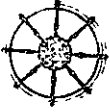


OCR.



**MANGESHI & DEVESHWAR  
DEVELOPERS**

SHRAMIK

1 ST Floor, Ambika Apartment, Santoshi Mata Road, Kalyan (W)

*Mangeshi*  
**SOHAN**

Receipt No.: 1709

Date: 02/12/2024

Received From Mr./Mrs. Hina Sachin Patil

The sum of rupees in words Three lakhs Only

by Cash / Cheque/draft No. 0000006

Name of the Bank & Branch HDFC Bank Ltd - Thane

Date 01/12/2024 against Flat/Shop No. 110 in Building No. 01

For Mangeshi & Deveshwar Developers

Rs. 300000/-

*B.S. Patel*

Authorised Signatory





Date: 17/12/2024

To,  
The Branch Manager,  
SBI – RACPC.

Subject: - Cost Sheet of Flat No. 110 on 1st Floor, Carpet Area is 37.16 Sq. Mt in Project known as "Mangeshi Sohan".

Respected Sir,

This is to confirm that Mrs. Hina Sachin Maru has finalized flat no 110 in our project as per the subject details & please refer below mention costing above the flat.

Particulars	
Agreement Value	Rs. 30,00,000/-
Stamp Duty 6%	Rs. 1,80,000/-
Registration	Rs. 30,000/-
GST @ 1%	Rs. 30,000/-
Maintenance	Rs. 53,424/-
Total	Rs. 32,93,424/-

Thanking You,

Mangeshi and Deveshwar Developers

Member





NOC

Date: 17/12/2024

To:  
The Branch Manager  
State Bank of India  
RACPC - Shadad

Dear Sir,

We, Mangeshi & Deveshwar Developers, and here by certify that:

1. We have transferable rights to the property described below, which has been allotted by to **Mrs. Hina Sachin Maru** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated 12/12/2024.

Description of the property	
Flat No./ House No.	110
Building No./Name	Mangeshi Sohan – Building No. 1
Plot No	S No 56, Hissa A5, A6, S No 57 Hissa 2/2/1, 2/2/2/6
Street No./Name	Adharwadi Jail Road
Locality Name	Opp St. Lawrence School
Area Name	Wadeghar
City Name	Kalyan W
Pin Code	421301

2. That the total consideration for this transaction is Rs. 30,00,000/- (Rs. Thirty Lakhs Only).

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers

5. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the abovenamed purchaser for the property





described above and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

6. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

7. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favoring **Mangeshi and Deveshwar Developers Mangeshi Sohan Master Escrow Account, HDFC Bank Ltd, Rambaug – Kalyan (W.) Branch, Account No. 57500001094649.**

8. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favoring the Bank A/C "**Mrs. Hina Sachin Maru**" (name of the purchaser)", and forward the same to you directly.

9. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide Mangeshi and Deveshwar Developers (description of document of delegation of authority to the signatory.)

Thanking You  
Yours faithfully,



Authorized Signatory.  
Name – **Mr. Rampal S. Purohit**  
Designation – Member  
Place - Kalyan  
Date – 17/12/2024







Demand letter

Date: 17/12/2024

To,  
Mrs. Hina Sachin Maru

Address: 1 /2, Shriniwas Apt., Gandhi Chowk, Ranade Wada, Kalyan (W.) – 421301.

Sub: Installment towards Flat No. 110 on 1st floor in Building No. 01 known as "Mangeshi Sohan".

Respected Sir/Madam,

This refers to the agreement dated 10/12/2024 executed between us for the purchase of the above mentioned flat For Rs. 30,00,000/- (Agreement Value). As per the payment terms of the agreement the following amount has become due for the payment.

Due Details	
Particulars	Amount (Rs.)
Payment Due as per Work stage – 100%	30,00,000/-
Less : Receipt till date	3,00,000/-
Total due as per work stage	27,00,000/-

I am being the Promoter of the flat request you to pay the above outstanding amount. Above amount should be paid within 7 days from the date herein to avoid interest charges.

Cheques / DD : To be drawn in favour of "Mangeshi and Deveshwar Developers Mangeshi Sohan Master Escrow Account"

Account No. 57500001094649

IFSC Code: - HDFC0000194

Branch: Murbad Road Ground Floor, Kalyan (W.) 421301.

Assuring you of best and prompt services at all times.

