०)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		शैलेजा श्रीराम नवरे				(२६९०)	
जिरायत १.४५.९०		सतेंद्र श्रीराम नवरे				(२६९०)	इतर अधिकार
बागायत -		आशिष श्रीराम नवरे				(२६९०)	इतर
एकुण		सुनिल शरद नवरे				(२६९०)	पैकी ३८२९-९६ बिनशेती (१९५४)
ला.यो. क्षेत्र १.४५.९०		सामाईक क्षेत्र	१.११२६	२.०४	०.१२००		अकृषिक वापर - रहिवास (गावठाणाबाहेरील)
ब) पोटखराब क्षेत्र (लागवड अयोग्य)	१५५०	मे.इ.नो.वेटीव बिल्डर्स व डेव्हलपर्स तर्फे भागिदार कुलीन चंद्रकांत शाह	०.०३.५१	०.०६		(२६९०)	विनोद शरद नवरे व इतर ४ यांचे बिनशेती क्षेत्र ११४ चौमी (२७५९)
वर्ग (अ) ०.१२.००	१६१९	लेखा को. ऑप हो. सो.लि.	०.०६.०५	०.११		(२६९०)	प्रलंबित फेरफार : नाही.
वर्ग (ब) -							शेवटचा फेरफार क्रमांक : २७५९ व दिनांक : २२/१२/२०२०
एकुण		बाणगंगा को.ऑप.होसिंग.सोसायटी लि.	०.०४.१०	०.०८		(२६९०)	
पो.ख.क्षेत्र ०.१२.००	१६४६	सुमती को.ऑप.होसिंग सोसायटी लि.	०.०५.३४	०.१०		(२६९१)	
एकुण क्षेत्र १.५७.९०							
(अ+ब)	१६४७	शैलेजा को.ऑप.होसिंग सोसायटी लि.	०.०५.२४	०.१०		(२६९२)	
आकारणी २.६८	१६४८	चारुलता को.ऑप.होसिंग सोसायटी लि.	०.०५.३४	०.१०		(२६९३)	
जुडी किंवा विशेष आकारणी	१६४९	काशिनाथ को.ऑप.होसिंग सोसायटी लि.	०.०५.०६	०.०९		(२६९४)	
जुने फेरफार क्र : (१३०) (४७५) (७१२) (८४७) (१०९३) (१९५४) (१९८५) (१९८८) (२१५२) (२१५८) (२१७०) (२३९६) (२४१९) (२५५५) (२६१०) (२६९१) (२६९२) (२६९३) (२६९४)							सीमा आणि भूमापन विन्हे

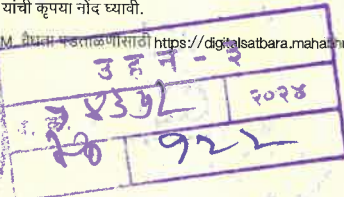
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हा गाव नमुना क्रमांक ७ दिनांक २२/१२/२०२०:०१:०५:३३ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अगिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

सूचना: तांत्रिक अडथळी खातर तलाशी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्ययावत नाही. यावर फेरफार नोंद क्र. २७५९ मंजूर आहे. तथापि अद्याप याबाबतचा बदल या ७/१२ वर घेण्यात आलेला नाही यांची कृपया नोंद घ्यावी.

७/१२ डायनलॉड दि. : १५/०९/२०२२ : १६:१४:१६ AM. वेबसाईट: https://digitalsatbara.mahatnuni.gov.in/dslr/ या संकेत स्थळावर जाऊन 2114100001059830 हा क्रमांक



पृष्ठ क्र. १/३

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गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- कोहोज खुंटवली (९४५०८३)

तालुका :- अंबरनाथ

जिल्हा :- ठाणे

भुमापन क्रमांक व उपविभाग ३०/४/अ

वर्षे	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१७	संपूर्ण वर्ष							खुली जागा	१.४५९०	
								बांधकामाकडे	०.००००	
२०१८	संपूर्ण वर्ष							खुली जागा	१.४५९०	
								बांधकामाकडे	०.००००	
२०१९	संपूर्ण वर्ष							खुली जागा	१.४५९०	
								बांधकामाकडे	०.००००	

टीप : \*\* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ई महाभूमि

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महाराष्ट्र शासन

## गाव नमुना सात ( अधिकार अभिलेख पत्रक )

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

गाव :- कोहोज खुंटवली (१४५०८३)

तालुका :- अंबरनाथ

जिल्हा :- ठाणे



ULPIN : 19400851494

भूमापन क्रमांक व उपविभाग ३१/२

19400851494

भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुल, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	१५५०	मे.इनोव्हेटीव बिल्डर्स व डेव्हलपर्स तर्फे भागिदार कुलीन चंद्रकांत शाह	०.००.२७	०.०२		(२५००)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत -	१५८५	[ आशिष श्रीराम नवरे ]				(२६९०)	तुकडा
बागायत -		[ विनोद शरद नवरे ]				(२६९०)	इतर
वरकस ०.०३.३०		[ शैलेजा श्रीराम नवरे ]				(२६९०)	पैकी २१६.०२चौ.मी.क्षेत्र बिनशेती (८३२)
एकुण		[ सुनिल शरद नवरे ]				(२६९०)	
ला.यो. क्षेत्र ०.०३.३०		[ सतेंद श्रीराम नवरे ]				(२६९०)	प्रलंबित फेरफार : नाही.
		-----सामाईक क्षेत्र-----	०	०			
ब) पोटखराब क्षेत्र (लागवड अयोग्य)	१६४५	बाणगंगा को.ऑप.हौसिंग.सोसायटी लि.	०.०३.०३	०.१७		(२६९०)	शेवटचा फेरफार क्रमांक : २६९० व दिनांक : १४/०६/२०२०
वर्ग (अ) -							
वर्ग (ब) -							
एकुण							
पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र ०.०३.३० (अ+ब)							
आकारणी ०.१९							
जुडी किंवा विशेष आकारणी							
जुने फेरफार क्र : (१३०) (३२२) (४७५) (८३२) (८४७) (१०९३) (१९५४) (२१५२) (२१५८) (२३९६) (२४१९) (२५६७) (२५७३)							सीमा आणि भुमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक ०३/०७/२०२०:०३:०५:२९ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही दिवण्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. १५/०७/२०२२ : १०:१२:३३ AM वेळीत पडना नमुना सात https://digitalsatbara.mahabhumi.gov.in/dslr/ या संकेत स्थळावर जाऊन 2114100001054002 हा क्रमांक

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पृष्ठ क्र. १/२

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गाव नमुना बारा ( पिकांची नोंदवही )

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

गाव :- कोहोज खुंटवली ( ९४५०८३ )

तालुका :- अंबरनाथ

जिल्हा :- ठाणे

भुमापन क्रमांक व उपविभाग ३१/२

वर्षे	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१७	संपूर्ण वर्ष							खुली जागा	०.००००	
								बांधकामाकडे	०.०३३०	
२०१८	संपूर्ण वर्ष							खुली जागा	०.००००	
								बांधकामाकडे	०.०३३०	
२०१९	संपूर्ण वर्ष							खुली जागा	०.००००	
								बांधकामाकडे	०.०३३०	

टीप : \*\* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ई महा भूमि



उ ह न - ३  
 न. नं. १४३५५ १०१४  
 १३ १२२



महाराष्ट्र शासन  
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

237

गाव/पेट : अंबरनाथ शहर		तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, अंबरनाथ			जिल्हा : ठाणे
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
७४/१			३५७.२०	शेती	

सुविधाधिकार
हक्काचा मुळ धारक
वर्ष: १९७१
पट्टेदार
इतर भार
इतर शरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्करण
२९/०६/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.अंबरनाथ शहर/फे.क्र.२६३ दिनांक २९/०६/२०१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी तीनशे सत्तावन्न पूर्णांक दोन दशांश मात्र चौ.मी दाखल केले.			फेरफार क्र.२६३ प्रमाणे सही- २९/०६/२०१५ उप.अ.भू.अ.अंबरनाथ

हे मालमत्ता पत्रक डिजिटली साईन केलेले आहे

हि मिळकत पत्रिका (दिनांक १२/७/२०२० १२:३४:२६ PM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक ९/१५/२०२२ १०:३०:५८ AM  
वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/LogIn/VerifyPropertyCard> या संकेत स्थळावर जाऊन २११४१००००१९२२६०७ हा क्रमांक वापरावा.





महाराष्ट्र शासन  
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे


मालमत्ता पत्रक

206

गाव/पेठ : अंबरनाथ शहर		तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, अंबरनाथ		जिल्हा : ठाणे
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
६६/३			१९२९०.०२	शेती
शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ				

सुविधाधिकार
हक्काचा मुळ धारक H
वर्ष: १९७१
पट्टेदार
इतर भार
इतर शरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षात्करण
२९/०६/२०१५	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/भि.प./अक्षरी नोंद/२०१५ पुणे; दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.अंबरनाथ शहर/फे.क्र.२६३ दिनांक २९/०६/२०१५ अन्वये केवळ चौकशी; नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेने मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी एकोणवीस हजार; दोनशे नव्वद पूर्णांक दोन दशांश चौ.मी दाखल केले.			फेरफार क्र.२६३ प्रमाणे सही- २९/०६/२०१५ उप अ.भू.अ.अंबरनाथ

<p>हि मिळकत पत्रिका (दिनांक १२/७/२०२० ११:४६:३४ AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक ९/१५/२०२२ १०:३०:४० AM</p> <p>वैधता पडताळणी साठी <a href="https://digitalsatbara.mahabhumi.gov.in/DSLRL/LogIn/VerifyPropertyCard">https://digitalsatbara.mahabhumi.gov.in/DSLRL/LogIn/VerifyPropertyCard</a> या संकेत स्थळावर जाऊन २११४१००००१९२०८०६ हा क्रमांक वापरावा.</p>	<p>हे मालमत्ता पत्रक डिजिटली साईन केलेले आहे</p> 
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उहन - ३
२९/०६/२०१५
२९/०६/२०१५



## अंबरनाथ नगरपरिषद, अंबरनाथ

कार्यालय : टिळक पथ, के.बी.रोड, अंबरनाथ (प), ता.अंबरनाथ, जि.ठाणे, पिन कोड-४२१५०१, ता.अंबरनाथ, जि.ठाणे  
Website [www.ambarathcouncil.net](http://www.ambarathcouncil.net) E-mail [chief@ambarathcouncil.net](mailto:chief@ambarathcouncil.net)  
[ambarathcouncil@gmail.com](mailto:ambarathcouncil@gmail.com)  
Phone No. 0251-2682353 / 18002331106

### अपेंडिक्स डी -१

जावक क्र.अंनप/नरवि/बां.प./२०२२-२३/१२२८/२३८४/७६

दिनांक : १६/०१/२०२३

प्रति,

काशिनाथ को.ऑ.हौ.सोसायटी, सुमती को.ऑ.हौ.सोसायटी, चारुलता को.ऑ.हौ.सोसायटी,  
बाणगंगा को.ऑ.हौ.सोसायटी, शैलजा को.ऑ.हौ.सोसायटी, लेखा को.ऑ.हौ.सोसायटी व श्री.व्ही.एस.नवरे  
यांचे कु.मु.प.धा.मे.ओमसाई श्रध्दा डेव्हलपर्स तर्फे भागीदार श्री.प्रितम नारायण पनवेलकर व इतर  
द्वारा श्री.विनोद. एस.नवरे, वास्तुशिल्पकार, अंबरनाथ.



विषय : महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५.

स.नं.३०/४ पै., ३१/२ पै., न.भु.क्र.६६/३ पै., ७४/१ पै. मौजे : कोहोजखुंटवली, ता.अंबरनाथ, येथे  
सुधारीत बांधकाम करण्याच्या मंजूरी बाबत.

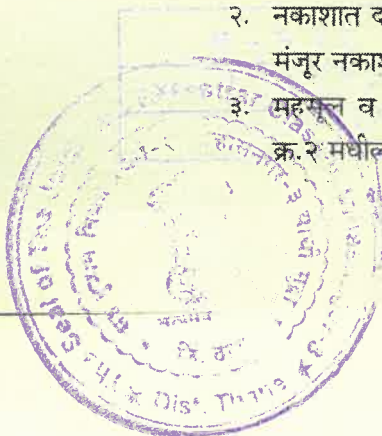
- संदर्भ : १) आपला दि. २१/१२/२०२२ रोजी चा श्री.विनोद एस.नवरे, वास्तुशिल्पकार, अंबरनाथ यांचे मार्फत सादर  
केलेला अर्ज क्र.२२३२९  
२) या कार्यालयाने जा.क्र.अंनप/नरवि/बां.प./२०१९-२०/१६६३/९०४२/१३१ दि.२७/०२/२०२० अन्वये  
दिलेली बांधकाम परवानगी.  
३) या कार्यालयाने जा.क्र.अंनप/नरवि/बां.प./२०२२-२३/८४७/९३६४/५६ दि.०३/१०/२०२२ अन्वये  
दिलेली बांधकाम परवानगी.

वरील संदर्भाधीन अर्जांमध्ये विषयांकित स.नं.३०/४ पै., ३१/२ पै., न.भु.क्र.६६/३ पै., ७४/१ पै. मौजे  
कोहोजखुंटवली, ता.अंबरनाथ, मध्ये महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४४ व महाराष्ट्र  
नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये सुधारीत बांधकाम परवानगी करीता अर्ज या कार्यालयास  
प्राप्त झाला आहे. सदर जागा अंबरनाथ शहराच्या मंजूर विकास योजने प्रमाणे रहिवास विभागात समाविष्ट आहे.  
सदरचा भुखंड १२.०० मी. रुंदीच्या विकास योजना व ७.५० मी.रुंद अस्तित्वातील रस्त्यावर दर्शनी आहे.

सबब, विषयांकित प्रकरणातील ५२५५.९८ चौ.मी.भुखंडामध्ये एकत्रिकृत विकास नियंत्रण व प्रोत्साहन  
नियमावलीच्या तरतूदीनुसार ५३०५.२७ चौ.मी. बेसिक एफ.एस.आय. १४६३.३९ ग्रिमियम एफ.एस.आय. क्षेत्र,  
२९१९.०० टी.डी.आर. क्षेत्र, ५८१२.५९ चौ.मी.अॅनसिलरी क्षेत्रासह एकूण अनुज्ञेय क्षेत्र १५५००.२५ चौ.मी. पैकी  
१५४८८.१८ चौ.मी. बांधकाम क्षेत्र प्रस्तावित करून बांधकाम करण्यासाठी केलेल्या दि.२१/१२/२०२२ च्या अर्जास  
अनुसरून पुढील शर्तीस अधीन राहून तुमच्या मालकीच्या जागेत, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६  
चे कलम ४५ अन्वये विंग अ- तळघर + तळमजला + तेरा मजले व चौदा मजला पै., विंग-बी स्टि्ल्ट + चौदा  
मजले, विंग सी- स्टि्ल्ट + सात मजले, रहिवास वापरासाठी / वाडे भिंतीच्या इमारतीच्या बांधकामास खालील  
अटींवर सुधारीत बांधकाम परवाना / प्रारंभ प्रमाणपत्र देण्यात येत आहे. या कार्यालयाने संदर्भ क्र.२ व ३ अन्वये  
दिलेली बांधकाम परवानगी निष्प्रभावीत समजण्यात यावी.

- :अटी :-

- महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम १५१(३) नुसार मुंबई महानगर प्रदेश विकास प्राधिकरणाने प्रदान केलेल्या विकास नियंत्रण व जमिन वापर या बाबतचे अधिकारास अधीन राहून ही परवानगी देण्यात येत आहे.
- नकाशात दाखविल्याप्रमाणे नियोजित इमारतीचा वापर निवासी व वाणिज्य वापरासाठी करावा व बांधकाम मंजूर नकाशाप्रमाणे असावे.
- महामूल व वन विभाग, महाराष्ट्र शासन, यांचेकडील बिनशेतीबाबत दि.५ जानेवारी २०१७ चे अध्यादेश क्र.२ मधील लागू असलेल्या आदेशांचे पालन करणे आपणांवर बंधनकारक राहिल.

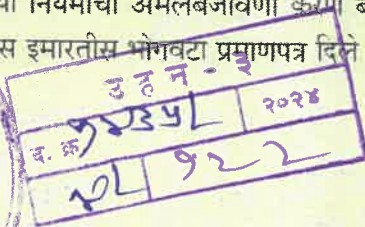


४३५८ २०२४  
२२

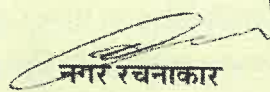
४. स्थळदर्शक नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर असली पाहिजेत व त्याखालील जागा कायम खुली ठेवावी. या सामासिक अंतरात सेप्टिक टँक चे बांधकाम करावयाचे झाल्यास, सादर सेप्टिक टँक चा स्लॅब सभोवतालच्या फ्लोरींगशी एकपातळी असावा जेणेकरून वाहतूक व्यवस्थेला बाधा होणार नाही. कोणत्याही बांधकामामुळे तळमजल्याची सामासिक अंतरे कमी होणार नाहीत याची दक्षता घ्यावी.
५. सेटबॅक नियमांच्या अंमलबजावणीसाठी रस्त्यासाठी मोकळी केलेली / सोडण्यात आलेली जागा ही सार्वजनिक रस्त्याचा भाग समजण्यात येईल.
६. ही बांधकाम परवानगी / प्रारंभ प्रमाणपत्र दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल, नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत किमान प्लॅथ लेव्हलपर्यंत पूर्ण करणे आवश्यक आहे. नूतनीकरण करतांना किंवा नवीन परवानगी घेतांना त्यावेळी अस्तित्वात असलेल्या नियमाचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल.
७. बांधकाम सुरु करण्यापूर्वी नगर भूमापन अधिकारी /भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरु करावे.
८. मंजूर नकाशाबाबत जागेवर प्रारंभ प्रमाण पत्राचा क्रमांक /दिनांक आणि इतर माहिती लिहून फलक लावावा.
९. भूखंडाचे क्षेत्रफळात व हद्दीमध्ये फरक आढळल्यास सुधारीत परवानगी घेणे बंधनकारक राहिल. तसेच प्रकरणी प्रस्तावासोबत आपण सादर केलेल्या कागदपत्रांवरून जागेची मालकी निश्चित केलेली आहे. त्यामुळे जागेच्या मालकी हक्काबाबत / वहीवाटीबाबत वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासकर्ता / कु.मु.प.धारक /जमिन मालक यांची राहिल.
१०. कुलमुखत्यार पत्र धारक / भाडेकरू /गाळेधारक /मुळ मालक यांच्यात काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी वास्तुशिल्पकार / विकासकर्ता यांचेवर राहिल.
११. कुळ कायद्यांची जमिन असल्यास टेन्न्सी अॅक्ट कलम ४३ प्रमाणे मा.जिल्हाधिकारी,ठाणे यांची मंजूरी घेतल्याशिवाय बांधकाम करू नये.
१२. प्रस्तावा सोबत सादर केलेले ७/१२ उतारे, फेरफार उतारे, मोजणी नकाशा, कुळमुखत्यार पत्राच्या आधारे सादरहू बांधकाम परवानगी देण्यात आलेली असून ती बनावट किंवा दिशाभूल करणारी आढळून आल्यास ही बांधकाम परवानगी संपुष्टात येईल.
१३. बांधकाम सुरु करण्यापूर्वी इमारतीच्या पाया उत्खननासाठी आवश्यक असलेल्या गौण खनिजाचे स्वामित्वधन जिल्हाधिकारी कार्यालयात भरणे आवश्यक असल्यास तसा दाखला सादर करणे आवश्यक आहे.
१४. जागेत जुने भाडेकरू असल्यास त्याच्या बाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निवारण मालकाने करणे आवश्यक राहिल व त्याबाबतीत नगरपरिषद जबाबदार राहणार नाही.
१५. मंजूर नकाशानुसार बांधकाम न करणे तसेच प्रचलीत विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम / वापर करणे महाराष्ट्र प्रादेशिक व नगररचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुन्हा आहे. त्यामुळे मंजूर बांधकाम परवानगीच्या विपरीत बांधकाम करण्यापूर्वी अथवा मंजूर परवानगीच्या अनुषंगाने बांधकामात फेरफार करण्यापूर्वी सुधारीत बांधकाम परवानगी घेणे आवश्यक राहिल.
१६. बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करावे. जोत्यापर्यंत बांधकाम झाल्यानंतर मंजूर नकाशाप्रमाणे बांधकाम केल्याबाबतचे वास्तुशिल्पकाराचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे त्यानंतरच पुढील बांधकाम सुरु करावे.
१७. बांधकाम चालू करण्यापूर्वी (७) दिवस अधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे व ही परवानगी आपल्या मालकीच्या कब्जातील जमिनी व्यतिरिक्त इतर जमिनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.