Thanking You

Yours' Sincerely,

Mangeshi and Deveshwar Developers

Member

# Please ignore this letter if payment is already done.

# In case of any queries, please call Contact No. 9321327075.





Kalyan Dombivli Municipal Corporation  
FULL OCCUPANCY CERTIFICATE



Approval No. : KDMCC/FO/2024/APL/00083  
Proposal Code : KDMCC-24-ENTRY-101267

Building Proposal Number - 1465129  
Date : 22/10/2024

Building Name : MANGESHI SOHAN BLDG NO 1(Mixed)	Floor	4TH FLOOR(849.78 Sq mt),5TH FLOOR(849.78 Sq mt),6TH FLOOR(849.78 Sq mt),7TH FLOOR(849.78 Sq mt),8TH FLOOR(814.77 Sq mt),9TH FLOOR(849.78 Sq mt),10TH FLOOR(849.78 Sq mt),11TH FLOOR(801.06 Sq mt),12TH FLOOR(836.08 Sq mt),13TH FLOOR(836.08 Sq mt),14TH FLOOR(836.08 Sq mt),15TH FLOOR(725.46 Sq mt),16TH FLOOR(690.82 Sq mt),17TH FLOOR(725.46 Sq mt),18TH FLOOR(725.46 Sq mt),19TH FLOOR(725.46 Sq mt),RECREATIONAL FLOOR(0.00 Sq mt)
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To,

- i) Mangeshi And Deveshwar Developers, Rampal Sohansingh Purohit, Mangesh Dashrath Gaikar, Narendra Sohansingh Purohit, Shamal Mangesh Gaikar,  
S.NO. 56, H.NO. A/5, A/6, S.NO. 57, H.NO. 2/2/1, 2/2/2/6 AT VILLAGE: WADEGHAR, TAL: KALYAN  
ii) ANIL NIRGUDE (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name MANGESHI SOHAN BLDG NO 1(Mixed) Plot No -, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. S.NO.56, H.NO. A/5, A/6; S.NO.57, H.NO.2/2/1, 2/2/2/6, Village Name/Mouje WADEGHAR, Sector No. , completed under the supervision of Architect, License No CA/1981/06472 as per approved plan vide Permission No. KDMC/TPD/BP/KD/2020-21/15/85 Date 18/05/2023 may be occupied on the following conditions.

1. Authority will supply only drinking water as per availability
2. All Conditions mentioned in NOC of Tree, Water & Drainage, NOC of the fire department will be binding.
3. It is responsibility of Developer / Society to keep in Operation the system of Solar Water system & Rain Water Harvesting system.(if applicable)
4. It is responsibility of Developer / Society to keep in Operation the system of CCTV, Lift & Organic Waste Disposal.(if applicable)

Occupancy plan is not issued separately along with this letter. Hence, please refer approved plan issued vide Permission No KDMC/TPD/BP/KD/2020-21/15/85 Date 18/05/2023

Signature valid

Digitally signed by Surendra Parbhakar Purohit  
Date: 2024.10.22 18:48:31 IST  
Reason: Approved Certificate  
Designation: Town Planner and Development Officer  
Location: Kalyan Dombivli Municipal Corporation  
Project Code: KDMCC-24-ENTRY-101267  
Application Number: KDMCC/FO/2024/APL/00083  
Proposal Number: 1465129  
Certificate Number: KDMCC/FO/2024/APL/00083



Scan QR code for verification of authenticity.



Scan QR code for Building Details.

Yours faithfully,  
Town Planner and Development Officer,  
Kalyan Dombivli Municipal Corporation,



110<sup>0</sup>



# Mangeshi & Deveshwar Developers

not just home .... we build Relations ....



Builders & Developers

**MANGESHI & DEVESHWAR DEVELOPERS**

PROJECT MANGESHI SOHAN

Name HINA SACHIN MARU

Wing 01 Flat No. 110 Floor 1<sup>st</sup>

Registration No. KLNI-16993-2024 Date 10/12/24

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70/16995

पावती

Original/Duplicate

Tuesday, December 10, 2024

नोंदणी क्र. 39म

5:06 PM

Regn..39M

पावती क्र.: 19794 दिनांक: 10/12/2024

गावाचे नाव: वाडेघर

दस्तऐवजाचा अनुक्रमांक: कलन1-16995-2024

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल ऑफ प्लॅट

सादर करणाऱ्याचे नाव हीना सचिन मारू - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1980.00

पृष्ठाची संख्या 99

एकूण: रु. 31980.00

  
Sub Registrar Kalyan 1

सह. दुय्यम निबंधक कल्याण - १

वाजार मूल्य रु. 2865500/-

मोवदला रु. 3000000/-

भरलेले मुद्राक शुल्क . रु. 180000/-

1) देयकाचा प्रकार: DHC रकम रु. 1980/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1224105801757 दिनांक: 10/12/2024

वँकेचे नाव व पत्ता.