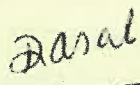
१८. विषयाधिन जागेवरील बांधकाम करतांना आय एस १३९२०-१९९३ भुकंपरोधक आर.सी.सी.डिझाईननुसार बांधकाम घटकांचे नियोजन अर्हताप्राप्त नोंदणीकृत स्ट्रक्चरल इंजिनियर यांचेकडून करून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार / विकासकर्ता यांचेवर बंधनकारक राहिल. इमारतीच्या बांधकाम सुरक्षिततेची (Structural Safety) जबाबदारी सर्वस्वी आपल्या स्थापत्य विशारद / स्ट्रक्चरल इंजिनियर यांचेवर राहिल.
१९. सांडपाण्याचे व पागोळ्यांचे पाणी नगरपरिषदेच्या गटारीस स्वखर्चाने नगरपरिषद अभियंता यांचे पसंतीप्रमाणे सोडावे लागेल सांडपाण्याच्या बाबतीत आरोग्य खात्याचे प्रमाणपत्र असल्याशिवाय वापर परवाना देण्यात येणार नाही.
२०. सदर प्रकल्पातील घनकचऱ्याची विल्हेवाट सुरक्षितपणे लावण्यासाठी योग्य ती व्यवस्था विकासकांनी / सहकारी गृहनिर्माण संस्थेनी स्वतःच्या जबाबदारीवर करणे आवश्यक राहिल. घनकचरा व्यवस्थापनासाठी ओला कचरा / सुका कचरा स्वतंत्रपणे ठेवण्याची, त्याचा साठा व प्रक्रीया करण्याची व त्याकरीता संयंत्र उभारण्याची जबाबदारी विकासकाची / सहकारी गृहनिर्माण संस्थेची राहिल.
२१. नवीन इमारतीस मंजूर नकाशा प्रमाणे सेप्टिक टँक पाहिजे व मलनिःस्सारण नलिका भविष्य काळात जवळच्या मलनिःस्सारण नलिकेस स्वखर्चाने नगरपरिषद अभियंता यांचे परवानगीने जोडणे आवश्यक राहिल.
२२. उक्त जमीनीवर विकास करतांना जागेवरील भूपृष्ठ रचनेत अनावश्यक बदल करू नये व सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय वळवू अथवा बंद करू नये.
२३. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम नगरपरिषदेच्या सोयीप्रमाणे व प्राधान्यतेप्रमाणे केले जाईल तसा रस्ता होईपावेतो इमारतीकडे जाण्यायेण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल.
२४. ५०० चौ.मी. वरील भूखंडास नैसर्गिक पावसाळी पाण्याचा पुनर्वापर करणेसाठी रेन वॉटर हार्वेस्टिंग (Rain water harvesting) ची यंत्रणा उभारण्यात यावी. तसेच रुफ टॉपचे पावसाळी पाणी जमिनीमध्ये जिरेल अशा पध्दतीने खड्डा घेवून पाईप व्यवस्था करणेत यावी. जेणेकरून पावसाचे पाणी वाहून वाया जाणार नाही व ते जमिनीमध्ये मुरेल. बांधकाम पूर्णतेचा दाखला सादर करतेवेळी सदर योजना राबविल्या बाबत त्याचे फोटो व ज्या अधिकर्ता (ऐजन्सी) मार्फत ही योजना तयार करण्यात आली आहे. त्यांचेकडील, योजना सुस्थितीत असले बाबत प्रमाणपत्र जोडावे त्याशिवाय बांधकाम भोगवटा प्रमाणपत्र देण्यात येणार नाही याची नोंद घ्यावी. सदर यंत्रणा भविष्यात निष्क्रीय किंवा निकामी झाल्यास, इमारतीच्या प्रत्येक १०० चौ.मी. बांधकाम क्षेत्रासाठी रु.१०००/- प्रतीवर्ष दंड होऊ शकतो.
२५. नागरी जमिन कमाल धारणा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बाधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
२६. जागेतून किंवा जागे जवळून अतिदाब विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधित खात्याकडून ना हरकत दाखला घेतला पाहिजे. तसेच अशा विद्युतवाहिनीपासून सुरक्षित अंतर ठेवले जाईल याची खबरदारी घेण्याची जबाबदारी विकासकाची राहिल.
२७. जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख लागून किंवा जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापूर्वी ना हरकत दाखला घेतला पाहिजे.
२८. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत कमीत कमी एकूण दहा देशी झाडे लावून त्यांची जोपासना केली पाहिजे तसेच सध्या अस्तित्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.
२९. इमारतीसाठी बसविली जाणारी लिफ्ट हि ISI मार्क असलेली दर्जेदार व नामांकित कंपनीची असावी. लिफ्टच्या सुरक्षिततेच्या संदर्भात संबंधित सक्षम अधिकाऱ्याची मान्यता घ्यावी. तसेच तिची भविष्यात वेळोवेळी सुरक्षिततेच्या दृष्टीने तपासणी करण्यात यावी. तसेच लिफ्ट ला पॉवर बँक अप असावा.
३०. सदर इमारत बांधकामामुळे काही वृक्ष बाधीत होत असल्यास वृक्ष अधिकारी यांची विहित पध्दतीने परवाना प्राप्त करून त्यांचे आदेशाप्रमाणेच वृक्षतोडीनंतर इमारत बांधकाम हाती घेण्याची कार्यवाही करावी.
३१. बांधकाम साहित्यात फ्लाय अॅश विटा व फ्लाय अॅश आधारीत साहित्याचा वापर करण्यासाठी केंद्र शासनाच्या नियमांची अंमलबजावणी करणे बंधनकारक राहिल. याबाबत वास्तुविशारदाचे प्रमाणपत्र सादर केल्यास इमारतीस भोगवटा प्रमाणपत्र दिले जाणार नाही.



३२. बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्याकरीता नगरपरिषदेवर जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी नगरपरिषद हमी घेणार नाही. तसेच बांधकाम करण्यासाठी पिण्याचे पाणी अजिबात वापरू नये.
३३. बांधकाम पूर्णतेचा दाखला / वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये. त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पूर्ण झाले आहे त्याचा नकाशा वास्तुशिल्पकार व स्थापत्य विशारद यांच्या मार्फत विकास नियंत्रण नियमावलीतील अपेडिक्स-जी मध्ये आवेदकाने पूर्ण झालेल्या बांधकामाच्या पाच प्रतीसह व इतर आवश्यक कागदपत्रांसह सादर करण्यात यावा. वापर प्रमाणपत्राशिवाय इमारतीचा वापर सुरु केल्यास संपूर्ण इमारत अनधिकृत ठरविली जाईल.
३४. एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीच्या विनियम क्र. १३.४ नुसार सांडपाण्यावर प्रक्रिया करून व शुध्दीकरण करून पाण्याचा पुनर्वापर प्रकल्प करणे बंधनकारक राहिल. तसेच विनियम क्र. १३.२ नुसार सौरउर्जेवर चालणारी जलतापयंत्रणा (solar assisted water heating system) कार्यान्वित करणे आवश्यक राहिल. त्याशिवाय भोगवटा प्रमाणपत्र दिले जाणार नाही.
३५. स्टीलची कमाल उंची नियमानुसार असावी व ती चाहूबाजूने खुली असावी व ती कोणत्याही परिस्थितीत बंदीस्त करू नये.
३६. शासन निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणाकरी उपकर अधिनियम १९९६ अंतर्गत इमारत बांधकामाच्या मुल्यावर १% उपकर नगरपरिषदेमार्फत भरणे आपणांस बंधनकारक आहे. अन्यथा दिलेली परवानगी रद्द समजण्यात येईल.
३७. बांधकाम नकाशात खिडकीबाहेर / बाल्कनी लगत दाखविलेले आर्किटेक्चरल प्रोजेक्शन / कॉर्निस / इलेवेशनल प्रोजेक्शन हे कोणत्याही परिस्थितीत रेलिंग किंवा पॅरापेट वॉल ने बंदीस्त करू नये अथवा वापरात आणण्यायोग्य करू नये. अन्यथा भोगवटा प्रमाणपत्र दिले जाणार नाही व सदरचे क्षेत्र बांधकाम क्षेत्रात गणले जाईल.
३८. सदर जागेत माथेरान इको सॅसेटिव्ह तसेच महाराष्ट्र खाजगी वने (संपादन) अधिनियम १९७५ चे कलम २२ अ व ६ च्या तरतुदी लागू झाल्यास सदरची बांधकाम परवानगी रद्द समजण्यात येईल.
३९. स्टॅप पेपरवर स्टॅप नं. -----, दि. / / रोजी बंधपत्र लिहून दिल्याप्रमाणे मूळ जमिन मालकास ते बंधनकारक राहिल. त्यास नगरपालिका जबाबदार राहणार नाही.
४०. कामगार विभागाने निर्गमित केलेल्या नियम / परिपत्रक/प्रचलित आदेश यांची जमिन मालक /विकासक यांनी पूर्तता करणे बंधनकारक राहिल. बांधकाम करतांना कामगारांच्या व लगतच्या वहीवाटदारांच्या सुरक्षिततेची पूर्ण जबाबदारी संबंधित विकासक यांची राहिल.
४१. सांडपाण्यावर प्रक्रिया करून व शुध्दीकरण करून पाण्याचा पुनर्वापर प्रकल्प करणे बंधनकारक राहिल.
४२. गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरीता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत व भूखंडासमोरील रस्ता पक्क्या स्वरूपात गटारासह तयार केल्याखेरीज वापर परवाना मिळणार नाही.
४३. इमारतीच्या टॉयलेट मध्ये लो वॉल्यूम फ्लॅश सिस्टमचा वापर करण्यात यावा.
४४. इमारतीचे बांधकाम करण्याचे कामगारांसाठी स्वच्छतागृहाची (Toilet) व्यवस्था करण्याची जबाबदारी विकासकाची राहिल. कामगारांनी आजूबाजूचा परिसर अस्वच्छ केल्यास, इमारतीच्या बांधकामाविरुद्ध कार्यवाही करण्याची अधिकार नगरपरिषदेस असतील.
४५. सदर्निकांची विक्री महा रंरा कायद्यानुसर कापेट क्षेत्रावर करण्यात यावी.
४६. आजूबाजूच्या भूधारकांचे सुविधाधिकार बाधित होऊ नयेत.

  
नगर रचनाकार  
अंबरनाथ नगरपरिषद, अंबरनाथ

  
अंबरनाथ

  
मुख्य अधिकारी तथा नियोजन प्राधिकारी  
अंबरनाथ नगरपरिषद, अंबरनाथ

प्रत : मा.तहसिलदार, अंबरनाथ यांना महासुल व वन विभाग दिनांक ५ जानेवारी, २०१७ नुसार कार्यवाही करीता.



  
उहेन - ३  
९५३५५  
४१२२२



NA order ( 114 )

## तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, अंबरनाथ

पत्ता :- नवीन प्रशासकीय इमारत पहिला माळा, अंबरनाथ (पश्चिम) ४२१ ५०१

दुरध्वनी क्रमांक- ०२५१- २६८८००० फॅक्स क्रमांक- ०२५१- २६८८०००

E Mail- [tahambarnath@gmail.com](mailto:tahambarnath@gmail.com)

क्र.महसूल/क-१/टे-३/जमिनबाब-२/कावि-३७४/२०२०

दि. १८/१२/२०२०

प्रति,

श्री विनोद शरद नवरे व इतर  
रा. सन फ्लॅरवार, पनवेलकर प्लाझा समोर,  
स्टेशनरोड अंबरनाथ, ता.अंबरनाथ, जि.ठाणे

**विषय:-** महाराष्ट्र जमिन महसूल संहिता(सुधारणा), अध्यादेश २०१७ नुसार अकृषिक आकारणी / रुपांतरित कर भरुन घेणेबाबत..

**संदर्भ:-** १) महसूल व वन विभाग, मंत्रालय, मादामकाम मार्ग, हुतात्मा चौक मुंबई ४०० ०३२, यांचेकडील अधिसूचना दिनांक ०५ जानेवारी, २०१७  
२) मा.जिल्हाधिकारी, ठाणे यांचेकडील पत्र क्र. महसूल/क-१/टे-१/२/ रु.कर/ अ.आकारणी/परिपत्रक-०१/२०१७, दिनांक १६/३/२०१७  
३) आपण या कार्यालयात रुपांतरित कर भरणेकामी केलेला दिनांक २५/११/२०२० रोजीचा अर्ज

महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमिन महसूल संहिता (सुधारणा) अध्यादेश -२०१७ मध्ये महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२ ब (१) नुसार कलम ४२,४२अ,४४ मधील ४४ अ या मध्ये काहीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ यांच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर पोट कलम (२) मध्ये तरतुद केल्याप्रमाणे रपांतरण कर, अकृषिक आकारणी आणि लागू असले तेथे, नजणारा किंवा अधिमुल्य, किंवा इतर शासकीय देणी यांचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या कोणत्याही जमिनीचा वापर हा अशा विकास योजेतील वाटप, आरक्षण किंवा निर्देन या स्वरुपात दर्शविलेल्या वापरात रुपांतरित करण्यांत आले असल्याचे मानण्यात येईल असे नमुद आहे. व त्याअनुषागांने अशा क्षेत्रात रुपांतर कर आणि त्या विकास योजनेत दर्शविलेल्या वापराच्या आधारे अशा जमिनीची अकृषिक आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आलेले आहेत त्यानुसार व मा.जिल्हाधिकारी, ठाणे यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकान्वये दिलेल्या सुचनांप्रमाणे आपण विनंती केलेल्या विषयांकित जमिन मिळकतीची खालिल रुपांतरित कराची रक्कम आपणास कळविणेत येत आहे.

सदर रुपांतरित कराची रक्कम ही महाराष्ट्र जमिन महसूल संहिता १९६६ चे कलम १५७ मधील तरतुदीना अधीन राहुन उपलब्ध कागदपत्र, सहाय्यक नगररचना, अंबरनाथ नगरपरिषद अंबरनाथ यांचेकडील जा.क्र./ अ.न.प/नरवि/बा.प./१९-२०/१६६३/१०४२/१३१ दिनांक २७/०२/२०२० अन्वये सोबत जोडलेल्या झोन दाखल्यामध्ये नमुद करण्यात आलेल्या मौजे को.खुटवली, ता. अंबरनाथ येथील स.नं.३०/४ पै, ३१/२ पै., न.भु.क्र.६६/३ पै., ७४/१ पै., क्षेत्र ५३७०.०० चौ.मी. या भूखंडाचा पुनर्विकास अंतर्गत विकास करावयास महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९ महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४४ अन्वये पुनर्विकास अंतर्गत बांधकाम परवानगीच्या अधिन राहुन रुपांतरित/ अकृषिक कराची रक्कम भरुन घेण्यात येत आहे.

तसेच शासन निर्णय दि.०५ जानेवारी, २०१७ नुसार ४२ ब मधील ३ मध्ये नमुद केलेप्रमाणे विशिष्ट प्रयोजनसाठी कलम ३१ किंवा ३८ अन्वये, शासनाने दिलेल्या कोणत्याही जमिनीस किंवा संघ्द कायद्यामध्ये शासनाने संपादित केलेल्या व कोणत्याही व्यक्तीला, संस्थेला किंवा कंपनीला वापराकरिता सुपुर्द केलेल्या कोणत्याही जमिनीस किंवा विकास योजनेतील कोणत्याही आरक्षणाखाली असलेल्या, परंतु नियोजन



र. क्र. ३३५८ २०२४  
५०

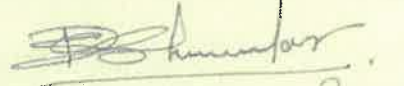
प्राधिकरणाने संपादित न केलेल्या कोणत्याही जमिनीस, पोट कलमे (१) व (२) मधील कोणताही गोष्ट जागू होणार नाही.

सदर जागेचा वापर जमिन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी महसूल खात्याची नसेल तसेच सदरचा रुपांतरित कर आपण विनंती केलेल्या संपुर्ण क्षेत्रासाठी रहिवास दाराने भरून घेण्यात येत आहे. त्यामुळे महाराष्ट्र जमिन महसूल संहिता १९६६ चे कलम ४२ ब नुसार भविष्यात नियोजन प्राधिकारी यांचेकडून उक्त नमुद विषयांकित मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मंजूर नकाशानुसार अतिरिक्त रुपांतरित कर परिगणीत झाल्यास त्याचा भाग भरणा करणे आपणावर बंधनकारक असेल.

तसेच विषयांकित मिळकतीवर नियोजन प्राधिकारी यांचेकडून मंजूर नकाशानुसार बांधकाम करणे आपणावर बंधनकारक असेल सदर रुपांतरित कराची रक्कम शासन जमा केलेचे नंतर भविष्यात उक्त जमिन मिळकतीचे मालकी संदर्भात कोणाताही वाद किंवा कोणताही न्यायालयीन बाब उदभल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल.

अ. क्र.	गावाचे नांव	स.नं.	प्रयोजन	एकुण क्षेत्र (चौ.मी)	रुपांतरित भरणा करण्याचे क्षेत्र	गावाचा दर	रुपांतरित कराची रक्कम
१	को.खुटवली	३०/४/अ	रहिवास	१११२६ चौ.मी	११४ चौ.मी	१.७७५X६	१२१५/-
		एकुण क्षेत्र		१११२६ चौ.मी	११४ चौ.मी	१.७७५X६	१२१५/-

वरीलप्रमाणे रुपांतरित कराची रक्कम आपण चलनाव्दारे शासनजमा करावी सदर रक्कम आपण शासनास भरणा केल्यानंतर तसेच नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी प्राप्त केल्यानंतर १) जमीचे अद्यावत गाव नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राची प्रतीसह मा.जिल्हाधिकारी, ठाणे यांचे कार्यालयात सनद मिळणेकामी अर्ज ३० दिवसाच्या आत सादर करावा.

  
 तहसिलदार अंबरनाथ  
 (नायब तहसिलदार अंबरनाथ)

स्थळ प्रतिवर मा. तहसिलदार अंबरनाथ यांची स्वाक्षरी असे.



उ ह न - ३	
द. क्र. १४३५७	२०१४
५११२२	

Office of the Collector, Thane  
No. REV.D.I.NAP.VII.SI. 147/902  
15/5/85

1. Application dt. 17/3/1985 from Shri. Sharad Kashinath Navare and Shri. Shriram Kashinath Navare of Kohoj-Khuntavli, Taluka Ulhasnagar District Thane.
2. Correspondence ending with the letter No. 228 of S MS- 523 dt. 15/5/1985 from Tahsildar U'nagar.
3. Development permission granted by the Asstt. Commissioner Kalyan Mun. Extn. C. Anbarnath under its No. MUM.PWD. 83-24/1900-3P-102 dt. 27/3/1984.

Q R 2 3 A

The land comprised in S.No. 25/21, 26/5pt. 30/4pt. 31/2pt. and 39/3 of Kohoj Khuntavali Taluka Ulhasnagar District-Thane. belongs of Shri. Sharad Kashinath Navare and Shri. Shriram Kashinath Navare of Kohoj Khuntavali Taluka Ulhasnagar District Thane. They have applied that non agricultural permission may be granted to them to use an area measuring 9400.00 sq. mtrs out of the said land for the non agricultural purpose of residential use.

In exercise of the powers vested in her under section 44 of the Mah. Land Revenue Code, 1953, the Collector of Thane is pleased to grant Shri. Sharad Kashinath Navare and Shri. Shriram Kashinath Navare of Kohoj-Khuntavali Taluka Ulhasnagar non agricultural permission to use an area measuring 9400.00 sq. mtrs. out of the survey no. 25/21, 26/3pt. 30/4pt. 31/2pt. or 39/3 Kohojkhuntavali Taluka Ulhasnagar for the non agricultural purpose of residential use subject to the following conditions :-

- 1) the grant of permission shall be subject to the provisions of the code and rules made thereunder.
- 2) that the grantee shall use the land together with the building and/or structure, thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building for any other purpose without obtaining the previous written permission to that effect from the Collector. For this purpose the use of a building shall decide the use of the land.
- 3) that the grantee shall not sub-divide the plot or sub-plots if any approved in this order without getting the sub-division previously approved from the authority granting this permission.

4) that the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order by (a) constructing roads, drains etc. to the satisfaction of collector and the concerned Mun. authorities.



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[Signature]	

and (b) by measuring and demarcating the plots by the Survey department and until the land is so developed, no plot therein shall be disposed off by him in any manner.

5/- that if the plot is sold or otherwise disposed of by the grantee it shall be the duty of the grantee to sell or otherwise dispose of that plot subject to the condition mentioned in this order and shall and to make a specific mention about this in the deeds to be executed by him.

6/- that the grantee shall be bound to obtain the requisite building permission from the Mun. Corpn. Kalyan before starting construction of the proposed building or other structure, if any.

8/- that the grantee shall get the building plans approved by the Competent authority, where the bldg. control vests in that authority and in other cases, he shall prepare the building plans strictly according to the provisions contained in the schedule III appended to the Mah. Land Revenue (Conversion of use of land and Non agricultural assessment) Rules 1969, and get them approved by the Collector of Thane and construct the building according to the sanctioned plans.

9/- that the grantee shall maintain the open marginal distances shown in the enclosed plan.

10/- that the grantee shall commence the N.A. use of the land within the period of one year from the date of this order, unless the period is extended from time to time, failing which the permission shall be deemed to have been cancelled.

11/- that the grantee shall communicate the date of commencement of the N.A. use of the land and /or change in the use to the Tahsildar of Ulhasnagar through the Talathi within one month failing which he shall be liable to be dealt with under Rule 6, of the M.L.R. (Conversion of use of land and N.A.A. Rules, 1969).

12/- that the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs. 0.14.2 per sq. mtr. from the date of commencement of the land for the purpose of which the permission is granted. In the event of any change in the use of the land, the N.A. Assessment shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of N.A. Assessment already levied is yet to expire.

13/- that the N.A. Assessment shall be liable to revision at the Registrar's Office for the period ending 31/7/1991, if the grantee shall be liable to revision at the Registrar's Office.

14/- that the grantee shall pay the N.A. Assessment within one month from the date of commencement of N.A. use of the land.



उहान - ३	
व. क्र. १४३७५	२०२४
१३२२	

15/- that the area and the Non agric. assessment mentioned in this order and the rates shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

16/- that the grantee shall construct substantial building and/or other structure, if any, in the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by the Collector, in his discretion on payment by the grantee such fine penalties as may be imposed as per Govt. orders.

17/- that the grantee shall not take any additional alterations to the building already constructed as per sanctioned plans without the prior permission of and without getting the plans thereof approved by the Collector.

18/- that the grantee shall not use the land for any purpose other than the N.A. (Non agricultural) use of the land as per the provisions of the N.A. (Non agricultural) Rules 1957, excepting to rein all the proceeds of this order, within a period of one year from the date of commencement of the N.A. use of the land.

19/- that the grantee shall take at his own cost the arrangements for water supply and drainage disposal without creating any extraordinary conditions in the surrounding area.

20 (a) If the grantee contravenes any of the conditions mentioned in this order and there is the land, the Collector or any other officer without prejudice to any of the penalty which he may be liable under the provisions of the act contains the said land/plot in the possession of the collector or agent of same fine and assessment as to any other land.

(b) Notwithstanding any thing contained in the 20 (a) above shall be liable for the forfeiture of land if the grantee contravenes any of the conditions of section 20 (a) of the act within the specific time limit of this grant within the specific time limit of this grant the same to be carried out and the cost of carrying out the same shall be borne by the grantee as an amount of land revenue.

21/- The grant of this order is subject to the condition that the grantee shall not be liable to pay any land revenue...



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NA Tax of 0.00 years - 1924

(2) that the grantee shall pay the amount amounting to Rs. 4000/- (Rs. four thousand four and paise forty only) which is equal to three times of H.A. within 30 days from the date of issue of this order, failing which the H.A. permission shall be liable to be cancelled. Amount of this tax shall be paid to the Tahsildar concerned.

B-c. signed by  
Collector.

Sd/-  
for Collector of Dist. Thane.

To  
Shri. Sharad Kachinath Meyara  
and Shri. Shiroo Kachinath Meyara  
of Keshikhandavoli  
Taluka Ulhasnagar  
Dist. Thane.

Jag/-

Copy fwd. to the Tahsildar Ulhasnagar for information and necessary action.  
2/- It is requested to watch the report from the grantee about the commencement of the H.A. work on the land in time. On receipt of such report he should immediately keep necessary notes in the H. F. IV and V. If the H.A. note book is not received by the date of commencement of the H.A. work the grantee shall be liable to get the same cancelled. If the grantee pay the cess measurement fees he should immediately get the Dist. Inspector of Land Records, Thane concerned along with the sanctioned plans and extracts from the records of the land in question.

Copy fwd. to the Dist. Inspector of Land Records, Thane for information.

Copy fwd. to the S.D.S.O. Ulhasnagar for information.



Sd/-  
for Collector of Dist. Thane.



उहन - ३  
द. क्र. १४३५८ २०२४  
५५ १२



गाव नमुना नऊ

दैनिक पावती पुस्तक

R. V. 19 m.

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक) 2632496

गाव-को ~~शुंढोली~~ तासुका- ~~अवनाथ~~ खाते क्र. 9884

दिनांक 03/03/2022 भोगवटादार/विसे देपारा ~~समानी को भा. ल. सो~~  
एकत्रीकृत जमीन महसूल

धकबाकी				चालू वर्ष म्हणजे 2022				स्थानिक उपकर			
वर्ष	नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत				
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					1266	0					
						1266					

(अक्षरी) रुपये ~~शुं~~ हजार ~~न~~ पैसे फक्त मिळाले ~~१११५~~  
~~शुं~~ तलाठी सचिव कोहीन खुंटवली  
ता. अंबरनाथ, जि. ठाणे

से. का. मु. - ३०,००० रु. (५०० घाती) - १२-२०१७-१८ पीएड-३ (सीए) २०८



गाव नमुना नऊ

दैनिक पावती पुस्तक

R. V. 19 m.

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक) 2632497

गाव-को ~~शुंढोली~~ तासुका- ~~अवनाथ~~ खाते क्र. 9886

दिनांक 03/03/2022 भोगवटादार/विसे देपारा ~~समानी को भा. ल. सो~~  
एकत्रीकृत जमीन महसूल

धकबाकी				चालू वर्ष म्हणजे 2022				स्थानिक उपकर			
वर्ष	नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत				
	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.			
					948	0					
						948					

(अक्षरी) रुपये ~~न~~ हजार ~~शुं~~ पैसे फक्त मिळाले ~~१११५~~  
~~शुं~~ तलाठी सचिव कोहीन खुंटवली  
ता. अंबरनाथ, जि. ठाणे

से. का. मु. - ३०,००० रु. (५०० घाती) - १२-२०१७-१८ पीएड-३ (सीए) २०८



गाव नमुना नऊ

दैनिक पावती पुस्तक

R. V. 19 m.

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक) 2632498

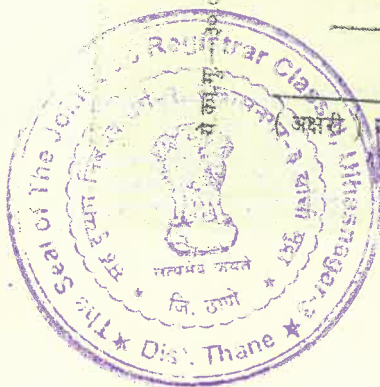
गाव-को ~~शुंढोली~~ तासुका- ~~अवनाथ~~ खाते क्र. 9880

दिनांक 03/03/2022 भोगवटादार/विसे देपारा ~~समानी को भा. ल. सो~~  
एकत्रीकृत जमीन महसूल

धकबाकी				चालू वर्ष म्हणजे 2022				स्थानिक उपकर			
वर्ष	नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत				
	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.			
					931	0					
						931					

(अक्षरी) रुपये ~~न~~ हजार ~~शुं~~ पैसे फक्त मिळाले ~~१११५~~  
~~शुं~~ तलाठी सचिव कोहीन खुंटवली  
ता. अंबरनाथ, जि. ठाणे

से. का. मु. - ३०,००० रु. (५०० घाती) - १२-२०१७-१८ पीएड-३ (सीए) २०८



वे. का. मु. - ३०,००० रु. (१०० पानी) - १२-२०१७ - १/११३३ - (सीए) २०८



गाव नमुना नऊ  
दैनिक पावती पुस्तक

R. V. 19 m.

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक) 2632499

गाव-को-खुवली तालुका-डांडरनाथ खाते क्र. १६०६  
दिनांक ०३/०३/२०२२ भोगवटादार/पैसे देणारा का. मा. व. सो.  
एकत्रीकृत जमीन महसूल

धकवाकी		चालू वर्ष म्हणजे २०२२				स्थानिक उपकर				
		नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत		
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
					१५४-०				१५४	

(अक्षरी) रूपे ना. अक्षरी ना. अक्षरी

वे. का. मु. - ३०,००० रु. (१०० पानी) - १२-२०१७ - १/११३३ - (सीए) २०८



गाव नमुना नऊ  
दैनिक पावती पुस्तक

R. V. 19 m.

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक) 2632500

गाव-को-खुवली तालुका-डांडरनाथ खाते क्र. १५१  
दिनांक ०३/०३/२०२२ भोगवटादार/पैसे देणारा का. मा. व. सो.  
एकत्रीकृत जमीन महसूल

धकवाकी		चालू वर्ष म्हणजे २०२२				स्थानिक उपकर				
		नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत		
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
					८९९-०				८९९	

(अक्षरी) रूपे ना. अक्षरी ना. अक्षरी

वे. का. मु. - ३०,००० रु. (१०० पानी) - १२-२०१७ - १/११३३ - (सीए) २०८



गाव नमुना नऊ  
दैनिक पावती पुस्तक

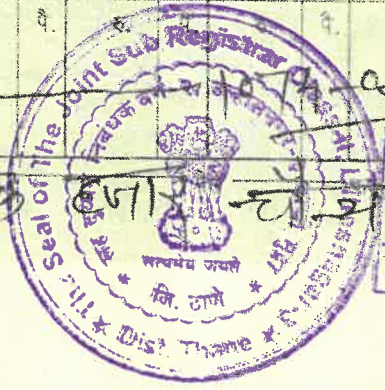
R. V. 19 m.

महाराष्ट्र शासन (रोजकीर्द व पावती पुस्तक) 2690502

गाव-को-खुवली तालुका-डांडरनाथ खाते क्र. १६९९  
दिनांक ०३/०३/२०२२ भोगवटादार/पैसे देणारा का. मा. व. सो.  
एकत्रीकृत जमीन महसूल

धकवाकी		चालू वर्ष म्हणजे २०२२				स्थानिक उपकर				
		नियत		संकीर्ण		जिल्हा परिषद		ग्रामपंचायत		
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.

(अक्षरी) रूपे ना. अक्षरी ना. अक्षरी



५५ १२



चे. का. नु. — ३०,००० मु. (१०० पाती) - १२-२०१७ - १ पापर - (सीए) २०८



गाव नमुना नऊ

दैनिक पावती पुस्तक

2690503

R. V. 19 m.

महाराष्ट्र शासन ( रोजकीर्द व पावती पुस्तक )

गाव - को - मुख्य गाव - ठाकुरनाथ खाते न

दिनांक ०३/०३/२०२२ भागवत्पदार/पैसे देणारा

शारद जलौर वजार

एकत्रीकृत जमीन महसूल

धकनाकी		चालू वर्ष म्हणजे २०२१				स्थानिक उपकर				
		नियत		सकीर्ण		जिल्हा परिषद		ग्रामपंचायत		
वर्ष	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.	रु.	पै.
					१३४-०				१३४१	

(अक्षरी) र खे

नामिका भांडतीरा

फक्त भिजवणे

Handwritten signature



उपलब्ध - ३  
२२/३५८ २०२४  
५८ १२२

339/13594

पावती

Original/Duplicate

Thursday, December 19, 2019

नोंदणी क्र. :39म

1:43 PM

Regn.:39M

पावती क्र.: 17099 दिनांक: 19/12/2019

गावाचे नाव: कोहोज-खुंटवली

दस्तऐवजाचा अनुक्रमांक: उहन3-13594-2019

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: भेसर्स ओम साई श्रध्दा डेव्हलपर्स तर्फे भागिदार प्रितम नारायण पनवेलकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 4000.00

पृष्ठांची संख्या: 200

एकूण:

रु. 34000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:03 PM ह्या वेळेस मिळेल.

Sub Registrar Ulhasnagar 3

बाजार मूल्य: रु.52436000 /-

मोबदला रु.130790500/-

भरलेले मुद्रांक शुल्क : रु. 6539600/-

पुण्यम निर्ययक कक्षा-३  
उल्हासनगर ठ.३

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1912201901606 दिनांक: 19/12/2019

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009673853201920E दिनांक: 19/12/2019

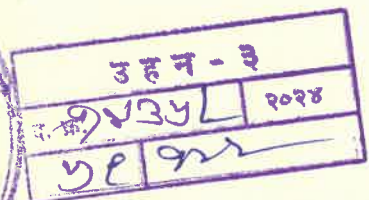
बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1912201901652 दिनांक: 19/12/2019

बँकेचे नाव व पत्ता:

Pritham N. Panvelkar





23/12/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.उल्हासनगर 3

दस्त क्रमांक : 13594/2019

नोदणी :

Regn:63m

गावाचे नाव : कोहोज-खुंटवली

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	130790500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	52436000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	

1) पालिकेचे नाव:अंबरनाथ इतर वर्णन :, इतर माहिती: मौजे -कोहोज खुंटवली, ता - अंबरनाथ, जि - ठाणे येथील सि.स.नं.66/3 (पैकी)व 74/1 पैकी, जुना सर्व्हे नं.30, हिस्सा नं.4, (नविन सर्व्हे नं.30/4/1), यावरील प्लॉट नं.1 ते 6, तसेच प्लॉट नं.1- काशिनाथ को. ऑप. हौसिंग सोसायटी लि., प्लॉट नं.2- सुमती को. ऑप. हौसिंग सोसायटी लि., प्लॉट नं.3- चारुलता को. ऑप. हौसिंग सोसायटी लि., प्लॉट नं.4- बाणगंगा को. ऑप. हौसिंग सोसायटी लि., प्लॉट नं.5- शैलजा को. ऑप. हौसिंग सोसायटी लि., प्लॉट नं.6- लेखा को. ऑप. हौसिंग सोसायटी लि., या सहाही (6)इमारतीचे एकुण क्षेत्रफळ-3418.78 चौ. मिटर व प्लॉट नं.7 चा प्लॉट मे.अराईज रियल्टीला इमारतीचे विकसित करणे करीता दिलेले क्षेत्रफळ-400 चौ. मिटरचा शुखंड तसेच जमिन मालक सुनिल शरद नवरे व इतर यांची 583.58 चौ. मिटर जमिन मिळकत व रिकरेशन एरीया खालील प्रमाणे क्षेत्रफळ-475.62 चौ. मिटर क्षेत्र असे एकुण 4877.98 चौ. मिटर जमिन मिळकतीचा शुखंड तक्ता नं.ए3 नमुद केले प्रमाणे विकसित करारनाम्याने विकसित करण्या करीता दिलेला आहे तसेच वरील प्रमाणे प्लॉट नं.1, काशिनाथ को. ऑप. हौसिंग सोसायटी लि., ची इमारतीचा क्षेत्रफळ-506.31 चौ. मिटर असुन त्या सोसायटी मध्ये एकुण 12 सदनिके ची इमारत विकसित करण्या करीता दिलेली आहे त्या बदल्यात दस्ता नमुद असलेला तक्ता-ए1 प्रमाणे प्रत्येकी सदनिका मालकाला क्षेत्रफळ-445 चौ. फुट कारपेट ची सदनिका देण्याचे ठरविलेले आहे. तसेच वरील प्रमाणे प्लॉट नं.2, सुमती को. ऑप. हौसिंग सोसायटी लि., ची इमारतीचा क्षेत्रफळ-534.93 चौ. मिटर असुन त्या सोसायटी मध्ये एकुण 12 सदनिके व 1 बेसमेंटची मिळकत आसलेली इमारत विकसित करण्या करीता दिलेली आहे त्या बदल्यात दस्ता नमुद असलेला तक्ता-ए2 प्रमाणे प्रत्येकी सदनिका मालकाला क्षेत्रफळ-460 चौ. फुट कारपेट आसलेली सदनिका व 1 बेसमेंट 660 चौ. फुट कारपेट देण्याचे ठरविलेले आहे तसेच वरील प्रमाणे प्लॉट नं.3, चारुलता को. ऑप. हौसिंग सोसायटी लि., ची इमारतीचा क्षेत्रफळ-534.93 चौ. मिटर असुन त्या सोसायटी मध्ये एकुण 12 सदनिके व 1 बेसमेंटची इमारत विकसित करण्या करीता दिलेली आहे त्या बदल्यात दस्ता नमुद असलेला तक्ता-ए3 प्रमाणे प्रत्येकी सदनिका मालकाला क्षेत्रफळ-460 चौ. फुट कारपेट व 1 बेसमेंट 660 चौ. फुट कारपेट देण्याचे ठरविलेले आहे तसेच वरील प्रमाणे प्लॉट नं.4, बाणगंगा को. ऑप. हौसिंग सोसायटी लि., ची इमारतीचा क्षेत्रफळ-713.24 चौ. मिटर असुन त्या सोसायटी मध्ये एकुण 16 सदनिकेची इमारत विकसित करण्या करीता दिलेली आहे त्या बदल्यात दस्ता नमुद असलेला तक्ता-ए4 प्रमाणे प्रत्येकी सदनिका मालकाला क्षेत्रफळ-475 चौ. फुट कारपेट आसलेले 14 सदनिका, 715 चौ. फुट कारपेट अरालेला 1 सदनिका व 318 चौ. फुट कारपेट असलेला 1 सदनिका देण्याचे ठरविलेले आहे तसेच वरील प्रमाणे प्लॉट नं.5, शैलजा को. ऑप. हौसिंग सोसायटी लि. ची इमारतीचा क्षेत्रफळ-524.37 चौ. मिटर असुन त्या सोसायटी मध्ये एकुण 12 सदनिकेची इमारत विकसित करण्या करीता दिलेली आहे त्या बदल्यात दस्ता नमुद असलेला तक्ता-ए5 प्रमाणे प्रत्येकी सदनिका मालकाला क्षेत्रफळ-451 चौ. फुट कारपेट ची सदनिका देण्याचे ठरविलेले आहे तसेच वरील प्रमाणे प्लॉट नं.6, लेखा को. ऑप. हौसिंग सोसायटी लि. ची इमारतीचा क्षेत्रफळ-605.00 चौ. मिटर असुन त्या सोसायटी मध्ये एकुण 16 सदनिका व 2 बेसमेंट आसलेले इमारत विकसित करण्या करीता दिलेली आहे त्या बदल्यात दस्ता नमुद असलेला तक्ता-ए6 प्रमाणे सदनिका मालकाला क्षेत्रफळ-335 चौ. फुट कारपेट असलेले 8 सदनिका, 468 चौ. फुट कारपेट असलेले 8 सदनिका व बेसमेंट 981 चौ. फुट कारपेट असलेला बेसमेंट नं.1 व 291.91 चौ. फुट कारपेट असलेला बेसमेंट नं.2, देण्याचे ठरविलेले आहे तसेच वरील प्रमाणे प्लॉट नं.7, (तुसी इमारत) क्षेत्रफळ-400 चौ. मिटर असुन त्या इमारती करीता अंबरनाथ नगरपालिका ने मंजुर केलेल्या आरा-खडा नकाशा प्रमाणे एकुण एफ एस आय क्षेत्र - 533.75 चौ. मिटर चा 40% बांधीव बांधकाम हा मुळ जमिन मालकांना म्हणजेच नवरे कुटुंबियांना मोबदला म्हणुन देण्याचा ठरविलेले आहे तसेच त्या मध्ये नवरे कुटुंबियांचा उरवरीत क्षेत्र-583.58 चौ. मिटर जमिन मिळकत त्याबदल्यात जमिन मालकांना 40% बांधीव बांधकाम मोबदला म्हणुन देण्याचे ठरविलेले आहे.(अभि क्र.802/2019.दि.22/10/2019) (( C.T.S. Number : सि.स.नं.66/3 (पैकी) व 74/1 पैकी, ; Survey Number : जुना सर्व्हे नं.30, हिस्सा नं.4, (नविन सर्व्हे नं.30/4/1), प्लॉट नं.1 ते 8, ; )



(5) क्षेत्रफळ  
(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा.

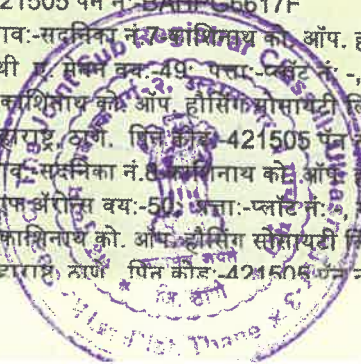
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(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

- 1): नाव:-मेसर्स अराईज रियल्टी तर्फे भागिदार विजय लक्ष्मण काकडे वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: हाऊस नं.5023, कृष्णा मंदिर जवळ, कृष्णा नगर, , रोड नं: अंबरनाथ-पुर्व, ता-अंबरनाथ, जि-ठाणे., महाराष्ट्र, THANE. पिन कोड:-421501 पॅन नं:-ABKFA5356J
- 2): नाव:-मेसर्स अराईज रियल्टी तर्फे भागिदार राहुल शांताराम आंग्रे वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: हाऊस नं.5023, कृष्णा मंदिर जवळ, कृष्णा नगर, , रोड नं: अंबरनाथ-पुर्व, ता-अंबरनाथ, जि-ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-ABKFA5356J
- 3): नाव:-मान्यता देणार - 1 - सुनिल शरद नवरे यांचे कुलमुखत्यार पत्र धारक म्हणुन विनोद शरद नवरे वय:-69; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: किंग सर्कल, मादुंगा, मुंबई-19., रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400019 पॅन नं:-AARPN3248E
- 4): नाव:-मान्यता देणार 2 - विनोद शरद नवरे वय:-69; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नवरे पार्क, अंबरनाथ-प., ता-अंबरनाथ, जि-ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AASPN4926C
- 5): नाव:-मान्यता देणार 3-शैलजा श्रीराम नवरे यांचे कुलमुखत्यार पत्र धारक म्हणुन सतेंद्र श्रीराम नवरे वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: नवरे हाऊस, राम नगर, डोंबिवली-पुर्व, ता-कल्याण, जि-ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ADIPN1883H
- 6): नाव:-मान्यता देणार 4 - सतेंद्र श्रीराम नवरे वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: नवरे हाऊस, राम नगर, , रोड नं: डोंबिवली-पुर्व, ता-कल्याण, जि-ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ABNPN0944N
- 7): नाव:-मान्यता देणार 5 - आशिष श्रीराम नवरे यांचे कुलमुखत्यार पत्र धारक म्हणुन सतेंद्र श्रीराम नवरे वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: नवरे हाऊस, राम नगर, , रोड नं: डोंबिवली-पुर्व, ता-कल्याण, जि-ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ABVPM6674K
- 8): नाव:-काशिनाथ को. ऑप. हौसिंग सोसायटी लि. तर्फे चेअरमन सुदर्शन राघवन वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: काशिनाथ को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, , ब्लॉक नं: अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AEVPR2643R
- 9): नाव:-काशिनाथ को. ऑप. हौसिंग सोसायटी लि. तर्फे सेक्रेटरी प्रफुला एफ. अॅरोन्स वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: काशिनाथ को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, , रोड नं: अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AMIPA4035D
- 10): नाव:-सदनिका नं.1-काशिनाथ को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य पुरुषोत्तम गोविंद बागुल वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: काशिनाथ को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, , रोड नं: अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-ABIPB0803B
- 11): नाव:-सदनिका नं.2-काशिनाथ को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य मेरी ऑगस्टीन वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: काशिनाथ को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, , रोड नं: अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AXLPA3380K
- 12): नाव:-सदनिका नं.3-काशिनाथ को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य मार्कस आर. कारडोझ वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: काशिनाथ को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, , रोड नं: अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AESPC2117E
- 13): नाव:-सदनिका नं.4-काशिनाथ को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य अंझी मार्कस कारडोझ वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: काशिनाथ को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, , रोड नं: अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AESPC2118M
- 14): नाव:-सदनिका नं.5-काशिनाथ को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य सुदर्शन राघवन वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: काशिनाथ को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, , रोड नं: अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AEVPR2643R
- 15): नाव:-सदनिका नं.6-काशिनाथ को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य सुजाता गोपालन व सुलेखा विजयकुमार यांची कु मु. पत्र धारक सुजाता गोपालन वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: काशिनाथ को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, , रोड नं: अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-BAHPC6617F
- 16): नाव:-सदनिका नं.7-काशिनाथ को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य लीलावती ए. मेहता वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: काशिनाथ को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, अंबरनाथ-प. ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-BDQPM2940F
- 17): नाव:-सदनिका नं.8-काशिनाथ को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य प्रफुला एफ. अॅरोन्स वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: काशिनाथ को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AMIPA4035D



















नवरे पार्क, अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AEHPN5953J

100): नाव:-सदनिका नं.11-लेखा को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य रमेश एम. उके वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लेखा को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AAHPU8434H

101): नाव:-सदनिका नं.12-लेखा को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य शोभा राधाकृष्णा वर्मा व राधाकृष्णा पी. वर्मा वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लेखा को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AHQPV2777A

102): नाव:-सदनिका नं.13-लेखा को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य मनोजकुमार तुलसीदास नायर यांचे कु. सु. धारक थारा एम. नायर वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लेखा को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-ADUPN0941Q

103): नाव:-सदनिका नं.14- लेखा को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य गोपी भास्करन वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लेखा को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AMUPB8390E

104): नाव:-सदनिका नं.15- लेखा को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य मोहनन माधवन वय:-72; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लेखा को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-ARFPM8500P

105): नाव:-सदनिका नं.16- लेखा को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य वासुदेवन नानू वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लेखा को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-ADMPN8196K

106): नाव:-ब्रेसमॅट 17- लेखा को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य सुभाष नारायण ठिपसे वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लेखा को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AFJPT4349F

107): नाव:-ब्रेसमॅट 18- लेखा को. ऑप. हौसिंग सोसायटी लि. तर्फे सदस्य एस.एन.डी.पी. योगम यांचे तर्फे अध्यक्ष एम. पी. अजयकुमार वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लेखा को. ऑप. हौसिंग सोसायटी लि. नवरे पार्क, अंबरनाथ-प., ता.अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AABTS7207G

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-मेसर्स ओम साई श्रध्दा डेव्हलपर्स तर्फे भागिदार प्रितम नारायण पनवेलकर वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ऑफिस चा पत्ता-पनवेलकर रेजन्सी, फादर अँग्ल स्कूलच्या मागे, कोहोजगांव, , रोड नं: अंबरनाथ-प., ता-अंबरनाथ, जि-ठाणे, , महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AAGFO3403M

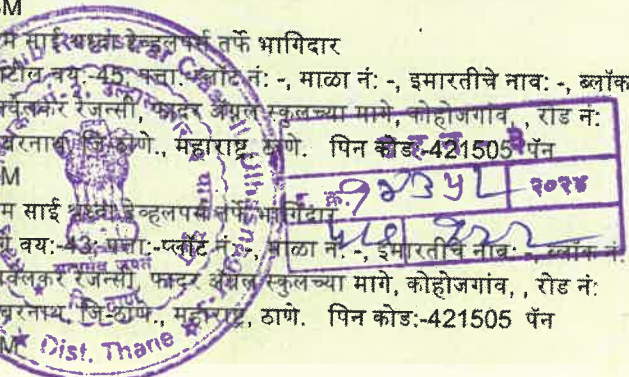
2): नाव:-मेसर्स ओम साई श्रध्दा डेव्हलपर्स तर्फे भागिदार माशाल्लाह अझाझुद्दीन चौव्हान वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ऑफिस चा पत्ता-पनवेलकर रेजन्सी, फादर अँग्ल स्कूलच्या मागे, कोहोजगांव, , रोड नं: अंबरनाथ-प., ता-अंबरनाथ, जि-ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AAGFO3403M

3): नाव:-मेसर्स ओम साई श्रध्दा डेव्हलपर्स तर्फे भागिदार दिलीप कृष्णा महाले वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ऑफिस चा पत्ता-पनवेलकर रेजन्सी, फादर अँग्ल स्कूलच्या मागे, कोहोजगांव, , रोड नं: अंबरनाथ-प., ता-अंबरनाथ, जि-ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AAGFO3403M

4): नाव:-मेसर्स ओम साई श्रध्दा डेव्हलपर्स तर्फे भागिदार विजय लक्ष्मण काकडे वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ऑफिस चा पत्ता-पनवेलकर रेजन्सी, फादर अँग्ल स्कूलच्या मागे, कोहोजगांव, , रोड नं: अंबरनाथ-प., ता-अंबरनाथ, जि-ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AAGFO3403M

5): नाव:-मेसर्स ओम साई श्रध्दा डेव्हलपर्स तर्फे भागिदार उल्हास भावनिगुण्टी वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ऑफिस चा पत्ता-पनवेलकर रेजन्सी, फादर अँग्ल स्कूलच्या मागे, कोहोजगांव, , रोड नं: अंबरनाथ-प., ता-अंबरनाथ, जि-ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AAGFO3403M

6): नाव:-मेसर्स ओम साई श्रध्दा डेव्हलपर्स तर्फे भागिदार राहुल शांताराम धारगे वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ऑफिस चा पत्ता-पनवेलकर रेजन्सी, फादर अँग्ल स्कूलच्या मागे, कोहोजगांव, , रोड नं: अंबरनाथ-प., ता-अंबरनाथ, जि-ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-421505 पॅन नं:-AAGFO3403M



- (9) दस्तऐवज करून दिल्याचा दिनांक 19/12/2019  
(10)दस्त नोंदणी केल्याचा दिनांक 23/12/2019  
(11)अनुक्रमांक,खंड व पृष्ठ 13594/2019  
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 6539600  
(13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000  
(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

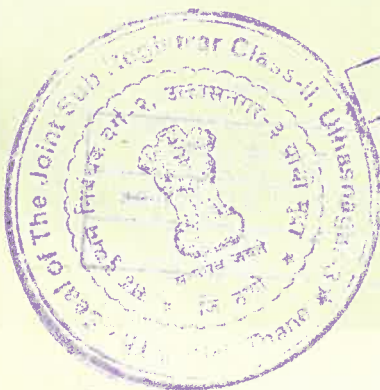
मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

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



*[Handwritten signature]*  
23/12/2019

साह दुर्यम निबंधक कार्यालय-२  
उत्तासनगर क.३



उहन - ३  
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By R.P.A.D.