2) देयकाचा प्रकार: eChallan रकम रु 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक. MH012315267202425E दिनांक: 10/12/2024

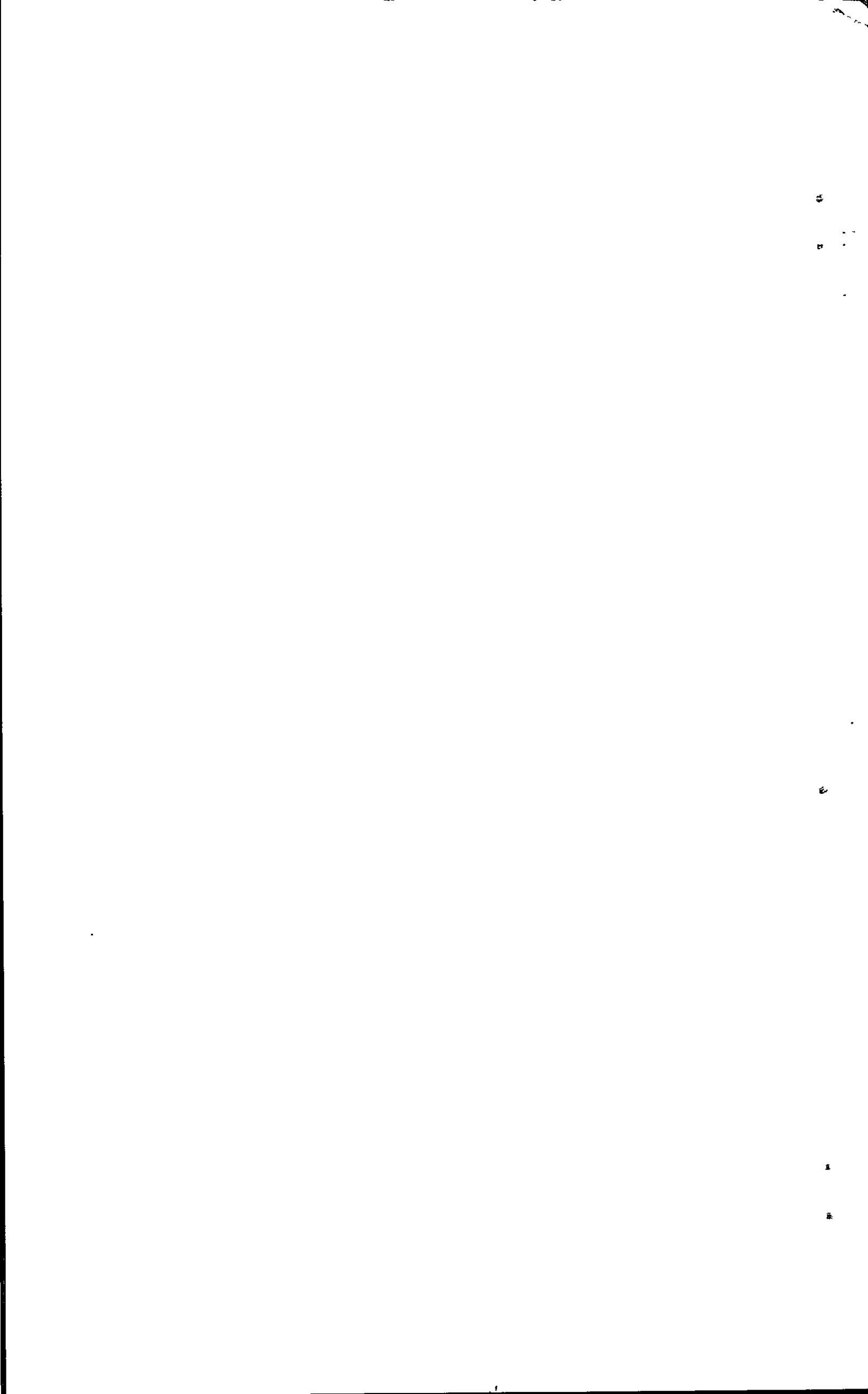
वँकेचे नाव व पत्ता.