PRO RCHA  
4652  
N/8/83

Case No. ULC/ULN/21(1)/SA-80.  
Office of the Collector &  
Competent Authority No. 3, Ulhasnagar  
Urban Agglomeration, Thane  
Collectorate, Thane  
Dated 29-7-1983.

17/5/83  
S.M.

Read : 1) Collector Thane's order No. ULC/TA/F-62/II  
dated 13-2-1979  
2) Declaration filed by Shri/Sat. S. K. Naware  
under section 21(1)  
of the Urban Land (Ceiling & Regulation) Act, 76

DECLARATION UNDER SECTION 21(1) OF THE URBAN  
LAND (CEILING AND REGULATION) ACT, 1976

WHEREAS Shri: S. K. Naware

hold vacant land in excess of the ceiling limit in the  
Ulhasnagar Urban Agglomeration, the details of which are  
given in the Schedule I, hereto appended;

AND WHEREAS the said person has applied for exemption  
to hold the said land in excess of the ceiling limit for  
undertaking construction of houses for weaker sections of the  
society under section 21(1) of the Urban Land (Ceiling and  
Regulation) Act, 1976.

AND WHEREAS the Competent Authority is satisfied that,  
having regard to the location of the land the purpose for  
which the land is proposed to be used;

AND WHEREAS the Competent Authority is satisfied  
that the scheme contained in this declaration for con-  
-struction of houses for weaker sections of the society by  
Shri/Sat. S. K. Naware is in  
conformity with the scheme approved by the Authority specified  
in this regard by the State Government;

NOW, THEREFORE, in exercise of the powers conferred by  
sub-section (1) of section 21 of the Act, after having  
recorded in writing the reasons for making this order, the  
Competent Authority hereby allows the said person to continue  
to hold the vacant land in excess of the ceiling limit for  
construction of houses for weaker sections of the society



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as specified in Schedule-I, subject to the following terms and conditions :

(1) Any construction, of tenements for weaker sections of society under the scheme by the said persons, shall necessarily be in accordance with the prevailing municipal regulations, town planning requirements and such other statutory regulations. In case land development is necessary before construction, it will be carried out by the said persons at their own cost.

(2) The said persons shall utilise at least 33% of the permissible built-up area as per density regulations under this scheme.

(3) The land allowed to be retained in excess of the ceiling limit under this order shall be fully utilised by the said persons for the purpose of construction of 133 tenements of the plinth area not exceeding 40 sq. trs. and 114 tenements having plinth area exceeding 40 sq. trs but less than 80 sq. trs. as shown in the Schedule I.

(4) The said persons, on receipt of exemption, shall commence construction within a period of two years and shall complete the project within a period of five years.

(5) The said persons shall reserve 10% of the dwelling units for sale to the allottees nominated by the Government of Maharashtra.

(5-A) The flats to be made available to Govt. nominees will have to be located proportionately on the ground, first and second floor only. These flats will have following facilities exceptionally in addition to whatever specifications they are required to comply with as per the building bye-laws Municipal/Local bodies Rules etc.

- (i) Marble mosaic-tile flooring.
- (ii) White glazed-file-dado of 4ft height in bathroom and 1ft in W.C.
- (iii) Kitchen, plat-form, with sink and minimum 1'-6" dado of white glazed files.



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(iv) Wash basin, wherever in the building a provision of pipeline etc. is made for such a facility.

(v) Fan points in addition to the minimum number of light points and plug points in living-room and bed rooms.

(6) In the case of dwelling units sold or otherwise transferred it-s re-sell or transfer shall not be permitted for a period of 5 years from the date of completion of the dwelling unit.

(7) The said persons shall not sell or otherwise transfer the dwelling unit to a person if he or any member of his family also owns dwelling unit in the same urban agglomeration and he shall obtain from the intending purchasers of dwelling units an affidavit to this effect.

(8) The said persons shall make a statement on the basis of outright purchase and, in such case, the selling price shall not exceed Rs.1345-00 per sq.mtr i.e. Rs.125/- per sq.ft. of plinth area. This selling price will be applicable only to the 10% of the dwelling units which are required to be kept reserved for allotment to Govt. nominees. However there will be no price restriction in respect of remaining tenements to be sold in the open market by the landholder.

(9) The said persons shall convey the land under the building and the land to be kept open as per building regulations to the buyers of the tenements as and when they form a co-operative housing society.

(10) The said persons shall transfer only tenements constructed under this scheme or building along with the land appurtenant and vacant land to the extent necessary to be kept unbuilt as per the municipal regulations and other statutory requirements.

(11) The entire construction programme shall be regulated by the "Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management, and Transfer) Act, 1963 or Maharashtra State Co-operative



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societies Act, 1960, if the said persons collect advances to finance the scheme from the prospective occupants.

(12) In case of non-residential use if permissible as per municipal regulations, the ground floor only of the building shall be used by the said persons for non-residential use. The area to be used for such non-residential use by the said persons shall not exceed half of the total built-up area on the ground floor. The non-residential use shall be permitted if full FSI of the land is proposed to be utilised by the said person. If full FSI is not utilised by him, the area permitted for non-residential use shall be proportionately reduced. They shall start the construction for non-residential use on completion of tenements for residential use. The disposal of non-residential premises including shops, shall be done by the said persons as per the terms and conditions to be prescribed by the State Government. Not more than \_\_\_\_\_ shops covering an area of \_\_\_\_\_ sq.mtr shall be constructed.

(13) The area required to be kept open according to the building regulations of Municipal Councils / Corporation, town planning rules and other statutory regulations shall always be kept open. This part of the land shall not be used for any construction whatsoever even if there is a change in FSI in future permitting additional construction.

(14) The said persons shall submit necessary returns from time to time to be prescribed by the State Government in order to indicate the progress of the work done by them.

(15) If only a part of the land is utilised by the said persons and a part remains vacant at the end of 5 years or the buildings are at incomplete stage at the end of 5 years, the exemption for the part which remains vacant or where the buildings are incomplete for the land under such incomplete buildings and the land appurtenant thereto shall be deemed to have been withdrawn and such vacant lands and land with structures and land appurtenant shall



be acquired as per Chapter-III of the Urban Land (Ceiling and Regulation) Act, 1976.

(16) In case the said persons fail to complete the housing scheme and give possession to the intending purchasers, to the extent it is not complied with, the exemption shall be deemed to be withdrawn and the land with structure shall be acquired under the Urban Land (Ceiling and Regulation) Act, 1976 as if it were vacant land.

(17) If, at any time, the Competent Authority is satisfied that there is breach of any of the conditions mentioned in this order, it shall be competent for the Competent Authority by order to withdraw the order from the date specified in the order.

Provided that before making any such order the Competent Authority shall give the reasonable opportunity to the persons of making representation against the proposed withdrawal.

(18) When order is withdrawn or is deemed to be withdrawn under these conditions, the provisions of Chapter-III of the said Act shall apply to the land as if the land had not been allowed to be retained in excess of the ceiling limit under this order.

(19) It shall be lawful for the Competent Authority or any person specially authorised by the Competent Authority in this behalf to enter on the land as allowed to be retained for the purpose of construction of dwelling units for weaker sections of the society to inspect and check the development and material and construction work and to call for and inspect and check the books of accounts of development, construction and disposal of tenements.

(20) The plans should be got approved from the appropriate planning authority within a period of six months and the work shall not be started unless such a

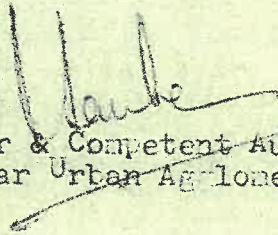


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permissions and any other permissions required ~~are~~ to be obtained are obtained.

(21) The applicant should give due publicity in local newspapers before starting booking of the flats.



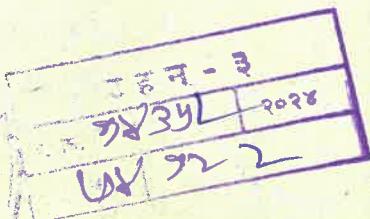
Collector & Competent Authority No. 3  
Ulhasnagar Urban Agglomeration, Thane.

To,

① Shri S. K. Narmad  
Ravi Nagar, Dombivli,  
Tal. Kalyan, Dist. Thane

② Copy submitted to the secretary, Housing  
and the Special Assistance Depart-  
-ment, Marfelaya, Bombay 32

③ A. D. E. P. Thane



SCHEDULE - I

Details regarding applicants and vacant land possessed by them for which the exemption is granted under section 21 of the Urban Land (Ceiling and Regulation) Act, 1976.

- 1) Name & address of the person holding excess vacant land. : Name → S.K. NAWASE  
Address → Kam Nagar, Kumbhvali, Tal → Kalyan, Dist → Thane
- 2) Status of the person : Individual.
- 3) Date of application : 28/3/79.
- 4) Name of urban agglomeration in which the land for which the exemption is granted is situated. : Ulhasnagar Urban Agglomeration, Thane.
- 5) a) District, Taluka, village: Dist. Thane, Village - Kumbhvali, Taluka - Ulhasnagar.

b) Details of the land covered by the scheme	S.No.	Area in sq. mtrs.
	C.T.S.No.	
	<del>25/30</del>	} 9400.00
	25/21	
	26/5 pt	
	30/4 pt	
	31/2 pt	
	39/3	

less -

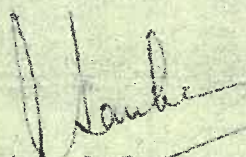
- i) Area under D.P. Road : → Nil  
in sq. mtrs
- ii) Area under internal roads in sq. mtrs → 1309.75
- iii) Area under 10% open space in sq. mtrs → 1410.00
- iv) Area under existing built-up in sq. mtr → Nil
- 
- c) Net area available for construction in sq. mtrs. → 2719.75
- 
- 6680.25

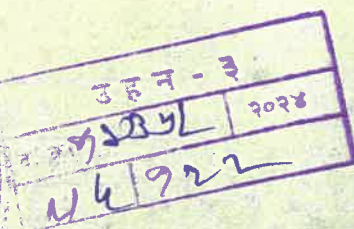
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... 2/-



- 6) a) Total number of tenements proposed in No. of buildings : Total No. of Tenements : No. of buildings  
158 12
- b) Number of tenements : not exceeding 40 sq.mtrs of plinth area 158
- c) Number of tenements : not exceeding 80 sq.mtrs of plinth area Nil
- 7) a) Number of shops → Nil  
b) Total area under the shops → Nil
- 8) Approved plan is appended : <sup>one</sup> copy of approved plan

  
Collector & Competent Authority  
No.3 Ulhasnagar Urban Agglomeration,  
Thane.





**Varma Associates**  
**Advocates & Legal Advisors**



**SEARCH REPORT**

**DESCRIPTION OF PROPERTY**

All that piece and parcel of the land bearing C.T.S. No. 66/3 (P) and having old Survey No. 30, Hissa No.4 (new Survey No. 30/4/A), lying and situate in Village Kohoj-Khuntavli, Taluka Ambarnath, within the limits of Ambarnath Municipal Council, District Thane, in the Registration District of Thane and Sub-Registration District of Ulhasnagar.

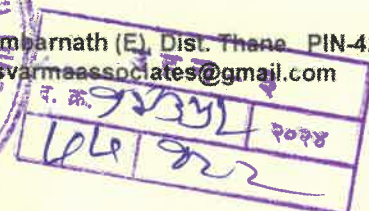
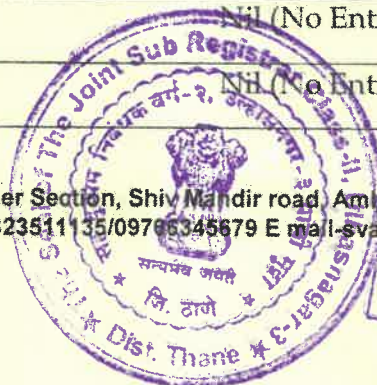
On the instruction of Adv. Swapnil Varma, I have taken the Search with respect to the property mentioned hereinabove and have gone through the available Index-II kept in the Office of Sub-Registrar Ulhasnagar, for the period of 30 years, i.e. from 1994 to 2023.

This search report is subject to entry if not found due to records sent for binding, records sent for computer data entry, records not maintained properly, Index II not Maintained properly, pages found torn/partly torn during the period of search.

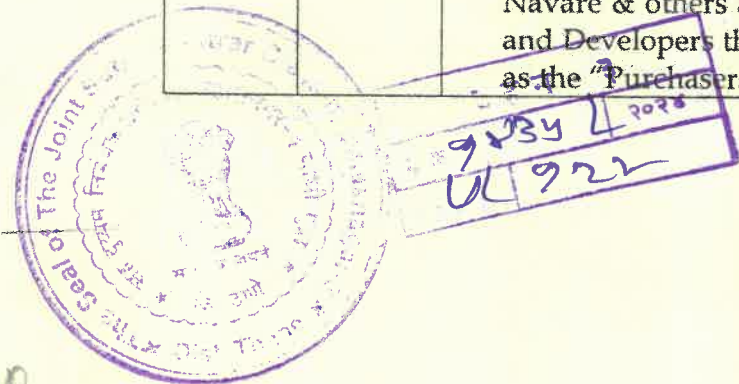
In the property mentioned above I found the following entries in the Index II registers made available at the Offices of the Sub-Registrar Ulhasnagar.

Sr. No.	YEAR	TRANSACTION
1.	1994	Torn (Not Available).
2.	1995	Torn (Not Available).
3.	1996	Torn (Not Available).
4.	1997	Torn (Not Available).
5.	1998	Torn (Not Available).
6.	1999	Torn (Not Available).
7.	2000	Torn (Not Available).
8.	2001	Torn (Not Available).
9.	2002	Nil (No Entry).
10.	2003	Nil (No Entry).
11.	2004	Nil (No Entry).
12.	2005	Nil (No Entry).
13.	2006	Nil (No Entry).
14.	2007	Nil (No Entry).

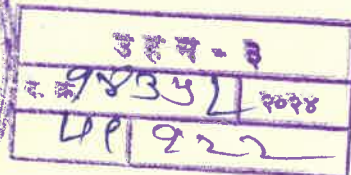
Urmila, Ground Floor, Plot No. 551, Kher Section, Shiv Mandir road, Ambarnath (E), Dist. Thane. PIN-421 501.  
Telephone: 07709767600/09323511135/09765345679 E mail-svarmaassociates@gmail.com



15.	2008	<ol style="list-style-type: none"> <li>Confirmation deed dated 10<sup>th</sup> September, 2008 executed by and between Mr. Vinod Sharad Navre &amp; others as the party of the one part and Mr. Ramesh K. Patel M/s Shri. Ganesh Developers through Mr. Shashi M. Nayar as the party of the other part duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-2 and bearing the registration number 4234/2008.</li> <li>Agreement for Sale dated 26<sup>th</sup> September, 2008 duly executed between Shri. Shriram Kashinath Navare &amp; others as the "Vendors" and Mr. Bhaskar Vyankataraman Nayadu as the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 4482/2008.</li> </ol>
16.	2009	Conveyance deed dated 1 <sup>st</sup> June 2009, executed by and between Mr. Vinod Sharad Navre & others as the Transferors and Mr. Bhaskar Vyankataraman Naidu as the Transferee duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 2082/2009.
17.	2010	Nil (No Entry).
18.	2011	Nil (No Entry).
19.	2012	<ol style="list-style-type: none"> <li>Release deed dated 25<sup>th</sup> January, 2012, executed by and between Mrs. Gitanjali Suhas Laghate &amp; Mr. Shreeram Kashinath Navare and Mr. Vinod Sharad Navare registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 475/2012.</li> <li>Conveyance deed dated 24<sup>th</sup> April, 2012, executed by and between Mr. Vinod Sharad Navre &amp; others as the Transferors and Mr. Bhaskar Vyankataraman Naidu as the Transferee duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 2147/2012.</li> </ol>
20.	2013	Sale deed dated 08 <sup>th</sup> February, 2013, executed by and between Mr. Shreeram Kashinath Navre & others as the Transferors and Mr. Ajay Kumar P. M. as the Transferee duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 882/2013.
21.	2014	Nil (No Entry).
22.	2015	<ol style="list-style-type: none"> <li>Sale deed dated 11<sup>th</sup> March, 2015 executed by and between Mr. Bhaskar Vyankataraman Nayadu and others as the Vendors and Municipal Council for the city of Ambarnath as the Purchaser duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 2255/2015.</li> <li>Agreement for Sale dated 3<sup>rd</sup> July, 2015 duly executed between M/s Navare Shelters through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Vendors" and M/s Innovative Builders and Developers through its partner Mr. Kulin Chandrakant Shah as the "Purchasers", duly registered before the Offices of the Sub</li> </ol>

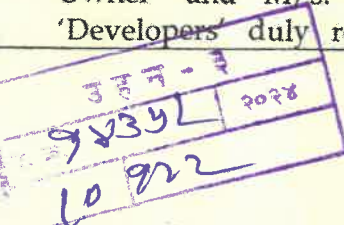
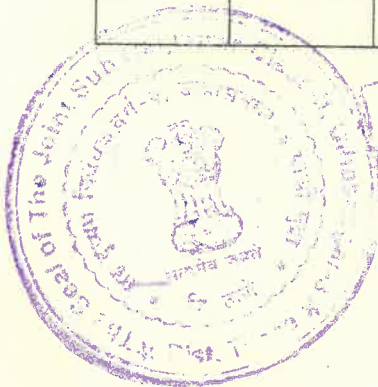


		<p>Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 5879/2015.</p> <p>3. Sale deed dated 11<sup>th</sup> August, 2015 executed by and between M/s Navare Shelters through its proprietor Mrs. Aparna Vinod Navare &amp; others as the Vendors and Lekha Co-Op. Hou. Soc. Ltd through its secretary Mr. Charuhas S. Mudvekar as the Purchaser duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 7144/2015.</p> <p>4. Release deed dated 02<sup>nd</sup> June, 2015, executed by and between Mrs. Charulata Vijay Upalekar &amp; Others and Mr. Satendra Shreeram Navare registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 4857/2015.</p>
23.	2016	<p>1. Rectification deed dated 22<sup>nd</sup> April, 2016 executed by and between M/s Navare Shelters through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Owners/Vendors" and M/s Innovative Builders &amp; Developers through its Partner Mr. Kulin Chadrakant Shah the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-2 and bearing the registration number 4450/2016.</p> <p>2. Rectification deed dated 22<sup>nd</sup> September, 2016 executed by and between Shri. Satendra Shriram Navare &amp; others as the "party of the first part" and M/s Innovative Builders &amp; Developers through its Partner Mr. Kulin Chnadrakant Shah the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-2 and bearing the registration number 9313/2016.</p>
24.	2017	Nil (No Entry).
25.	2018	<p>1. Development agreement dated 12<sup>th</sup> July, 2018 executed by and between Mr. Sunil Sharad Navare as the 'Transferor' and M/s Arise Realty through its partner Shri. Rahul Shantarm Angre &amp; Shri. Vijay Laxman Kakade as the 'Developers' duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 5740/2018.</p> <p>2. Notice of Lis pendency dated 10/12/2018 executed by United Six Co-Operative Housing Society Ltd. registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 9528/2018</p>
26.	2019	<p>1. Sale Deed dated 31<sup>st</sup> August, 2019 duly executed by M/s Navare Shelter through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Vendors" and Sumati Co-Operative Housing Soc. Ltd. the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar and bearing the registration number 10605/2019.</p> <p>2. Sale Deed dated 31<sup>st</sup> August, 2019 duly executed by M/s Navare Shelter through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Vendors" and Shalaja Co-Operative Housing Soc.</p>





		<p>Ltd. the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar and bearing the registration number 10606/2019.</p> <p>3. Sale Deed dated 31<sup>st</sup> August, 2019 duly executed by M/s Navare Shelter through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Vendors" and Charulata Co-Operative Housing Soc. Ltd the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 10607/2019.</p> <p>4. Sale Deed dated 31<sup>st</sup> August, 2019 duly executed by M/s Navare Shelter through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Vendors" and Kashinath Co-Operative Housing Soc. Ltd the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 10608/2019.</p> <p>5. Sale Deed dated 31<sup>st</sup> August, 2019 duly executed by M/s Navare Shelter through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Vendors" and Banganga Co-Operative Housing Soc. Ltd the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 10602/2019.</p> <p>6. Development Agreement dated 19-12-2019 executed between (1) Kashinath CHS Ltd., (2) Sumati CHS Ltd., (3) Charulata CHS Ltd., (4) Banganga CHS Ltd. (5) Shailaja CHS Ltd. (6) Lekha CHS Ltd. as the "Assignor No. 1 and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the "Builder/Developer" and Mr. Sunil Sharad Navare &amp; 4 others as the "The Land Owners/Confirming Party" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 13594/2019 dated 23-12-2019.</p>
27	2020	<p>1. Agreement for Sale of TDR (FSI) executed between Mr. Vijay Laxman Kakade as the Seller &amp; M/s. Om Sai Shraddha Developers as the "Purchaser" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 798/2020 dated 31-01-2020.</p> <p>2. Correction Deed dated 31-01-2020 executed between (1) Kashinath CHS Ltd., (2) Sumati CHS Ltd., (3) Charulata CHS Ltd., (4) Banganga CHS Ltd. (5) Shailaja CHS Ltd. (6) Lekha CHS Ltd. as the "Assignor No. 1 and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the "Builder/Developer" and Mr. Sunil Sharad Navare &amp; 4 others as the "The Land Owners/Confirming Party" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 799/2020 dated 31-01-2020.</p> <p>3. Development agreement dated 30/09/2020 executed by and between Mr. Sunil Sharad Navare and Others as the 'Land Owner' and M/s. Om Sai Shraddha Developers as the 'Developers' duly registered before the Offices of the Sub</p>



M/S. VARMA ASSOCIATES

		Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 3841/2020, dated 05/10/2020.
28	2021	Nil (No Entry).
29	2022	Mortgage Deed dated 16/09/2022 executed between M/s. Om Sai Shraddha Developers represented through its Partner Mr. Pritam Narayan Panvelkar as the "Borrower/ Mortgagor", Kashinath CHS LTD., Sumati CHS LTD., Charulata CHS LTD., Banganga CHS LTD. Shailaja CHS LTD., Lekha CHS LTD., Mr. Sunil Sharad Navare & 4 others as the "Confirming Party" and Aditya Birla Finance Limited as the "Lender/ Mortgagee", duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 9321/2022 dated 16-09-2022.
30	2023	Nil (No Entry).

(Note: - Though utmost care is taken during the search; the undersigned searcher or the Advocate/ firm shall not be responsible for any entries from the records that are/may be found in a torn/ mutilated/ damaged/ misplaced condition).

Search Taken on 23/01/2023, Government Receipt No.- MH014198340202223P

Hence this Search Report.

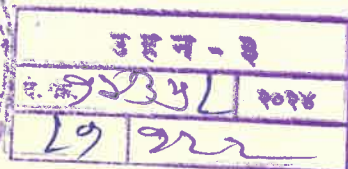
Place: Ambarnath

Date: 23/01/2023

FOR VARMA ASSOCIATES

Mr. Sandeep Baraskar

(Office Manager & Searcher)





**CHALLAN**  
**MTR Form Number-6**



GRN	MH014198340202223P	BARCODE			Date	23/01/2023-18:43:54	Form ID		
Department				Inspector General Of Registration					
Type of Payment				Payer Details					
Search Fee				TAX ID / TAN (If Any)					
Other Items				PAN No.(If Applicable)					
Office Name				Full Name		sandeep Bhagoji Baraskar			
PND1_JT DISTT REGISTRAR PUNE URBAN									
Location				Flat/Block No.					
PUNE									
Year				Premises/Building					
2022-2023 One Time									
Account Head Details			Amount In Rs.		Road/Street				
0030072201 SEARCH FEE			750.00						
				Area/Locality					
				Town/City/District					
				PIN					
				Remarks (If Any)					
Total				750.00		Amount In			
						Seven Hundred Fifty Rupees Only			
						Words			
Payment Details				FOR USE IN RECEIVING BANK					
SBIEPAY PAYMENT GATEWAY				Bank CIN		Ref. No.		10000502023012307719 5670354124519	
Cheque-DD Details				Bank Date		RBI Date		23/01/2023-18:44:57 Not Verified with RBI	
Cheque/DD No.				Bank-Branch		SBIEPAY PAYMENT GATEWAY			
Name of Bank				Scroll No. , Date		Not Verified with Scroll			
Name of Branch									

Department ID : 471992954 Mobile No. : 7709767600  
**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**  
 सदर चालावा "Talp Aa"l pomolMaT" maQyao bamaud karNaasaaZlca laagau Aaho.[tr karNaamSaaZl ikMiaa baadMNal ba kralayaacyaa dstaMsaazl laagau baahl.



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MH014198340202223P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
23 Jan 2023	Receipt	Receipt no.: 1112742523
	Name of the Applicant :	sandeep Bhagoji Baraskar
	Details of property of which document has to be searched :	Dist :Thane Village :Kohojkhuntavali S.No/CTS No/G.No. : 66
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH014198340202223P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.		



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**Varma Associates**  
**Advocates & Legal Advisors**



**SEARCH REPORT**

**DESCRIPTION OF PROPERTY**

All that piece and parcel of the land bearing C.T.S. No. 66/3 (P) and having old Survey No. 30, Hissa No.4 (New Survey No. 30/4/A), lying and situate in Village Kohoj-Khuntavli, Taluka Ambarnath, within the limits of Ambarnath Municipal Council, District Thane, in the Registration District of Thane and Sub-Registration District of Ulhasnagar.

On the instruction of Adv. Swapnil Varma, I have taken the Search with respect to the property mentioned hereinabove and have gone through the available Index-II kept in the Office of Sub-Registrar Ulhasnagar, for the period of 20 years, i.e. from 2001 to 2020.

This search report is subject to entry if not found due to records sent for binding, records sent for computer data entry, records not maintained properly, Index II not Maintained properly, pages found torn/partly torn during the period of search.

In the property mentioned above I found the following entries in the Index II registers made available at the Offices of the Sub-Registrar Ulhasnagar.

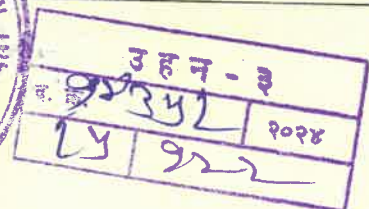
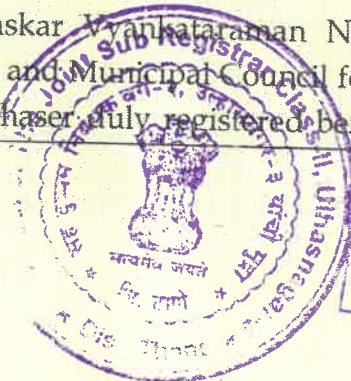
Sr. No.	YEAR	TRANSACTION
1.	2001	Nil (No Entry).
2.	2002	Nil (No Entry).
3.	2003	Nil (No Entry).
4.	2004	Nil (No Entry).
5.	2005	Nil (No Entry).
6.	2006	Nil (No Entry).
7.	2007	Nil (No Entry).
8.	2008	1. Confirmation deed dated 10 <sup>th</sup> September, 2008 executed by and between Mr. Vinod Sharad Navre & others as the party of the one part and Mr. Ramesh K. Patel M/s Shri. Ganesh Developers through Mr. Shashi M. Nayar as the party of the



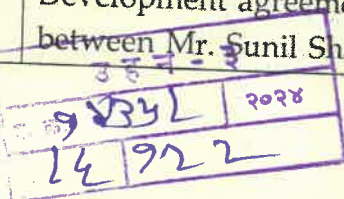
Urmila, Ground Floor, Plot No. 551, Kher Section, Shiv Mandir road, Ambarnath (E), Dist. Thane. PIN-421 501.  
Telephone : 07709767600/09329511135/09766345679 E mail-svarmaassociates@gmail.com

Handwritten signature and date in purple ink, including the number '2022'.

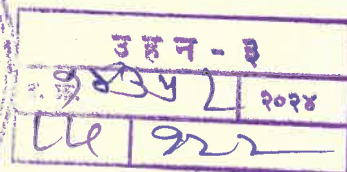
		<p>other part duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-2 and bearing the registration number 4234/2008.</p> <p>2. Agreement for Sale dated 26<sup>th</sup> September, 2008 duly executed between Shri. Shriram Kashinath Navare &amp; others as the "Vendors" and Mr. Bhaskar Vyankataraman Nayadu as the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 4482/2008.</p>
9.	2009	Conveyance deed dated 1 <sup>st</sup> June 2009, executed by and between Mr. Vinod Sharad Navre & others as the Transferors and Mr. Bhaskar Vyankataraman Naidu as the Transferee duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 2082/2009.
10.	2010	Nil (No Entry).
11.	2011	Nil (No Entry).
12.	2012	<p>1. Release deed dated 25<sup>th</sup> January, 2012, executed by and between Mrs. Gitanjali Suhas Laghate &amp; Mr. Shreeram Kashinath Navare and Mr. Vinod Sharad Navare registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 475/2012.</p> <p>2. Conveyance deed dated 24<sup>th</sup> April, 2012, executed by and between Mr. Vinod Sharad Navre &amp; others as the Transferors and Mr. Bhaskar Vyankataraman Naidu as the Transferee duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 2147/2012.</p>
13.	2013	Sale deed dated 08 <sup>th</sup> February, 2013, executed by and between Mr. Shreeram Kashinath Navre & others as the Transferors and Mr. Ajay Kumar P. M. as the Transferee duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 882/2013.
14.	2014	Nil (No Entry).
15.	2015	1. Sale deed dated 11 <sup>th</sup> March, 2015 executed by and between Mr. Bhaskar Vyankataraman Nayadu and others as the Vendors and Municipal Council for the city of Ambernath as the Purchaser duly registered before the Offices of the Sub



		<p>Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 2255/2015.</p> <p>2. Agreement for Sale dated 3<sup>rd</sup> July, 2015 duly executed between M/s Navare Shelters through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Vendors" and M/s Innovative Builders and Developers through its partner Mr. Kulin Chandrakant Shah as the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 5879/2015.</p> <p>3. Sale deed dated 11<sup>th</sup> August, 2015 executed by and between M/s Navare Shelters through its proprietor Mrs. Aparna Vinod Navare &amp; others as the Vendors and Lekha Co-Op. Hou. Soc. Ltd through its secretary Mr. Charuhas S. Mudvekar as the Purchaser duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 7144/2015.</p> <p>4. Release deed dated 02<sup>nd</sup> June, 2015, executed by and between Mrs. Charulata Vijay Upalekar &amp; Others and Mr. Satendra Shreeram Navare registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 4857/2015.</p>
16.	2016	<p>1. Rectification deed dated 22<sup>nd</sup> April, 2016 executed by and between M/s Navare Shelters through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Owners/Vendors" and M/s Innovative Builders &amp; Developers through its Partner Mr. Kulin Chnadrakant Shah the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-2 and bearing the registration number 4450/2016.</p> <p>2. Rectification deed dated 22<sup>nd</sup> September, 2016 executed by and between Shri. Satendra Shriram Navare &amp; others as the "party of the first part" and M/s Innovative Builders &amp; Developers through its Partner Mr. Kulin Chnadrakant Shah the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-2 and bearing the registration number 9313/2016.</p>
10	2017	Nil (No Entry).
11	2018	Development agreement dated 12 <sup>th</sup> July, 2018 executed by and between Mr. Sunil Sharad Navare as the 'Transferor' and M/s



		Arise Realty through its partner Shri. Rahul Shantarm Angre & Shri. Vijay Laxman Kakade as the 'Developers' duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 5740/2018.
12	2019	<ol style="list-style-type: none"> <li>1. Sale Deed dated 31<sup>st</sup> August, 2019 duly executed by M/s Navare Shelter through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Vendors" and Sumati Co-Operative Housing Soc. Ltd. the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar and bearing the registration number 10605/2019.</li> <li>2. Sale Deed dated 31<sup>st</sup> August, 2019 duly executed by M/s Navare Shelter through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Vendors" and Shailaja Co-Operative Housing Soc. Ltd. the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar and bearing the registration number 10606/2019.</li> <li>3. Sale Deed dated 31<sup>st</sup> August, 2019 duly executed by M/s Navare Shelter through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Vendors" and Charulata Co-Operative Housing Soc. Ltd. the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 10607/2019.</li> <li>4. Sale Deed dated 31<sup>st</sup> August, 2019 duly executed by M/s Navare Shelter through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Vendors" and Kashinath Co-Operative Housing Soc. Ltd. the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 10608/2019.</li> <li>5. Sale Deed dated 31<sup>st</sup> August, 2019 duly executed by M/s Navare Shelter through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Vendors" and Banganga Co-Operative Housing Soc. Ltd. the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 10602/2019.</li> <li>6. Development Agreement dated 19-12-2019 executed between Kashinath CHS LTD., Sumati CHS LTD., Charulata</li> </ol>





		CHS LTD., Banganga CHS LTD. Shailaja CHS LTD. as the "Assignor No. 1 and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the "Builder/Developer" and Mr. Sunil Sharad Navare & 4 others as the "The Land Owners/Confirming Party" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 13594/2019 dated 23-12-2019.
13	2020	<ol style="list-style-type: none"> <li>1. Agreement for Sale of TDR (FSI) executed between Mr. Vijay Laxman Kakade as the Seller &amp; M/s. Om Sai Shraddha Developers as the "Purchaser" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 798/2020 dated 31-01-2020.</li> <li>2. Correction Deed dated 31-01-2020 executed between Kashinath CHS LTD., Sumati CHS LTD., Charulata CHS LTD., Banganga CHS LTD. Shailaja CHS LTD. as the "Assignor No. 1 and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the "Builder/Developer" and Mr. Sunil Sharad Navare &amp; 4 others as the "The Land Owners/Confirming Party" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 799/2020 dated 31-01-2020.</li> </ol>

(Note: - Though utmost care is taken during the search; the undersigned searcher or the Advocate/ firm shall not be responsible for any entries from the records that are/may be found in a torn/ mutilated/ damaged/ misplaced condition).

Search Taken on 04/02/2020, Government Receipt No.- **MH011620556201920E**

Hence this Search Report.

Place: Ambarnath

Date: 04/02/2020

FOR VARMA ASSOCIATES

Mr. Sandeep Baraskar

(Office Manager/ Clerk & Searcher)





**CHALLAN**  
MTR Form Number-6



GRN	MH011620556201920E	BARCODE					Date	03/02/2020-18:56:46	Form ID	
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Search Fee			TAX ID (If Any)						
	Other Items			PAN No.(If Applicable)						
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	Sandeep Bhagoji Baraskar					
Location	PUNE			Flat/Block No.						
Year	2019-2020 One Time			Premises/Building						
Account Head Details			Amount In Rs.	Road/Street						
0030072201	SEARCH FEE		500.00	Area/Locality						
				Town/City/District						
				PIN						
				Remarks (If Any)						
Total			500.00	Amount In	Five Hundred Rupees Only					
				Words						
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332020020315752	251548083			
Cheque/DD No.				Bank Date	RBI Date	03/02/2020-18:57:16	Not Verified with RBI			
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID : 16239119

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

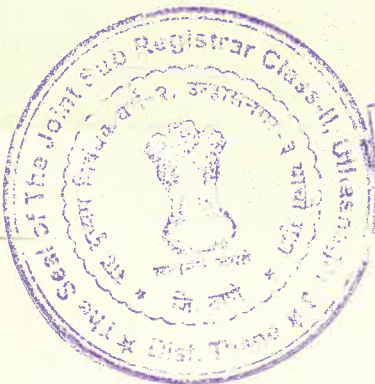
Mobile No. : Not Available

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



उह न - ३  
२०२४  
Print Date 03-02-2020 06:58:19

MH011620556201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
03 Feb 2020	Receipt	Receipt no.: 1111718129
	Name of the Applicant :	Sandeep Bhagoji Baraskar
	Details of property of which document has to be searched :	Dist :Thane Village :Kohoja-KhuntaVali S.No/CTS No/G.No. : 30
	Period of search :	From :2002 To :2020
	Received Fee :	475
The above mentioned Search fee has been credited to government vide GRN no :MH011620556201920E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/firmSearchChallanWithoutReg.php'.		



उह न - ३  
 अ. १२३४५  
 २०२४  
 १०९२२



**SEARCH REPORT**

**DESCRIPTION OF PROPERTY**

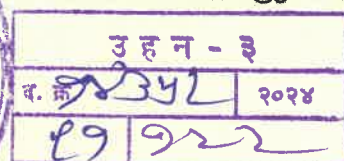
All that piece and parcel of the land bearing C.T.S. No. 74/1 (P) and having Survey No. 31/2, lying and situate in Village Kohoj-Khuntavli, Taluka Ambarnath, within the limits of Ambarnath Municipal Council, District Thane, in the Registration District of Thane and Sub-Registration District of Ulhasnagar

On the instruction of Adv. Swapnil Varma, I have taken the Search with respect to the property mentioned hereinabove and have gone through the available Index-II kept in the Office of Sub-Registrar Ulhasnagar, for the period of 20 years, i.e. from 2001 to 2020.

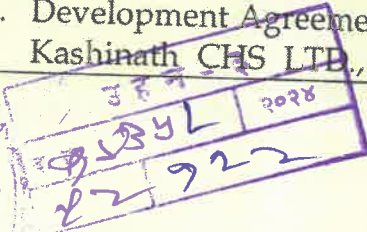
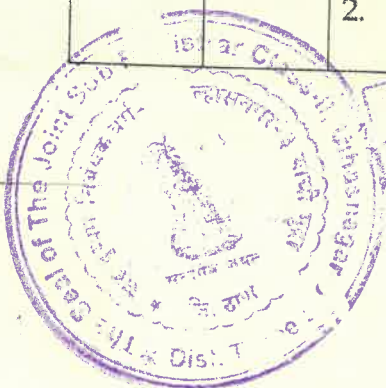
This search report is subject to entry if not found due to records sent for binding, records sent for computer data entry, records not maintained properly, Index II not Maintained properly, pages found torn/ partly torn during the period of search.

In the property mentioned above I found the following entries in the Index II registers made available at the Offices of the Sub-Registrar Ulhasnagar.

Sr. No.	YEAR	TRANSACTION
1.	2001	Nil (No Entry).
2.	2002	Nil (No Entry).
3.	2003	Nil (No Entry).
4.	2004	Nil (No Entry).
5.	2005	Nil (No Entry).
6.	2006	Nil (No Entry).
7.	2007	Nil (No Entry).
8.	2008	Nil (No Entry).
9.	2009	Nil (No Entry).
10.	2010	Nil (No Entry).
11.	2011	Nil (No Entry).
12.	2012	1. Release deed dated 25 <sup>th</sup> January, 2012, executed by and between Mrs. Gitanjali Suhas Laghate & Mr. Shreeram Kashinath Navare and Mr. Vinod Sharad Navare registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and



		bearing the registration number 475/2012.
13.	2013	Nil (No Entry).
14.	2014	Nil (No Entry).
15.	2015	<ol style="list-style-type: none"> <li>1. Release deed dated 02<sup>nd</sup> June, 2015, executed by and between Mrs. Charulata Vijay Upalekar &amp; Others and Mr. Satendra Shreeram Navare registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 4857/2015</li> <li>2. Agreement for Sale dated 3<sup>rd</sup> July, 2015 duly executed between M/s Navare Shelters through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Vendors" and M/s Innovative Builders and Developers through its partner Mr. Kulin Chandrakant Shah as the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 5879/2015.</li> </ol>
16.	2016	<ol style="list-style-type: none"> <li>1. Rectification deed dated 22<sup>nd</sup> April, 2016 executed by and between M/s Navare Shelters through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Owners/Vendors" and M/s Innovative Builders &amp; Developers through its Partner Mr. Kulin Chnadrakant Shah the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-2 and bearing the registration number 4450/2016.</li> <li>2. Rectification deed dated 22<sup>nd</sup> September, 2016 executed by and between Shri. Satendra Shriram Navare &amp; others as the "party of the first part" and M/s Innovative Builders &amp; Developers through its Partner Mr. Kulin Chnadrakant Shah the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-2 and bearing the registration number 9313/2016.</li> </ol>
10	2017	Nil (No Entry).
11	2018	Development agreement dated 12 <sup>th</sup> July, 2018 executed by and between Mr. Sunil Sharad Navare as the 'Transferor' and M/s Arise Realty through its partner Shri. Rahul Shantarm Angre & Shri. Vijay Laxman Kakade as the 'Developers' duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 5740/2018.
12	2019	<ol style="list-style-type: none"> <li>1. Sale Deed dated 31<sup>st</sup> August, 2019 duly executed by M/s Navare Shelter through its proprietor Mrs. Aparna Vinod Navare &amp; others as the "Vendors" and Banganga Co-Operative Housing Soc. Ltd the "Purchasers", duly registered before the Offices of the Sub Registrar of Assurances at Ulhasnagar-3 and bearing the registration number 10602/2019.</li> <li>2. Development Agreement dated 19-12-2019 executed between Kashinath CHS LTD., Sumati CHS LTD., Charulata CHS</li> </ol>



		Kashinath CHS LTD., Sumati CHS LTD., Charulata CHS LTD., Banganga CHS LTD. Shailaja CHS LTD. as the "Assignor No. 1 and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the "Builder/Developer" and Mr. Sunil Sharad Navare & 4 others as the "The Land Owners/Confirming Party" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 13594/2019 dated 23-12-2019.
13	2020	<ol style="list-style-type: none"> <li>1. Agreement for Sale of TDR (FSI) executed between Mr. Vijay Laxman Kakade as the Seller &amp; M/s. Om Sai Shraddha Developers as the "Purchaser" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 798/2020 dated 31-01-2020.</li> <li>2. Correction Deed dated 31-01-2020 executed between Kashinath CHS LTD., Sumati CHS LTD., Charulata CHS LTD., Banganga CHS LTD. Shailaja CHS LTD. as the "Assignor No. 1 and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the "Builder/Developer" and Mr. Sunil Sharad Navare &amp; 4 others as the "The Land Owners/Confirming Party" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 799/2020 dated 31-01-2020.</li> </ol>

(Note: - Though utmost care is taken during the search; the undersigned searcher or the Advocate/ firm shall not be responsible for any entries from the records that are/may be found in a torn/ mutilated/ damaged/ misplaced condition).

Search Taken on 03/02/2020, Government Receipt No.- MH011620492201920E

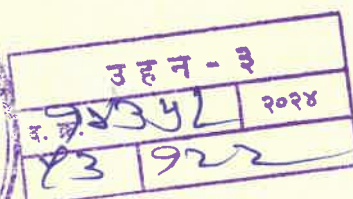
Hence this Search Report.

Place: Ambarnath

Date: 04/02/2020

FOR VARMA ASSOCIATES

Mr. Sandeep Baraskar  
(Office Manager/ Clerk & Searcher)





CHALLAN  
MTR Form Number-6



GRN	MH011620492201920E	BARCODE			Date	03/02/2020-18:55:24	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items	TAX ID (If Any)						
		PAN No.(If Applicable)						
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	Sandeep Bhagoji Baraskar			
Location	PUNE			Flat/Block No.				
Year	2019-2020 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Road/Street					
0030072201 SEARCH FEE		500.00	Area/Locality					
			Town/City/District					
			PIN					
			Remarks (If Any)					
Total		500.00	Amount In	Five Hundred Rupees Only				
			Words					
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	69103332020020315739		251547658		
Cheque/DD No.		Bank Date	RBI Date	03/02/2020-18:55:47		Not Verified with RBI		
Name of Bank		Bank-Branch		IDBI BANK				
Name of Branch		Scroll No. . Date		Not Verified with Scroll				

Department ID : 919436099

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : Not Available

सदर चालान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.



Print Date 03-02-2020 07:04:10

MH011620492201920E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
03 Feb 2020	Receipt	Receipt no.: 1111718137
	Name of the Applicant :	Sandeep Bhagoji Baraskar
	Details of property of which document has to be searched :	Dist :Thane Village :Kohojakhuntavali S.No/CTS No/G.No. : 31
	Period of search :	From :2002 To :2020
	Received Fee :	475
The above mentioned Search fee has been credited to government vide GRN no :MH011620492201920E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



उप-सूचना - ३
२०२४
१५/२/२४





*Varma Associates*  
Advocates & Legal Advisors



TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

I/We, the undersigned, at the request of M/S. OM SAI SHRADDHA DEVELOPERS, a Partnership Firm duly registered under the Indian Partnership Act, 1932, having its Corporate Office at Panvelkar Regency, Behind Fr. Agnel School, Kohojgaon, Ambarnath (W), Dist. Thane, represented through its Partners, (1) MR. PRITAM NARAYAN PANVELKAR, (2) MR. MASHALLAH AZAZUDDIN CHAUHAN, (3) MR. DILIP KRISHNA MAHALE, (4) MR. VIJAY LAXMAN KAKADE, (5) MR. ULHAS BHAVSING PATIL, (6) MR. RAHUL SHANTARAM ANGRE, have investigated the Title of M/S. OM SAI SHRADDHA DEVELOPERS for the Development/Re-Development of the immovable property described herein below and the particulars of which are as follows:-

DESCRIPTION OF PROPERTY

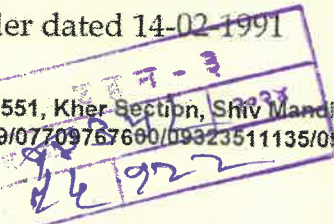
All that piece and parcel of the land bearing C.T.S. No. 66/3 (P) & 74/1 (P) and having old Survey No. 30, Hissa No.4 (new Survey No. 30/4/A & 31/2), lying and situate in Village Kohoj-Khuntavli, Taluka Ambarnath, within the limits of Ambarnath Municipal Council, District Thane, in the Registration District of Thane and Sub-Registration District of Ulhasnagar, total land area for development admeasuring 4877.98 square meters, consisting of 7 different pieces of land admeasuring 3818.78 (for brevity shall be referred to as Plot No. 1, 2, 3, 4, 5, 6, 7) square meters, and open vacant land admeasuring 583.58 square meters, and recreational area admeasuring 475.62 square meters out of the larger land area admeasuring 5255.98 square meters or there about, hereinafter for the sake of brevity referred to as the said land and more particularly described in the SCHEDULE III (DESCRIPTION OF THE LAND /PROPERTY FOR DEVELOPMENT).