मुद्राक शुल्क माफी अमल्याम तपशिल -

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women Mudrank 2021/UOR12/CR107/M1

(Policy) For Women - Corporations Area







मूल्यांकन पत्रक ( शहरा क्षेत्र - बांधीव )

Valuation ID 202412106983

10 December 2024,04:09:54 PM

कलनI

मूल्यांकनाचे वर्ष 2024  
जिल्हा ठाणे  
मूल्य विभाग तालुका : कल्याण  
उप मूल्य विभाग 16/58-विभाग, 8अ वाडेघर या गावातील सर्व मिळकती  
क्षेत्राचे नांव Kalyan/Dombival Municipal Corporation

सर्व्हे नंबर/न भू क्रमांक : सर्व्हे नंबर#56

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
14000	70100	77900	87900	77900	

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	40.876चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	37.16चौ. मीटर

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2013

मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.70100/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर  
= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर  
= ((70100-14000) \* (100 / 100)) + 14000  
= Rs.70100/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

= 70100 \* 40.876

= Rs.2865407.6/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन 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

= 2865407.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0

= Rs.2865408/-

= ₹ अठ्ठावीस लाख पासठ हजार चार शें आठ/-

Home

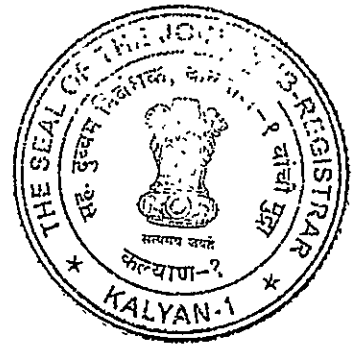
Print

कलन-१

दस्ता क्र. 9Eey 2024

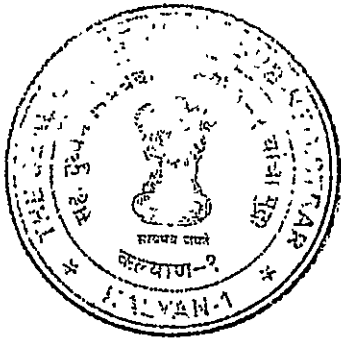
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कलम - १	
श्री ५.१६६६६६	२०२४
२	६६



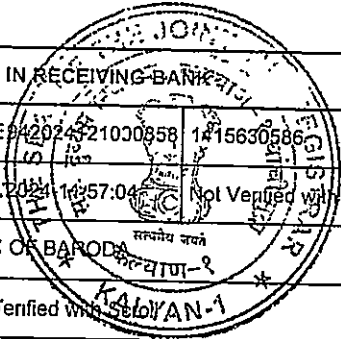


CHALLAN  
MTR Form Number-6



GRN	MH012315267202425E	BARCODE	[Barcode]				Date	10/12/2024-11:54:40	Form ID	25.2
Department					Inspector General Of Registration					
Type of Payment					Stamp Duty					
Office Name					KLN1_KALYAN NO 1 SUB REGISTRAR					
Location					THANE					
Year					2024-2025 One Time					
Account Head Details					Amount In Rs.					
0030046401 Stamp Duty					180000.00					
0030063301 Registration Fee					30000.00					
Total					2,10,000.00					
Payment Details					BANK OF BARODA					
Cheque/DD Details					FOR USE IN RECEIVING-BANK					
Cheque/DD No					Bank CIN		Ref No.		02003942024321000858	
Name of Bank					Bank Date		RBI Date		10/12/2024 11:57:04	
Name of Branch					Bank-Branch		BANK OF BARODA		Not Verified with RBI	
					Scroll No. , Date		Not Verified with		KALYAN-1	

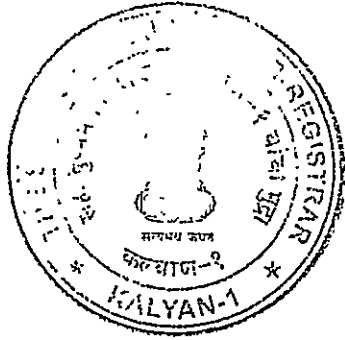
**कलन-१**  
का.क्र. १६६५ २०२४  
३ | ६६



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8097845442  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1224105801757	Date	10/12/2024
Received from Hina sachin Maru, Mobile number 9167088999, an amount of Rs.1980/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.			
Payment Details			
Bank Name	SBIN	Date	10/12/2024
Bank CIN	10004152024121001689	REF No.	100043521087
This is computer generated receipt, hence no signature is required.			