TRACING OF TITLE

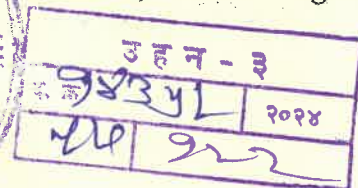
DOCUMENTS PERUSED (ALL PHOTO COPIES)

1. Copy of 7/12 extract for S.No. 31/2 & 30/4/A dated 04/11/2019
2. Copy of relevant Mutation entries
3. Copies of property card for CTS No. 66/3 & 74/1
4. Copy of ULC Order dated 14-02-1991

Ground Floor, Plot No. 551, Kher Section, Shiv Mandir Road, Ambarnath (E), Dist. Thane. PIN-421 501.  
Telephone: 09561788889/07709767600/09323511135/09766345679 E mail-svarmaassociates@gmail.com



5. Copies of Building Permissions
6. Copies of Building Completion
7. Copies of Power of Attorney executed between Navare family
8. Copies of Society Registration certificates of Kashinath CHS, Sumati CHS, Charulata CHS, Banganga CHS, Shailaja CHS, Lekha CHS
9. Copies of Order from Asst. Registrar of Co-Operative Societies granting permission and appointing M/s. Om Sai Shraddha Developers (Panvelkar Group) as the Developer for re-development.
10. Copy of Conveyance Deed dated 03-07-2015 executed by Mr. Sunil Sharad Navare & others in favour of M/s. Innovative Builders & Developers (Plot No. 8), duly registered bearing registration No. 5879/2015
11. Copy of Conveyance Deed dated 05-08-2015 executed by Mr. Sunil Sharad Navare & others in favour of Lekha Co-Operative Housing Society Ltd. (Plot No. 6), duly registered bearing registration No. 5879/2015
12. Copy of Development Agreement dated 12-07-2018 executed by Mr. Sunil Sharad Navare & others in favour of M/s. Arise Reality for the development of Plot No. 07, duly registered bearing registration number 5740/2018
13. Copy of Power of Attorney dated 12-07-2018 executed by Mr. Sunil Sharad Navare & others in favour of M/s. Arise Reality for the development of Plot No. 07, duly registered bearing registration number 5741/2018
14. Copies of Conveyance Deed dated 31-08-2019 executed by Mr. Sunil Sharad Navare & 4 others as the "The Land Owners" in favour of (1) Kashinath CHS Ltd, (2) Sumati, (3) Charulata, (4) Banganga (5) Shailaja Co-Operative Housing Societies, duly registered bearing registration Nos. 10608/2019, 10605/2019, 10607/2019, 10602/2019, 10606/2019 respectively.
15. Copy of Development Agreement dated 19-12-2019 executed between Kashinath CHS LTD., Sumati CHS LTD., Charulata CHS LTD., Banganga CHS LTD. Shailaja CHS LTD. as the "Assignor No. 1 and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the "Builder/Developer" and Mr. Sunil Sharad Navare & 4 others as the "The Land Owners/Confirming Party" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 13594/2019 dated 23-12-2019.
16. Copy of Power of Attorney dated 19-12-2019 executed between Kashinath CHS LTD., Sumati CHS LTD., Charulata CHS LTD., Banganga CHS LTD. Shailaja CHS LTD. as the "Assignor No. 1 and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the "Builder/Developer" and Mr. Sunil Sharad Navare & 4 others as the "The Land Owners/Confirming Party"

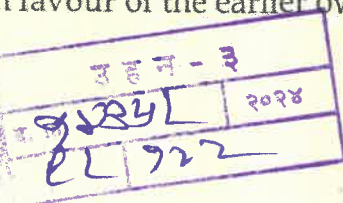
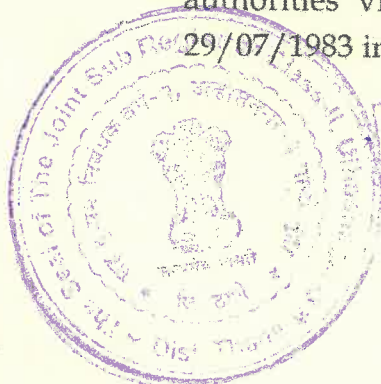


- duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 13595/2019 dated 23-12-2019.
17. Copy of Correction Deed dated 31-01-2020 executed between Kashinath CHS LTD., Sumati CHS LTD., Charulata CHS LTD., Banganga CHS LTD. Shailaja CHS LTD. as the "Assignor No. 1 and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the "Builder/Developer" and Mr. Sunil Sharad Navare & 4 others as the "The Land Owners/Confirming Party" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 799/2020 dated 31-01-2020.
  18. Copy of Agreement for Sale of TDR (FSI) executed between Mr. Vijay Laxman Kakade as the Seller & M/s. Om Sai Shraddha Developers as the "Purchaser" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 798/2020 dated 31-01-2020
  19. Search Report generated by Mr. Sandeep Baraskar (Clerk & Searcher) of M/s. Varma Associates.

#### CHRONOLOGY OF EVENT & VERIFICATION OF TITLE

##### A) HISTORY OF ENTIRE LAND OWNED BY NAVARE FAMILY

1. From the documents placed before us it appears that Navare Family (hereinafter for the sake of brevity shall be referred to as the said "*earlier owner*") was the owner of all that piece and parcel of the immovable property/ land bearing old Survey No. 30, Hissa No.4, (new Survey No. 30/4/A) i.e. C.T.S. No. 66/3 and Survey No. 31, Hissa No.2 (part) i.e. C.T.S. No.74/1/(part) lying and situate in Village Kohoj-Khuntavli, Taluka Ambarnath, within the limits of Ambarnath Municipal Council, District Thane in the Registration District of Thane and Sub-Registration District of Ulhasnagar, total land area admeasuring 5255.98 square meters or there about, which was divided by the land owners in to 8 Plots of total area admeasuring 4196.78 square meters, and includes open vacant land admeasuring 583.58 square meters, and Recreational area admeasuring 475.62 square meters, hereinafter for the sake of brevity referred to as the said larger piece of land/ entire land and more particularly described in the SCHEDULE I (DESCRIPTION OF THE ENTIRE LAND /PROPERTY)
2. It appears that appropriate ULC order were issued by the Competent ULC authorities vide ULC order bearing No. ULC/ULN/21(1)/SR-80, dated 29/07/1983 in favour of the earlier owner.



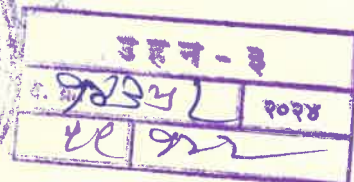
3. It appears that the said earlier owner had obtained necessary Non-Agricultural/NA permission from the Collector, Thane, vide N.A Order No. REV/D1/NAP/VII/SR/147/902 dated 07-08-1985
4. It appears that out of the 8 PLOTS the said earlier owners by the name and style of M/s. NAVARE SHELTERS (hereinafter for the sake of brevity shall be called as "ORIGINAL EARLIER DEVELOPERS") had constructed six multi-storied buildings on 6 PLOTS by the building names (1) KASHINATH, (2) SUMATI, (3) CHARULATA, (4) BANGANGA (5) SHAILAJA, (6) LEKHA, at various times, but did not construct any building on PLOTS NO. 7 AND 8.
- B) HISTORY OF PLOT NO. 1 to 6 CONSISTING OF 6 MULTI-STORIED BUILDINGS NAMED (1) KASHINATH, (2) SUMATI, (3) CHARULATA, (4) BANGANGA (5) SHAILAJA, (6) LEKHA:

1. BUILDING NO. 1 "KASHINATH" (PLOT NO.1)

- a) It appears that BUILDING NO. 1 known as "KASHINATH" consisting of Ground + 2 floors having 12 flats, standing on a piece of land, plot area admeasuring 506.31 square meters (Plot No. 1) out of the said larger piece of land, constructed as per the building plan/ commencement certificate dated 29/03/1984 issued by the Ambarnath Municipal Council (KMC-Ambarnath Division) and further it appears that appropriate Completion Certificate were issued by the KDMC dated 09/06/1986.
- b) It further appears that a Co-Operative Housing Society known as Kashinath Co-operative Housing Society Ltd. was formed and registered consisting of 12 flat owners/members/share holder bearing Registration No. TNA/ ULR/ HSG/ T.C/ 9675/ 1998-99 dated 16/10/1998.
- c) Thereafter it appears that vide Deed of Conveyance dated 31<sup>st</sup> August 2019 duly registered bearing registration No. 10608/2019 dated 31-08-2019, the Plot No. 1 was conveyed in favour of KASHINATH CO-OPERATIVE HOUSING SOCIETY LTD.

2. BUILDING NO. 2 - "SUMATI" (PLOT NO.2)

- a) It appears that BUILDING NO. 2 known as "SUMATI" consisting of part Basement + Ground + 2 floors, having 12 flats + 1 Basement, standing on a piece of land, plot area admeasuring 534.93 square meters (Plot No. 2) out of the said larger piece of land, was constructed as per the building plan/



commencement certificate dated 29/03/1984 issued by the Ambarnath Municipal Council (KMC-Ambarnath Division) and revised building permission dated 27-02-2012 issued by Ambarnath Municipal Council and further it appears that appropriate Completion Certificate were issued by AMC dated 28/02/2012.

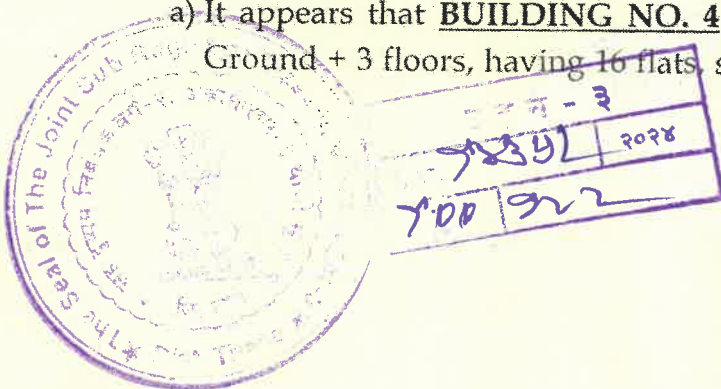
- b) It further appears that a Co-Operative Housing Society known as **Sumati Co-operative Housing Society Ltd.** was formed and registered consisting of 13 flat/unit owners/members/share holder bearing **Registration No. TNA/ULR/HSG/T.C/12913/2001-2002** dated 31-08-2001.
- c) Thereafter it appears that vide **Deed of Conveyance** dated 31<sup>st</sup> August 2019 duly registered bearing registration No.10605/2019 dated 31-08-2019, the Plot No. 2 was conveyed in favour of **SUMATI CO-OPERATIVE HOUSING SOCIETY LTD.**

### 3. BUILDING NO. 3 - "CHARULATA" ( PLOT NO.3)

- a) It appears that **BUILDING NO. 3** known as "**CHARULATA**" consisting of part Basement + Ground + 2 floors, having 12 flats + 1 Basement, standing on a piece of land being **Plot No. 3**, plot area admeasuring **534.93** square meters out of the said larger piece of land, constructed as per the **building plan/commencement certificate** dated 29/03/1984 issued by the Ambarnath Municipal Council (KMC-Ambarnath Division) and revised building permission dated 27-02-2012 issued by Ambarnath Municipal Council and further it appears that appropriate **Completion Certificate** were issued by AMC dated 28/02/2012.
- b) It further appears that a Co-Operative Housing Society known as **Charulata Co-operative Housing Society Ltd.** was formed and registered consisting of 13 flat/unit owners/members/share holder bearing **Registration No. TNA/ULR/HSG/T.C/11515/2000-2001** dated 08-09-2000.
- c) Thereafter it appears that vide **Deed of Conveyance** dated 31<sup>st</sup> August 2019 duly registered bearing registration No.10607/2019 dated 31-08-2019, the Plot No. 3 was conveyed in favour of **CHARULATA CO-OPERATIVE HOUSING SOCIETY LTD.**

### 4. BUILDING NO. 4 - "BANGANGA" (PLOT NO.4)

- a) It appears that **BUILDING NO. 4** known as "**BANGANGA**" consisting of Ground + 3 floors, having 16 flats, standing on a piece of land being Plot No.



4, plot area admeasuring 713.24 square meters out of the said larger piece of land, constructed as per the **building plan/ commencement certificate** dated 29/03/1984 issued by the Ambarnath Municipal Council (KMC-Ambarnath Division) and revised building permission dated 27-02-2012 issued by Ambarnath Municipal Council and further it appears that appropriate Completion Certificate were issued by AMC dated 28/02/2012.

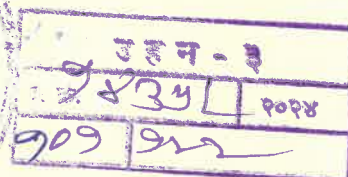
- b) It further appears that a Co-Operative Housing Society known as **Banganga Co-operative Housing Society Ltd.** was formed and registered consisting of 16 flat/unit owners/members/share holder bearing Registration No. TNA/ULR/HSG/T.C/8092/96-97 dated 18-07-1996.
- c) Thereafter it appears that vide **Deed of Conveyance** dated 31<sup>st</sup> August 2019 duly registered bearing registration No.10602/2019 dated 31-08-2019, the Plot No. 4 was conveyed in favour of **BANGANGA CO-OPERATIVE HOUSING SOCIETY LTD.**

**5. BUILDING NO. 5 - "SHAILAJA" (PLOT NO.5)**

- a) It appears that **BUILDING NO. 5** known as "**SHAILAJA**" consisting of Ground + 2 floors having 12 flats, standing on a piece of land being Plot No. 5, plot area admeasuring 524.37 square meters out of the said larger piece of land, constructed as per the **building plan/ commencement certificate** dated 29/03/1984 issued by the Ambarnath Municipal Council (KMC-Ambarnath Division) and revised building permission dated 27-02-2012 issued by Ambarnath Municipal Council and further it appears that appropriate Completion Certificate were issued by AMC dated 29/03/2014.
- b) It further appears that a Co-Operative Housing Society known as **Shailaja Co-operative Housing Society Ltd.** was formed and registered consisting of 16 flat/unit owners/members/share holder bearing Registration No. TNA/ULR/HSG/T.C/7431/95-96 dated 28-04-1995.
- c) Thereafter it appears that vide **Deed of Conveyance** dated 31<sup>st</sup> August 2019 duly registered bearing registration No.10606/2019 dated 31-08-2019, the Plot No. 5 was conveyed in favour of **BANGANGA CO-OPERATIVE HOUSING SOCIETY LTD.**

**6. BUILDING NO. 6: "LEKHA" (PLOT NO. 6)**

- a) It appears that **BUILDING NO. 6** known as "**LEKHA**" consisting of Basement + Ground + 3 floors having 16 flats and 2 Basement units/premises,



standing on a piece of land being **Plot No. 6**, plot area admeasuring 605.00 square meters out of the said larger piece of land, constructed as per the **building plan/ commencement certificate dated 29/03/1984** issued by the **Ambarnath Municipal Council (KMC-Ambarnath Division)** and further it appears that appropriate **Completion Certificate** were issued by KMC dated **09/06/2086**.

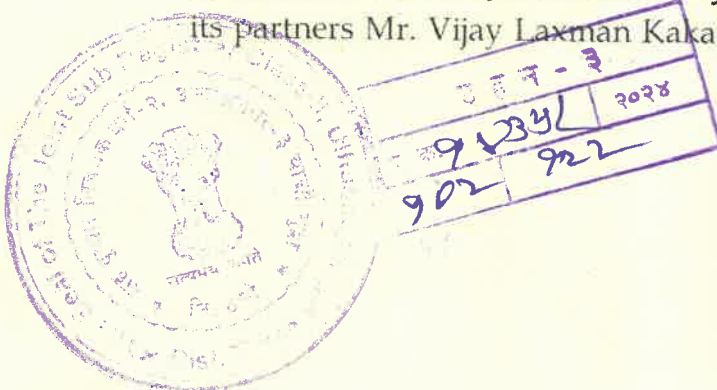
- b) It further appears that a Co-Operative Housing Society known as **Lekha Co-operative Housing Society Ltd.** was formed and registered consisting of 16 flats and 2 Basement units/premises members bearing **Registration No. TNA/ULR/HSG/T.C/8057/95-96** dated 07-03-1996.
- c) Thereafter it appears that vide **Deed of Conveyance** dated **11<sup>th</sup> August 2015** duly registered bearing **registration No.7144/2015** dated **11-08-2015**, the **Plot No. 5** was conveyed in favour of **LEKHA CO-OPERATIVE HOUSING SOCIETY LTD.**

The above said **BUILDING No. 1 to 6** hereinafter shall be collectively referred to as the said "**EARLIER BUILDINGS/ OLD BUILDINGS/SOCIETIES**"

7. It appears that since the above said **Earlier Buildings** has now become very old & dilapidated the Housing Society were intending to re-develop the said **OLD BUILDINGS** by demolishing the existing old building/structure and constructing thereon a new building/ apartment. Due to the gigantic proportions of the development work the Housing Societies decided to entrust the re-development work to M/s. Om Sai Shraddha Developers.

### C) HISTORY OF PLOT NO. 7-TRUPTI BUILDING

1. It appears that i.e. the earlier Land Owners with an intention to develop an area admeasuring **400 square meter** in **Plot No. 7**, out of the said larger piece of land have sanctioned the building plans for constructing a multi-storied building with sanction **FSI of 533.75 Square Meters** to be named as "**Trupti**" and also obtained appropriate Building Permission from the Ambarnath Municipal Council vide their letter No. **ANP/BP/NRV/15-16/499/8550/60** dated **16/07/2015**
2. Thereafter vide a Development Agreement dated **12<sup>th</sup> July 2018**, the earlier land Owners assigned their Development Rights with respect to the said **Plot No. 7** in favour of M/s. **Arise Reality**, a Partnership firm represented through its partners **Mr. Vijay Laxman Kakade** and **Mr. Rahul Shantaram Angre**. The



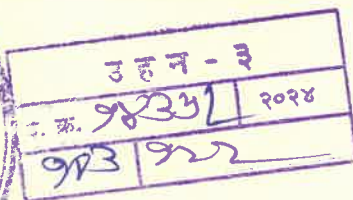
said Development Agreement is duly registered before the Sub-Registrar of Assurances bearing registration No.5740/2018 and also executed necessary Power of Attorney duly registered before the Sub-Registrar of Assurances bearing registration No. 5741/2018 dated 12/07/2018.

**D) HISTORY OF REMAINING LAND AREA**

- a) It appears that the area of land held by each Building/ Societies/ Parties/ Common area in their favor and the balance area available to the Owners are as described in the SCHEDULE II: DESCRIPTION & DETAILS OF THE LAND HELD BY EACH BUILDINGS/SOCIETY/PARTIES/ ALONG WITH COMMON AREA
- b) Thus after the deduction of the earlier allotted land to the Housing Societies and other developers, the Land Owners have retained with them a land area of 583.58 square meters which is yet to be developed by utilizing its FSI

**E) HISTORY OF PLOT NO. 8 (Building known as JYOTI constructed & Developed by M/s. Innovative Builders & Developers)**

- a) It appears that land area admeasuring 378 square meters, bearing Plot No. 8 out of the larger piece of land was conveyed to M/s. Innovative Builders & Developers by the land owner vide Conveyance Deed dated 03-07-2015 and a Building named JYOTI was constructed by M/s. Innovative Builders & Developers consisting of Stilt + 4 floors having 8 flats. Appropriate Completion Certificate were granted by AMC vide No. ANP/NRV/17-18-1382 dated 17-01-2018; but till today Housing Society is not formed and as such the Plot No. 8 is excluded from the development.
- F) It appears that the 6 Co-Operative Housing Societies i.e. Kashinath CHS, Sumati CHS, Charulata CHS, Banganga CHS, Shailaja CHS, Lekha CHS along with M/s. Arise Reality and the Original earlier Owner have executed an Development Agreement dated 19<sup>th</sup> December 2019 in favour of Ms. Om Sai Shraddha Developers duly registered bearing registration No. 13594/2019 dated 23-12-2019 and also executed Power of Attorney duly registered bearing registration No. 13595/2019 dated 23-12-2019
- G) Further it appears that a Correction Deed dated 31-01-2020 has been executed between Kashinath CHS LTD., Sumati CHS LTD., Charulata CHS LTD., Banganga CHS LTD. Shailaja CHS LTD. as the "Assignor No. 1 and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the





"Builder/Developer" and Mr. Sunil Sharad Navare & 4 others as the "The Land Owners/Confirming Party" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 799/2020 dated 31-01-2020 for correcting the mistake in Development Agreement dated 19<sup>th</sup> December 2019.

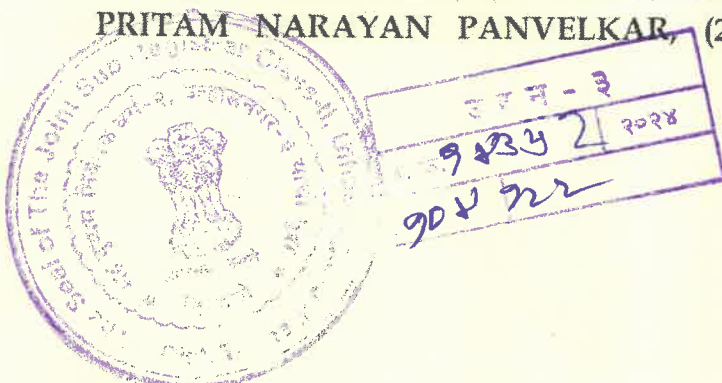
- H) Further it appears that M/s. Om Sai Shraddha Developers has purchased TDR FSI admeasuring 2809 square meters from Mr. Vijay Laxman Kakade vide Agreement for Sale of TDR (FSI) executed between Mr. Vijay Laxman Kakade as the Seller & M/s. Om Sai Shraddha Developers as the "Purchaser" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 798/2020 dated 31-01-2020
- I) Further the Search Report dated 04/02/2020 generated by Mr. Sandeep Baraskar (Clerk & Searcher) of M/s. Varma Associates does not show any adverse entry with respect to the said property/land in the available Index II register kept at the Office of the Sub-Registrar, Sub-Registration District, Ulhasnagar.

### CONCLUSION

Thus considering the documents placed before us it appears that the total land area for Development/Re-development is 4877.98 square meters which includes the area of the Old Buildings of all the Housing Societies No. 1 to 6 (Plot No. 1 to 6) and the Development Rights of M/s. Arise Reality with respect to Plot No. 7, and the balance land area of the land Owners, (but excludes the area of land of the Building named Jyoti developed by M/s. Innovative Builders and Developers) more particularly described in the SCHEDULE III (DESCRIPTION OF THE LAND TO BE DEVELOPED) and further M/s. Om Sai Shraddha Developers has also entitled to TDR-FSI for an area admeasuring 2809 square meters which can be utilized exclusively for construction and development subject to obtaining necessary sanction and approval from the Municipal Authorities for development and construction of multi-storied building

### OPINION:

Therefore in my/our opinion it appears that M/S. OM SAI SHRADDHA DEVELOPERS, a Partnership Firm duly registered under Indian Partnership Act, 1932, having its Corporate Office at Panvelkar Regency, Behind Fr. Agnel School, Kohojgaon, Ambarnath (W), Dist. Thane, represented through its Partners, (1) MR. PRITAM NARAYAN PANVELKAR, (2) MR. MASHALLAH AZAZUDDIN



M/S. VARMA ASSOCIATES

CHAUHAN, (3) MR. DILIP KRISHNA MAHALE, (4) MR. VIJAY LAXMAN KAKADE, (5) MR. ULHAS BHAVSING PATIL, (6) MR. RAHUL SHANTARAM ANGRE, are legally and lawfully eligible & competent to develop the said land/property.

In the said circumstances M/S. OM SAI SHRADDHA DEVELOPERS has complete authority and right to carry out the construction & development on the said property/land after obtaining appropriate approvals and permissions from the Municipal Authorities.

Place: Ambarnath

Date: 05<sup>th</sup> February, 2020

For, M/S. VARMA ASSOCIATES



ADV. SWAPNIL VARMA  
Reg. No. MAH 3830/2001



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**SCHEDULE I**  
**SCHEDULE OF ENTIRE LAND PROPERTY**

VILLAGE	SURVEY NO.	HISSA NO.	CTS NO.	TOTAL AREA OF PLOT/LAND
KOHOL KHUNTAVALI	31	2 P	66/3P	5255.98 square meters
	Old 30	4	&	
	New 30	4(A)P	74/1P	

**SCHEDULE II**  
**(DESCRIPTION & DETAILS OF THE LAND HELD BY EACH BUILDINGS/SOCIETY/PARTIES/ ALONG WITH COMMON AREA):**

Sr. No.	Name of Society	Plot No	Area (sq. meters)
1	KASHINATH CO-OPERATIVE HOUSING SOCIETY LTD	01	506.31
2	SUMATI CO-OPERATIVE HOUSING SOCIETY LTD	02	534.93
3	CHARULATA CO-OPERATIVE HOUSING SOCIETY LTD	03	534.93
4	BANGANGA CO-OPERATIVE HOUSING SOCIETY LTD	04	713.24
5	SHAILAJA CO-OPERATIVE HOUSING SOCIETY LTD	05	524.37
6	LEKHA CO-OPERATIVE HOUSING SOCIETY LTD	06	605.00
7	TRUPTI (to be constructed)	07	400.00
8	JYOTI (constructed by Innovative)	08	378.00
9	Total common area and recreational zone Area		475.62
10	Total Area ( 1 to 9 )		4672.40
11	Total remaining area with the Land Owner for development		583.58
	Total entire land area		5255.98

**SCHEDULE III**  
**DESCRIPTION OF THE LAND TO BE DEVELOPED**

Sr. No.	Name of Society	Plot No	Area (sq. meters)
1	KASHINATH CO-OPERATIVE HOUSING SOCIETY LTD	01	506.31
2	SUMATI CO-OPERATIVE HOUSING SOCIETY LTD	02	534.93
3	CHARULATA CO-OPERATIVE HOUSING SOCIETY LTD	03	534.93
4	BANGANGA CO-OPERATIVE HOUSING SOCIETY LTD	04	713.24
5	SHAILAJA CO-OPERATIVE HOUSING SOCIETY LTD	05	524.37
6	LEKHA CO-OPERATIVE HOUSING SOCIETY LTD	06	605.00
7	TRUPTI (to be constructed)	07	400.00
8	Owners balance land area		583.58
9	Total earlier common area and recreational zone Area		475.62
	Total Area for development		<u>4877.98</u>





**Varma Associates**  
**Advocates & Legal Advisors**



FORMAT-A  
(Circular N. 28/2021)

To,  
MAHARERA  
Mumbai, Maharashtra

**LEGAL TITLE REPORT**

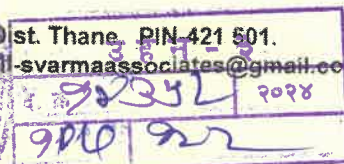
Sub: Title Clearance Certificate with respect to Land bearing C.T.S. No. 66/3 (P) & 74/1 (P) and having old Survey No. 30, Hissa No.4 (new Survey No. 30/4/A & 31/2), lying and situate in Village Kohoj Khuntavli, Taluka Ambarnath, within the limits of Ambarnath Municipal Council, District Thane, in the Registration District of Thane and Sub-Registration District of Ulhasnagar, State-Maharashtra, total land area for development admeasuring 4877.98 square meters, consisting of 7 different pieces of land admeasuring 3818.78 square meters (for brevity shall be referred to as Plot No. 1, 2, 3, 4, 5, 6, 7), and open vacant land admeasuring 583.58 square meters, and recreational area admeasuring 475.62 square meters out of the larger land area admeasuring 5255.98 square meters or there about (hereinafter referred to as the said Land/Property)

I/We, the undersigned, at the request of M/S. OM SAI SHRADDHA DEVELOPERS, a Partnership Firm represented by its Partners 1) Mr. Pritam Narayan Panvelkar, (2) Mr. Mashallah Azazuddin Chauhan, (3) Mr. Dilip Krishna Mahale, (4) Mr. Vijay Laxman Kakade, (5) Mr. Ulhas Bhavsing Patil, (6) Mr. Rahul Shantaram Angre, have investigated the Title to the immovable property described herein below and the particulars of which are as follows: -

1. **DESCRIPTION OF PROPERTY**

All that piece and parcel of the land bearing C.T.S. No. 66/3 (P) & 74/1 (P) and having old Survey No. 30, Hissa No.4 (new Survey No. 30/4/A & 31/2), **total land area for development admeasuring 4877.98 square meters**, lying and

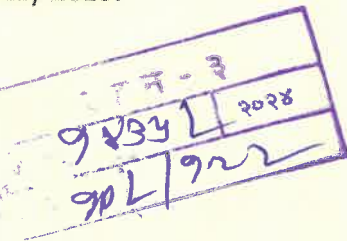
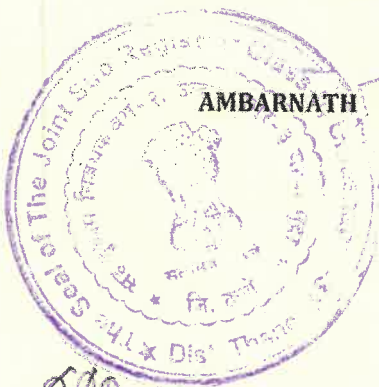
Plot No. 551, Kher Section, Shiv Mandir Road, Ambarnath (E), Dist. Thane, PIN-421 501.  
Telephone: 09561788889/07709767600/09323511135/09766345679 E mail-svarmaassociates@gmail.com



situate in Village Kohoj Khuntavli, Taluka Ambarnath, within the limits of Ambarnath Municipal Council, District Thane, in the Registration District of Thane and Sub-Registration District of Ulhasnagar, State-Maharashtra.

## 2. DOCUMENTS OF THE ALLOTMENT OF PLOT/LAND

- 1) Copy of 7/12 extract for Survey No. 31/2 & 30/4/ A dated 04/11/2019
- 2) Copy of relevant Mutation entries
- 3) Copies of property card for CTS No. 66/3 & 74/1
- 4) Copy of ULC Order dated 14-02-1991
- 5) Copies of Building Permissions
- 6) Copies of Building Completion
- 7) Copies of Power of Attorney executed between Navare family.
- 8) Copies of Society Registration certificates of Kashinath CHS, Sumati CHS, Charulata CHS, Banganga CHS, Shailaja CHS, Lekha CHS
- 9) Copies of Order from Asst. Registrar of Co-Operative Societies granting permission and appointing M/s. Om Sai Shraddha Developers (Panvelkar Group) as the Developer for re-development.
- 10) Copy of Conveyance Deed dated 03-07-2015 executed by Mr. Sunil Sharad Navare & others in favour of M/s. Innovative Builders & Developers (Plot No. 8), duly registered bearing registration No. 5879/2015.
- 11) Copy of Conveyance Deed dated 05-08-2015 executed by Mr. Sunil Sharad Navare & others in favour of Lekha Co-Operative Housing Society Ltd. (Plot No. 6), duly registered bearing registration No. 5879/2015.
- 12) Copy of Development Agreement dated 12-07-2018 executed by Mr. Sunil Sharad Navare & others in favour of M/s. Arise Reality for the development of Plot No. 07, duly registered bearing registration number 5740/2018.
- 13) Copy of Power of Attorney dated 12-07-2018 executed by Mr. Sunil Sharad Navare & others in favour of M/s. Arise Reality for the development of Plot No. 07, duly registered bearing registration number 5741/2018.



- 14) Copy of Order below Exh. 1 dated 08-02-2020 passed by the Hon'ble Civil Judge Senior Division, Kalyan, in Regular Civil Suit No.286 of 2018.
- 15) Copies of Conveyance Deed dated 31-08-2019 executed by Mr. Sunil Sharad Navare & 4 others as the "The Land Owners" in favour of (1) Kashinath CHS Ltd, (2) Sumati, (3) Charulata, (4) Banganga (5) Shailaja Co-Operative Housing Societies, duly registered bearing registration Nos. 10608/2019, 10605/2019, 10607/2019, 10602/2019, 10606/2019 respectively.
- 16) Copy of Development Agreement dated 19-12-2019 executed between (1) Kashinath CHS Ltd., (2) Sumati CHS Ltd., (3) Charulata CHS Ltd., (4) Banganga CHS Ltd. (5) Shailaja CHS Ltd. (6) Lekha CHS Ltd. as the "Assignor No. 1 and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the "Builder/Developer" and Mr. Sunil Sharad Navare & 4 others as the "The Land Owners/Confirming Party" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 13594/2019 dated 23-12-2019.
- 17) Copy of Power of Attorney dated 19-12-2019 executed between (1) Kashinath CHS Ltd., (2) Sumati CHS Ltd., (3) Charulata CHS Ltd., (4) Banganga CHS Ltd. (5) Shailaja CHS Ltd. (6) Lekha CHS Ltd. as the "Assignor No. 1 and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the "Builder/Developer" and Mr. Sunil Sharad Navare & 4 others as the "The Land Owners/Confirming Party" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 13595/2019 dated 23-12-2019.
- 18) Copy of Correction Deed dated 31-01-2020 executed between (1) Kashinath CHS Ltd., (2) Sumati CHS Ltd., (3) Charulata CHS Ltd., (4) Banganga CHS Ltd. (5) Shailaja CHS Ltd. (6) Lekha CHS Ltd. as the "Assignor No. 1 and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the "Builder/Developer" and Mr. Sunil Sharad Navare & 4 others as the "The Land Owners/Confirming Party"

AMBARNATH

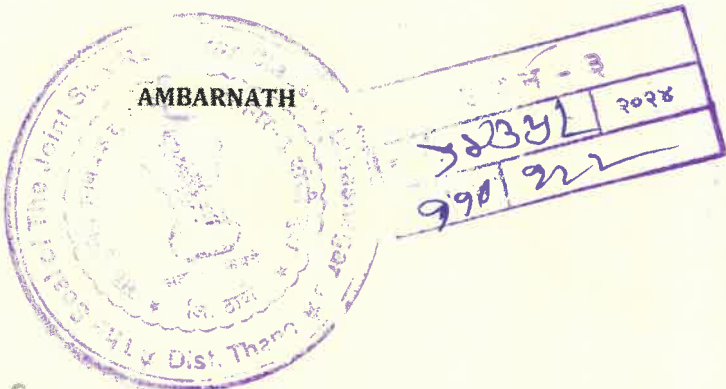


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## M/S. VARMA ASSOCIATES

- duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 799/2020 dated 31-01-2020.
- 19) Copy of Agreement for Sale of TDR (FSI) executed between Mr. Vijay Laxman Kakade as the Seller & M/s. Om Sai Shraddha Developers as the "Purchaser", duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 798/2020 dated 31-01-2020.
  - 20) Copy of Building Permission dated 27/02/2020, bearing Javak No. ANP/NRV/BP/2019-20/1663/9042/131 issued by Ambarnath Municipal Council.
  - 21) Copy of Mortgage Deed dated 16/09/2022 executed M/s. Om Sai Shraddha Developers represented through its Partner Mr. Pritam Narayan Panvelkar as the "Borrower/Mortgagor", Kashinath CHS LTD., Sumati CHS LTD., Charulata CHS LTD., Banganga CHS LTD. Shailaja CHS LTD., Lekha CHS LTD., Mr. Sunil Sharad Navare & 4 others as the "Confirming Party" and Aditya Birla Finance Limited as the "Lender/ Mortgagee", duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 9321/2022 dated 16-09-2022.
  - 22) Copy of Revised Building Permission dated 03/10/2022, bearing Javak No. ANP/NRV/BP/2022-23/847/9364/56 issued by Ambarnath Municipal Council.
  - 23) Copy of Revised Building Permission dated 16/01/2023, bearing Javak No. ANP/NRV/BP/2022-23/1228/9384/76 issued by Ambarnath Municipal Council.
  - 24) Search Report generated by Mr. Sandeep Baraskar (Clerk & Searcher) of M/s. Varma Associates.
3. On the perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I/We am/are of the opinion that the title of **M/S. OM SAI SHRADDHA DEVELOPERS**, a Partnership Firm represented by its Partners (1) Mr. Pritam Narayan Panvelkar, (2) Mr. Mashallah Azazuddin Chauhan, (3) Mr. Dilip Krishna Mahale, (4) Mr. Vijay



M/S. VARMA ASSOCIATES

Laxman Kakade, (5) Mr. Ulhas Bhavsing Patil, (6) Mr. Rahul Shantaram Angre, is valid, clear, marketable, subject to the encumbrances more particularly described herein below.

**Owners of the Land: -** 1. KASHINATH CHS LTD.,  
2. SUMATI CHS LTD.,  
3. CHARULATA CHS LTD.,  
4. BANGANGA CHS LTD.,  
5. SHAILAJA CHS LTD.,  
6. LEKHA CHS LTD.,  
7. MR. SUNIL SHARAD NAVARE, MR. VINOD SHARAD NAVARE, SMT. SHAILAJA SHRIRAM NAVARE, MR. SATENDRA SHRIRAM NAVARE, MR. ASHISH SHRIRAM NAVARE.

4. The report reflecting the flow of the title of the Land owner and the Promoter M/S. OM SAI SHRADDHA DEVELOPERS, a Partnership Firm represented by its Partners 1) Mr. Pritam Narayan Panvelkar, (2) Mr. Mashallah Azazuddin Chauhan, (3) Mr. Dilip Krishna Mahale, (4) Mr. Vijay Laxman Kakade, (5) Mr. Ulhas Bhavsing Patil, (6) Mr. Rahul Shantaram Angre on the said land is enclosed herewith as annexure.

Place: Ambarnath  
DATE: 25/01/2023



For, M/S. VARMA ASSOCIATES

ADV. SWAPNIL VARMA  
Reg. No. MAH 3830/2001



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M/S. VARMA ASSOCIATES

**LIST OF ENCUMBRANCES**  
**SECURED/MORTGAGE LOAN**

**Lender: Aditya Birla Finance Limited**

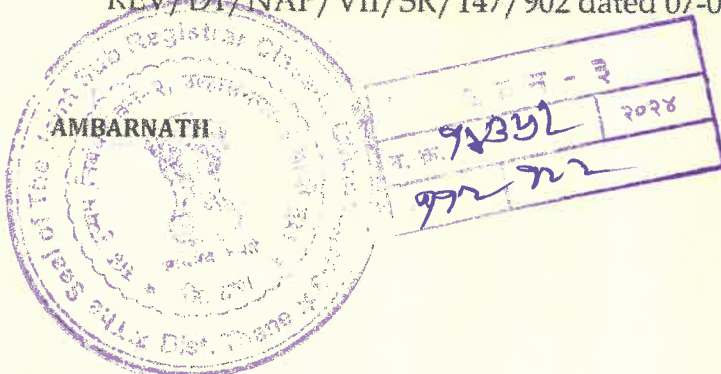
Mortgage Deed dated 16/09/2022 executed M/s. Om Sai Shraddha Developers represented through its Partner Mr. Pritam Narayan Panvelkar as the "Borrower/Mortgagor", Kashinath CHS LTD., Sumati CHS LTD., Charulata CHS LTD., Banganga CHS LTD. Shailaja CHS LTD., Lekha CHS LTD., Mr. Sunil Sharad Navare & 4 others as the "Confirming Party" and Aditya Birla Finance Limited as the "Lender/ Mortgagee", duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 9321/2022 dated 16-09-2022.

**ANNEXURE**

**FLOW OF TITLE OF THE SAID PLOT/LAND/PROPERTY**

**A) HISTORY OF ENTIRE LAND OWNED BY NAVARE FAMILY**

1. From the documents placed before us it appears that Navare Family (hereinafter for the sake of brevity shall be referred to as the said "*earlier owner*") was the owner of all that piece and parcel of the immovable property/ land bearing old Survey No. 30, Hissa No.4, (new Survey No. 30/4/A) i.e. C.T.S. No. 66/3 and Survey No. 31, Hissa No.2 (part) i.e. C.T.S. No.74/1/(part) lying and situate in Village Kohoj-Khuntavli, Taluka Ambarnath, within the limits of Ambarnath Municipal Council, District Thane in the Registration District of Thane and Sub-Registration District of Ulhasnagar, **total land area admeasuring 5255.98 square meters** or there about, which was divided by the land owners in to 8 Plots of total area **admeasuring 4196.78 square meters**, and includes open vacant land admeasuring 583.58 square meters, and Recreational area admeasuring 475.62 square meters, hereinafter for the sake of brevity referred to as the **said larger piece of land/ entire land** and more particularly described in the **SCHEDULE I (DESCRIPTION OF THE ENTIRE LAND /PROPERTY)**.
2. It appears that appropriate ULC order were issued by the Competent ULC authorities vide ULC order bearing No. ULC/ULN/21(1)/SR-80, dated 29/07/1983 in favour of the earlier owner.
3. It appears that the said earlier owner had obtained necessary Non-Agricultural/NA permission from the Collector, Thane, vide N.A Order No. REV/D1/NAP/VII/SR/147/902 dated 07-08-1985.



4. It appears that out of the 8 PLOTS the said earlier owners by the name and style of M/s. NAVARE SHELTERS (hereinafter for the sake of brevity shall be called as "ORIGINAL EARLIER DEVELOPERS") had constructed six multi-storied buildings on 6 PLOTS by the building names (1) KASHINATH, (2) SUMATI, (3) CHARULATA, (4) BANGANGA (5) SHAILAJA, (6) LEKHA, at various times, but did not construct any building on PLOTS NO. 7 AND 8.

B) HISTORY OF PLOT NO. 1 to 6 CONSISTING OF 6 MULTI-STORIED BUILDINGS NAMED (1) KASHINATH, (2) SUMATI, (3) CHARULATA, (4) BANGANGA (5) SHAILAJA, (6) LEKHA:

1. BUILDING NO. 1 "KASHINATH" (PLOT NO.1)

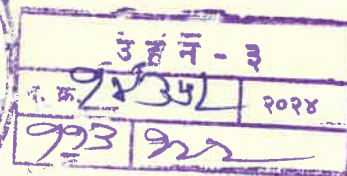
a) It appears that BUILDING NO. 1 known as "KASHINATH" consisting of Ground + 2 floors having 12 flats, standing on a piece of land, plot area admeasuring 506.31 square meters (Plot No. 1) out of the said larger piece of land, constructed as per the building plan/ commencement certificate dated 29/03/1984 issued by the Ambarnath Municipal Council (KMC-Ambarnath Division) and further it appears that appropriate Completion Certificate were issued by the KDMC dated 09/06/1986.

b) It further appears that a Co-Operative Housing Society known as Kashinath Co-operative Housing Society Ltd. was formed and registered consisting of 12 flat owners/members/share holder bearing Registration No. TNA/ ULR/ HSG/ T.C/ 9675/ 1998-99 dated 16/10/1998.

c) Thereafter it appears that vide Deed of Conveyance dated 31<sup>st</sup> August 2019 duly registered bearing registration No. 10608/2019 dated 31-08-2019, the Plot No. 1 was conveyed in favour of KASHINATH CO-OPERATIVE HOUSING SOCIETY LTD.

2. BUILDING NO. 2 - "SUMATI" (PLOT NO.2)

a) It appears that BUILDING NO. 2 known as "SUMATI" consisting of part Basement + Ground + 2 floors, having 12 flats + 1 Basement, standing on a piece of land, plot area admeasuring 534.93 square meters (Plot No. 2) out of the said larger piece of land, was constructed as per the building plan/ commencement certificate dated 29/03/1984 issued by the Ambarnath Municipal Council (KMC-Ambarnath Division) and revised building permission dated 27-02-2012 issued by Ambarnath Municipal Council and further it appears that appropriate Completion Certificate were issued by AMC dated 28/02/2012.



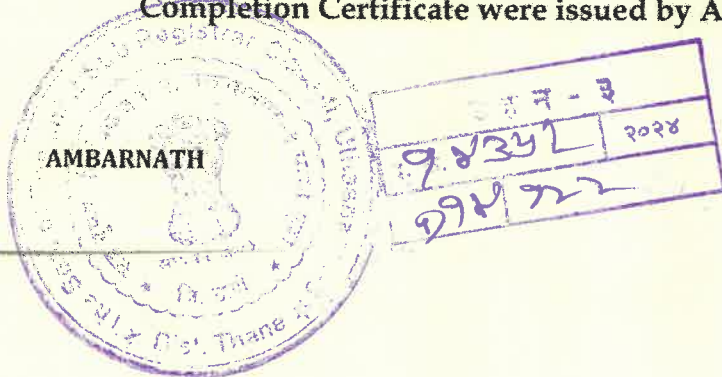
- b) It further appears that a Co-Operative Housing Society known as **Sumati Co-operative Housing Society Ltd.** was formed and registered consisting of 13 flat/unit owners/members/share holder bearing **Registration No. TNA/ULR/HSG/T.C/12913/2001-2002** dated 31-08-2001.
- c) Thereafter it appears that vide **Deed of Conveyance** dated 31<sup>st</sup> August 2019 duly registered bearing **registration No.10605/2019** dated 31-08-2019, the **Plot No. 2** was conveyed in favour of **SUMATI CO-OPERATIVE HOUSING SOCIETY LTD.**

### **3. BUILDING NO. 3 - "CHARULATA" (PLOT NO.3)**

- a) It appears that **BUILDING NO. 3** known as "**CHARULATA**" consisting of part Basement + Ground + 2 floors, having 12 flats + 1 Basement, standing on a piece of land being **Plot No. 3**, plot area admeasuring **534.93** square meters out of the said larger piece of land, constructed as per the **building plan/ commencement certificate** dated 29/03/1984 issued by the **Ambarnath Municipal Council (KMC-Ambarnath Division)** and revised **building permission** dated 27-02-2012 issued by **Ambarnath Municipal Council** and further it appears that appropriate **Completion Certificate** were issued by **AMC** dated 28/02/2012.
- b) It further appears that a Co-Operative Housing Society known as **Charulata Co-operative Housing Society Ltd.** was formed and registered consisting of 13 flat/unit owners/members/share holder bearing **Registration No. TNA/ULR/HSG/T.C/11515/2000-2001** dated 08-09-2000.
- c) Thereafter it appears that vide **Deed of Conveyance** dated 31<sup>st</sup> August 2019 duly registered bearing **registration No.10607/2019** dated 31-08-2019, the **Plot No. 3** was conveyed in favour of **CHARULATA CO-OPERATIVE HOUSING SOCIETY LTD.**

### **4. BUILDING NO. 4 - "BANGANGA" (PLOT NO.4)**

- a) It appears that **BUILDING NO. 4** known as "**BANGANGA**" consisting of Ground + 3 floors, having 16 flats, standing on a piece of land being **Plot No. 4**, plot area admeasuring **713.24** square meters out of the said larger piece of land, constructed as per the **building plan/ commencement certificate** dated 29/03/1984 issued by the **Ambarnath Municipal Council (KMC-Ambarnath Division)** and revised **building permission** dated 27-02-2012 issued by **Ambarnath Municipal Council** and further it appears that appropriate **Completion Certificate** were issued by **AMC** dated 28/02/2012.