कलम - १	
रकम रु. १९८०	००२४
४	९९



Stilt plus 19 floors

Ward No. 08

Flat / Shop / Office / Unit No. 110 floor 1<sup>st</sup>, in Building No. 01,

in the Building / Project known as "MANGESHI SOHAN"

Area 37.16 Square Meters ( Carpet )

Market Value 28,65,000/- /-

Actual Value 30,00,000/- /-

कलन - १	
दस्ता क्र. A E e e y	2024
y	ee



**AGREEMENT FOR SALE**

THIS ARTICLE OF AGREEMENT MADE AT KALYAN  
ON THIS 10<sup>th</sup> DAY OF December 2024

"Mangeshi & Deveshwar Developers"

2

BETWEEN

M/s. MANGESHI AND DEVESHWAR DEVELOPERS, an association of persons, having its office at First Floor, Ambika Apartment, Near Malhar Sports Shop, Santoshi Mata Road, Kalyan (W), District Thane, through its authorized signatory 1. Shri Mangesh Dashrath Gaikar, adult, 2. Shri Narendra Sohansingh Purohit, adult, hereinafter called and referred to as the BUILDERS / PROMOTERS (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

AND

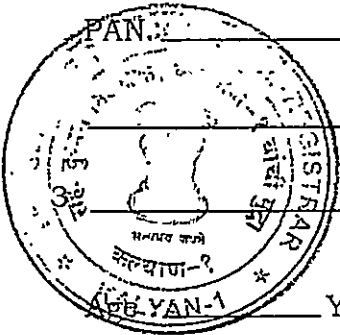
1. HINA SACHIN MARU

Age : 38 Years, Occupation : \_\_\_\_\_ Income Tax

PAN. BUTPM1126R Residing at 1/2, Shrinivas Apt, Gandhi

Chowk, Ranade wada, Kalyan (W) 421301.

2.	
वस. क्र. १६६६५	२०२४
Age : ee	Years, Occupation : _____ Income Tax



PAN. \_\_\_\_\_ Residing at \_\_\_\_\_

\_\_\_\_\_ Years, Occupation : \_\_\_\_\_ Income Tax

PAN. \_\_\_\_\_ Residing at \_\_\_\_\_

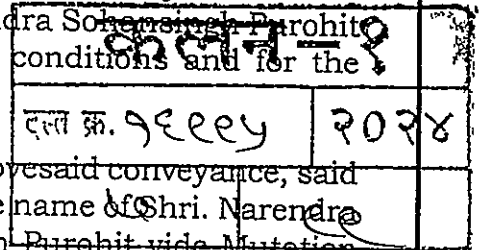
hereinafter called and referred to as the Allottee/Purchaser/s (which expression shall unless it be repugnant to the context or meaning thereof mean and include survivor of them, their/his/her heirs, executors, administrators and assigns) being the Party of the Second Part.

**WHEREAS** Shri NARENDRA SOHANSINGH PUROHIT and Shri. RAMPAL SOHANSINGH PUROHIT are the owners and otherwise well and sufficiently entitled to the all that piece and parcel of land lying being and situated at Village Wadeghar, Taluka Kalyan, District Thane bearing :

Survey No	Hissa No	Area (H-R-P)
56 A	6	0-07-80 P. K. 0-01-30

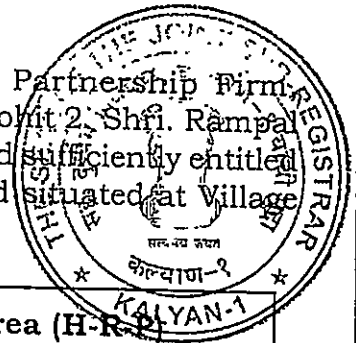
within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter called and referred to as the **"Said Property No. 1"** and is more particularly described in the schedule hereunder written ;

AND WHEREAS by and under an Deed of Conveyance dated 24.11.2020, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 12303/2020 dated 24.11.2020 made and executed between Shri. Umedsingh Mansingh Purohit as the Owner and Shri. Narendra Sohansingh Purohit and Shri. Rampal Sohansingh Purohit as the Purchasers, said Shri. Umedsingh Mansingh Purohit sold, transferred and conveyed the said property no. 1 absolutely and forever to Shri. Narendra Sohansingh Purohit and Shri. Rampal Sohansingh Purohit on terms, conditions and for the consideration mentioned therein ;