- b) It further appears that a Co-Operative Housing Society known as **Banganga Co-operative Housing Society Ltd.** was formed and registered consisting of 16 flat/unit owners/members/share holder bearing Registration No. TNA/ULR/HSG/T.C/8092/96-97 dated 18-07-1996.
- c) Thereafter it appears that vide **Deed of Conveyance dated 31<sup>st</sup> August 2019** duly registered bearing registration No.10602/2019 dated 31-08-2019, the Plot No. 4 was conveyed in favour of **BANGANGA CO-OPERATIVE HOUSING SOCIETY LTD.**

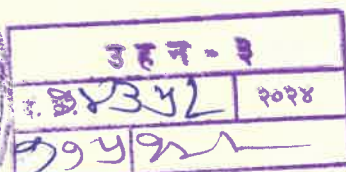
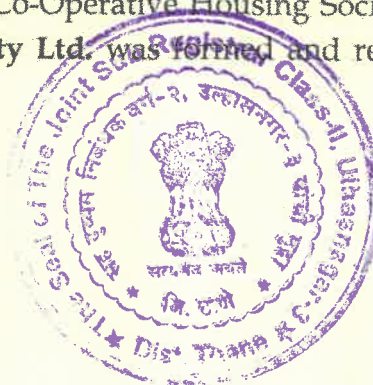
5. **BUILDING NO. 5 - "SHAILAJA" (PLOT NO.5)**

- a) It appears that **BUILDING NO. 5** known as "**SHAILAJA**" consisting of Ground + 2 floors having 12 flats, standing on a piece of land being Plot No. 5, plot area admeasuring 524.37 square meters out of the said larger piece of land, constructed as per the **building plan/ commencement certificate dated 29/03/1984** issued by the **Ambarnath Municipal Council (KMC-Ambarnath Division)** and revised building permission dated 27-02-2012 issued by Ambarnath Municipal Council and further it appears that appropriate **Completion Certificate** were issued by AMC dated 29/03/2014.
- b) It further appears that a Co-Operative Housing Society known as **Shailaja Co-operative Housing Society Ltd.** was formed and registered consisting of 16 flat/unit owners/members/share holder bearing Registration No. TNA/ULR/HSG/T.C/7431/95-96 dated 28-04-1995.
- c) Thereafter it appears that vide **Deed of Conveyance dated 31<sup>st</sup> August 2019** duly registered bearing registration No.10606/2019 dated 31-08-2019, the Plot No. 5 was conveyed in favour of **BANGANGA CO-OPERATIVE HOUSING SOCIETY LTD.**

6. **BUILDING NO. 6: "LEKHA" (PLOT NO. 6)**

- a) It appears that **BUILDING NO. 6** known as "**LEKHA**" consisting of Basement + Ground + 3 floors having 16 flats and 2 Basement units/premises, standing on a piece of land being Plot No. 6, plot area admeasuring 605.00 square meters out of the said larger piece of land, constructed as per the **building plan/ commencement certificate dated 29/03/1984** issued by the **Ambarnath Municipal Council (KMC-Ambarnath Division)** and further it appears that appropriate **Completion Certificate** were issued by KMC dated 09/06/2086.
- b) It further appears that a Co-Operative Housing Society known as **Lekha Co-operative Housing Society Ltd.** was formed and registered consisting of 16

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M/S. VARMA ASSOCIATES

flats and 2 Basement units/premises members bearing Registration No. TNA/ULR/HSG/T.C/8057/95-96 dated 07-03-1996.

- c) Thereafter it appears that vide Deed of Conveyance dated 11<sup>th</sup> August 2015 duly registered bearing registration No.7144/2015 dated 11-08-2015, the Plot No. 5 was conveyed in favour of LEKHA CO-OPERATIVE HOUSING SOCIETY LTD.

The above said **BUILDING No. 1 to 6** hereinafter shall be collectively referred to as the said "EARLIER BUILDINGS / OLD BUILDINGS/SOCIETIES"

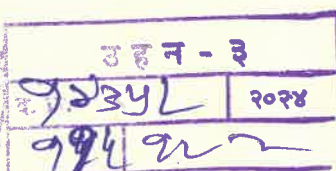
7. It appears that since the above said **Earlier Buildings** has now become very old & dilapidated the Housing Society were intending to re-develop the said **OLD BUILDINGS** by demolishing the existing old building/structure and constructing thereon a new building/ apartment. Due to the gigantic proportions of the development work the Housing Societies decided to entrust the re-development work to M/s. Om Sai Shraddha Developers.

**C) HISTORY OF PLOT NO. 7-TRUPTI BUILDING**

1. It appears that the earlier Land Owners with an intention to develop an area admeasuring **400 square meter** in **Plot No. 7**, out of the said larger piece of land have sanctioned the building plans for constructing a multi-storied building with sanction FSI of **533.75 Square Meters** to be named as "Trupti" and also obtained appropriate Building Permission from the Ambarnath Municipal Council vide their letter No. ANP/BP/NRV/15-16/499/8550/60 dated 16/07/2015
2. Thereafter vide a Development Agreement dated 12<sup>th</sup> July 2018, the earlier land Owners assigned their Development Rights with respect to the said **Plot No. 7** in favour of M/s. **Arise Reality**, a Partnership firm represented through its partners Mr. Vijay Laxman Kakade and Mr. Rahul Shantaram Angre. The said Development Agreement is duly registered before the Sub-Registrar of Assurances bearing registration No.5740/2018 and also executed necessary Power of Attorney duly registered before the Sub-Registrar of Assurances bearing registration No. 5741/2018 dated 12/07/2018.

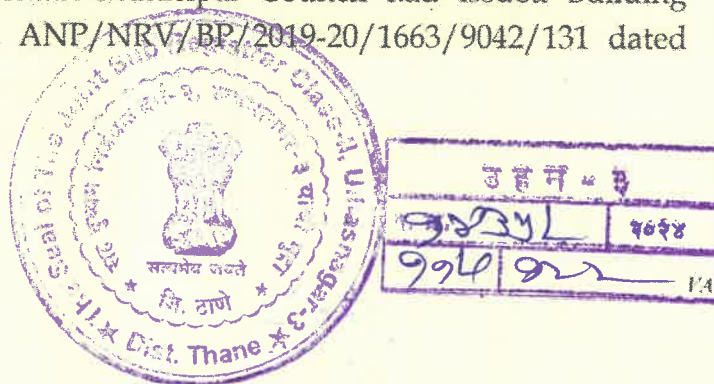
**D) HISTORY OF REMAINING LAND AREA**

- a) After the deduction of the earlier allotted land to the Housing Societies and other developers, the Land Owners have retained with them a land area of **583.58 square meters** which is yet to be developed by utilizing its FSI



- E) HISTORY OF PLOT NO. 8 (Building known as JYOTI constructed & Developed by M/s. Innovative Builders & Developers)
- a) It appears that land area admeasuring 378 square meters, bearing Plot No. 8 out of the larger piece of land was conveyed to M/s. Innovative Builders & Developers by the land owner vide Conveyance Deed dated 03-07-2015 and a Building named JYOTI was constructed by M/s. Innovative Builders & Developers consisting of Stilt + 4 floors having 8 flats. Appropriate Completion Certificate were granted by AMC vide No. ANP/NRV/17-18-1382 dated 17-01-2018; but till today Housing Society is not formed and as such the Plot No. 8 is excluded from the development.
- F) It appears that the 6 Co-Operative Housing Societies i.e. (1) Kashinath CHS Ltd., (2) Sumati CHS Ltd., (3) Charulata CHS Ltd., (4) Banganga CHS Ltd. (5) Shailaja CHS Ltd. (6) Lekha CHS Ltd. along with M/s. Arise Reality and the original earlier Owner have executed an Development Agreement dated 19<sup>th</sup> December 2019 in favour of Ms. Om Sai Shraddha Developers duly registered bearing registration No. 13594/2019 dated 23-12-2019 and also executed Power of Attorney duly registered bearing registration No. 13595/2019 dated 23-12-2019
- G) Further it appears that a Correction Deed dated 31-01-2020 has been executed between (1) Kashinath CHS Ltd., (2) Sumati CHS Ltd., (3) Charulata CHS Ltd., (4) Banganga CHS Ltd. (5) Shailaja CHS Ltd. (6) Lekha CHS Ltd. as the "Assignor No. 1" and M/s. Arise Reality as the "Assignor No. 2" and M/s. Om Sai Shraddha Developers as the "Builder/Developer" and Mr. Sunil Sharad Navare & 4 others as the "The Land Owners/Confirming Party" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 799/2020 dated 31-01-2020 for correcting the mistake in Development Agreement dated 19<sup>th</sup> December 2019.
- H) Further it appears that M/s. Om Sai Shraddha Developers has purchased TDR FSI admeasuring 2809 square meters from Mr. Vijay Laxman Kakade vide Agreement for Sale of TDR (FSI) executed between Mr. Vijay Laxman Kakade as the Seller & M/s. Om Sai Shraddha Developers as the "Purchaser" duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 798/2020 dated 31-01-2020.
- I) Further it appears that Ambarnath Municipal Council had issued Building Permission bearing Javak No. ANP/NRV/BP/2019-20/1663/9042/131 dated 27/02/2020.

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## M/S. VARMA ASSOCIATES

- J) Further it appears that the Promoter had registered the project in the name and style "PANVELKAR EMPIRE" with the Maharashtra Real Estate Regulatory Authority and the promoter M/s. Om Sai Shraddha Developers has received the Registration Certificate of Project bearing registration Number P51700026198, dated 29-08-2020.
- K) Thereafter it appears that the Promoter has availed of project loan from Aditya Birla Finance Limited and executed Mortgage Deed dated 16/09/2022 between M/s. Om Sai Shraddha Developers represented through its Partner Mr. Pritam Narayan Panvelkar as the "Borrower/Mortgagor", and (1) Kashinath CHS Ltd., (2) Sumati CHS Ltd., (3) Charulata CHS Ltd., (4) Banganga CHS Ltd. (5) Shailaja CHS Ltd. (6) Lekha CHS Ltd., Mr. Sunil Sharad Navare & 4 others as the "Confirming Party" and Aditya Birla Finance Limited as the "Lender/Mortgagee", duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3, bearing registration No. 9321/2022 dated 16-09-2022.
- L) Thereafter it appears that the Promoter has revised its building plan and obtained revised Building Permission from Ambarnath Municipal Council bearing Javak No. ANP/NRV/BP/2022-23/847/9364/56 dated 03/10/2022,.
- M) Thereafter the Promoters has again revised its building plan and obtained revised Building Permission from Ambarnath Municipal Council bearing Javak No. ANP/NRV/BP/2022-23/1228/9384/76 dated 16/01/2023.
- N) We have perused the Search Report dated 23-01-2023 generated by Mr. Sandeep Baraskar (Clerk & Searcher) of M/s. Varma Associates, and other than encumbrances with Aditya Birla Finance Limited, it does not show any other adverse entry with respect to the said property/land.
- O) In the circumstances, considering the 7/12 Extract & Mutation Entries, Development Agreement dated 12-07-2018, Conveyance Deed dated 31-08-2019, Development Agreement dated 19-12-2019, Correction Deed dated 31-01-2020, Agreement for Sale of TDR (FSI) and subject to the rights of the said Aditya Birla Finance Limited under the Mortgage Deed dated 16/09/2022 & all the aforesaid incidental documents thereto, the title of M/s. Om Sai Shraddha Developers to the said Land/Property is clear & marketable.

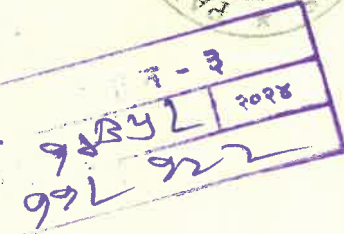
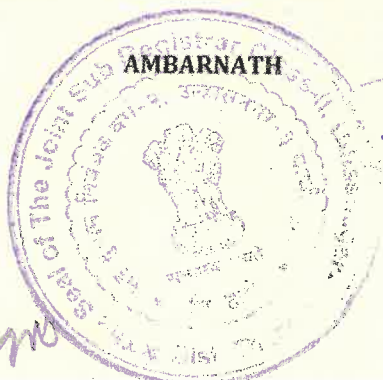
Place: Ambarnath

DATE: 25/01/2023

M/S. VARMA ASSOCIATES

ADV. SWAPNIL VARMA

Reg. No. MAH 3830/2001



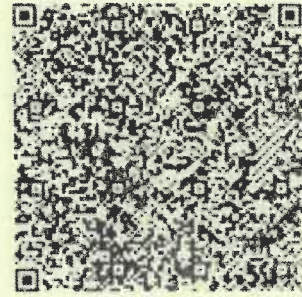
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AAGFO3403M**



नाम / Name  
OM SAI SHRADDHA DEVELOPERS

निगमन/गठन की तारीख  
Date of Incorporation/Formation  
15/01/2019

01032019

*Prady*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

**DILIP KRISHNA MAHALE**  
**KRISHNA SHRIPATH MAHALE**

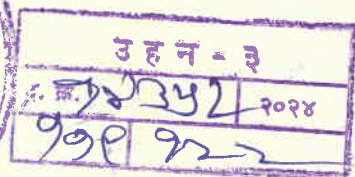
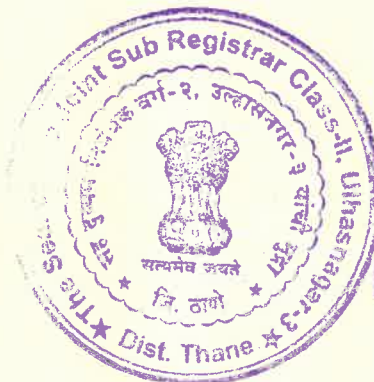
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**AOKPM1107J**



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Signature

*Prady*





**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

QR Code

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**BPGPG5668L**

नाम / Name  
**ARTI RADHESHYAM GUPTA**

पिता का नाम / Father's Name  
**RADHE GUPTA**

जन्म की तारीख / Date of Birth  
**07/10/1995**

हस्ताक्षर / Signature  
*Arti*



**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

**NIRMLA RADHESHAM GUPTA**  
**CHADRIKA KEDAR GUPTA**

14/10/1977

Permanent Account Number  
**BBZPG5623A**

हस्ताक्षर / Signature  
*निर्मला गुप्ता*



*Arti*

*निर्मला गुप्ता*

**भारत सरकार**  
Government of India

आधार नं. जारी: 31/09/2012

**आरती राधेश्याम गुप्ता**  
Arti Radheshyam Gupta  
जन्म तिथि/DOB: 07/10/1995  
लिंग/ FEMALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।  
जबतक उपयोग के दौरान (ऑनलाइन प्रमाणीकरण या तस्वीर का तबतक/  
ऑनलाइन उपकरणों की सहायता के साथ किया जाना चाहिए।  
Aadhaar is proof of identity, not of citizenship  
or date of birth. It should be used with verification (online  
authentication, or scanning of L1N code / offline XML)

**4087 9821 1841**  
मेरा आधार, मेरी पहचान

**भारत सरकार**  
Government of India

**निर्मला राधेश्याम गुप्ता**  
Nirmala Radheshyam Gupta  
जन्म तारीख / DOB: 14/10/1977  
लिंग / Female

**8772 9552 4351**  
आधार - सामान्य माणसाचा अधिकार

**भारतीय विशिष्ट पहचान प्राधिकरण**  
Unique Identification Authority of India

पता:  
डी/ओ राधेश्याम गुप्ता, 202-बी विंग विराट रजिडेंसी, अटाली  
गाव, अंबिवली वेस्ट, अंबिवली तर्फ चान, मोहणे, ठाणे,  
महाराष्ट्र - 421102

Address:  
D/O Radheshyam Gupta, 202 B Wing Virat  
Residency, Atali Gaon, Ambivali West,  
Ambivali Tarf Chan, PO: Mohone, DIST:  
Thane,  
Maharashtra - 421102

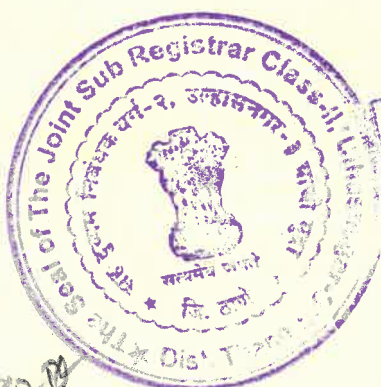
**4087 9821 1841**  
VID : 9177 7578 9854 7630

**भारतीय विशिष्ट ओळख प्राधिकरण**  
Unique Identification Authority of India

पता: W/O राधेश्याम गुप्ता, साई  
तीर्थ चौक नं 1, कम नं 3, समशान  
चमू रोड, अटाली गाव, अंबिवली वेस्ट,  
कल्याण, मोहणे, ठाणे, महाराष्ट्र,  
421102

Address: W/O. Radheshyam Gupta, Sai  
Tirth Chawl no 1, room no 3, Samshan  
chumi road, Atali gaon, Ambivali west,  
Kalyan, Mohone, Thane, Kalyan,  
Maharashtra, 421102

**8772 9552 4351**



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78334  
2028  
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339/14358

शुक्रवार, 29 नोव्हेंबर 2024 1:04 म.नं.

दस्त गोषवारा भाग-1

उहन3

दस्त क्रमांक: 14358/2024

दस्त क्रमांक: उहन3 /14358/2024

बाजार मूल्य: रु. 32,97,000/-

मोबदला: रु. 27,50,000/-

भरलेले मुद्रांक शुल्क: रु.1,98,000/-

दु. नि. सह. दु. नि. उहन3 यांचे कार्यालयात

पावती:16417

पावती दिनांक: 29/11/2024

अ. क्रं. 14358 वर दि.29-11-2024

सादरकरणाराचे नाव: आरती राधेश्याम गुप्ता

रोजी 1:02 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2440.00

पृष्ठांची संख्या: 122

दस्त हजर करणाऱ्याची सही:

एकुण: 32440.00

Sub Registrar Ulhasnagar 3

Sub Registrar Ulhasnagar 3

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 29 / 11 / 2024 01 : 02 : 25 PM ची वेळ: (सादरीकरण)

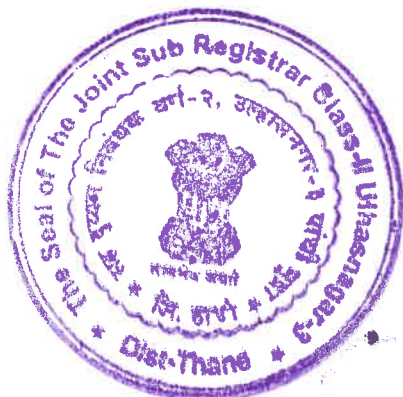
शिक्षा क्रं. 2 29 / 11 / 2024 01 : 03 : 32 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की, सादर दस्तऐवजात नोंदवलेली प्रत्येक कागदपत्रे ही अस्तित्वात व खरी आहेत, तथापि खोटी/खनाबट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणा-या कारवाईस आम्ही व्यक्तीस: जबाबदार राहू.

नियुक्त देणार

लिहून घेणार





निर्मला गुप्ता



दस्त गोषवारा भाग-2

उहन3

दस्त क्रमांक:14358/2024

29/11/2024 1 15:19 PM

दस्त क्रमांक :उहन3/14358/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:आरती राधेश्याम गुप्ता पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 202, वी विंग, विराट रेसिडेन्सी, अटाली गाव, अंबीवली प, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:BPGGPG5668L	लिहून घेणार वय :-29 स्वाक्षरी:- <i>Arte</i>		
2	नाव:निर्मला राधेश्याम गुप्ता पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 202, वी विंग, विराट रेसिडेन्सी, अटाली गाव, अंबीवली प, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:BBZPG5623A	लिहून घेणार वय :-48 स्वाक्षरी:- <i>निर्मला गुप्ता</i>		
3	नाव:मेसर्स ओम साई श्रध्दा डेव्हलपर्स तर्फे भागिदार दिलीप कृष्णा महाले पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पनवेलकर रेजेन्सी, फादर अॅग्रल शाळे च्या मागे, कोहोजगांव, अंबरनाथ-पश्चिम, ता.अंबरनाथ, जि. ठाणे., महाराष्ट्र, ठाणे. पॅन नंबर:AAGFO3403M	लिहून देणार वय :-49 स्वाक्षरी:- <i>Dilip</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:29 / 11 / 2024 01 : 08 : 17 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याप्रमाणे प्राप्त सर्व द्वितीयक प्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार आरती राधेश्याम गुप्ता	29/11/2024 01:09:05 PM	आरती राधेश्याम गुप्ता F 1311959850709241856 
2	लिहून घेणार निर्मला राधेश्याम गुप्ता	29/11/2024 01:08:34 PM	निर्मला राधेश्याम गुप्ता F 1311959730345238528 
3	लिहून देणार मेसर्स ओम साई श्रध्दा डेव्हलपर्स तर्फे भागिदार दिलीप कृष्णा महाले	29/11/2024 01:09:47 PM	दिलीप कृष्ण महाले M 1189114430518546432 

शिक्का क्र.4 ची वेळ:29 / 11 / 2024 01 : 09 : 49 PM

शिक्का क्र.5 ची वेळ:29 / 11 / 2024 01 : 13 : 53 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Uhasnagar 3

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ARTI RADHESHYAM GUPTA	eChallan	00040572024112939302	MH011760966202425E	198000.00	SD	0006476478202425	29/11/2024
2		DHC		1124297005730	440	RF	1124297005730D	29/11/2024
3		DHC		1124299105627	2000	RF	1124299105627D	29/11/2024
4	ARTI RADHESHYAM GUPTA	eChallan		MH011760966202425E	30000	RF	0006476478202425	29/11/2024

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

प्रमाणित करण्यात येते की सवर दस्त  
क्र. 3/11/2024 मध्ये पाषाण आहे  
पुस्तक क्रमांक 29/11/2024 वर बंधला  
दिनांक 29/11/2024  
भाषिका म. पाटील  
सह नुस्त्रज निबंधक वर्ग-2, उल्हासनगर-3