AND WHEREAS on execution and registration of abovesaid conveyance, said property no. 1 is transferred in extract of 7/12 in the name of Shri. Narendra Sohansingh Purohit and Shri. Rampal Sohansingh Purohit vide Mutation Entry No. 1658 dated 07.04.2021 ;

**WHEREAS** M/s. DEVESHWAR CONSTRUCTION, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit are owners and/or otherwise well and sufficiently entitled to the all that piece and parcel of land lying being and situated at Village Wadeghar, Taluka Kalyan, District Thane bearing :



Survey No	Hissa No	Area (H-R-P)
57	2/2/2/6	0-02-80 P. K. 0-00-20

within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter called and referred to as the **"Said Property No. 2"** and is more particularly described in the schedule hereunder written ;

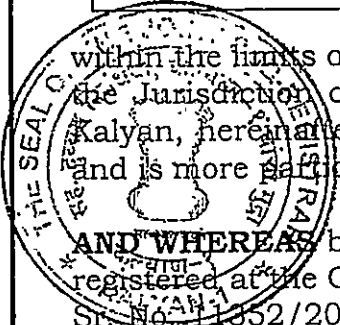
AND WHEREAS by and under an Deed of Conveyance dated 15<sup>th</sup> December 2017, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 180/2018 dated 05.01.2018 made and executed between Shri. Balaram Shripat Bhandari for self and constituted attorney of Shri.

Kashinath Shripat Bhandari and Others as the Owners/Vendors No. 1, M/s. Paripurna Construction and Developers, a Partnership Firm, having its Office at Rajguru Niwas, Second Floor, Jijamata Colony, Kalyan (W), Dist Thane through its Partner Shri. Narendra Sohansingh Purohit as the Owners/Vendors No. 2, Sau Pushpa Balam Bhandari and Others as the Confirming Party and M/s. DEVESHWAR CONSTRUCTION, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit as the Purchasers, said Owners/Vendors No. 1 and Owners/Vendors No. 2 sold, transferred and conveyed the said property no. 2 absolutely and forever to M/s. DEVESHWAR CONSTRUCTION, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit on terms, conditions and for the consideration mentioned therein ;

**AND WHEREAS** on execution and registration of abovesaid conveyance, said property no. 2 is transferred in extract of 7/12 in the name of M/s. DEVESHWAR CONSTRUCTION, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit vide Mutation Entry No. 1553 dated 06.06.2018.

**WHEREAS** M/s. DEVESHWAR CONSTRUCTION, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit are owners and/or otherwise well and sufficiently entitled to the full that piece and parcel of land lying being and situated at Village Wadeghar, Taluka Kalyan, District Thane bearing :

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within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter called and referred to as the "Said Property No. 3" and is more particularly described in the schedule hereunder written ;

**AND WHEREAS** by and under Deed of Conveyance dated 17<sup>th</sup> June 2021, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 11352/2021 dated 17.06.2021 made and executed between Shri. Santosh Budhaji Bhandari and Others as the Owners and M/s. Deveshwar Construction, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit as the Purchasers, said Shri. Santosh Budhaji Bhandari and Others sold, transferred and conveyed the said property no. 3 absolutely and forever to M/s. Deveshwar Construction, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit on terms, conditions and for the consideration mentioned therein ;

**AND WHEREAS** on execution and registration of abovesaid conveyance, said property no. 3 is transferred in extract of 7/12 in the name of M/s.





Nandabai Gulab Lokhande before marriage Nandabai Appa Bhoir and Others as the Owners/Vendors No. 1, Smt. Parvatibai Budhya alias Budhaji Bhandari as the Owners/Vendors No. 2 and M/s. MANGESHI BUILDCON, a Partnership Firm, through its partner 1. Shri. Shamal Mangesh Gaikar 2. Shri. Mangesh Dashrath Gaikar as the Purchasers, said Owners/Vendors No. 1 and Owners/Vendors No. 2 sold, transferred and conveyed the said property no. 4 absolutely and forever to M/s. MANGESHI BUILDCON, a Partnership Firm, through its partner 1. Shri. Shamal Mangesh Gaikar 2. Shri. Mangesh Dashrath Gaikar on terms, conditions and for the consideration mentioned therein ;

**AND WHEREAS** on execution and registration of abovesaid conveyance, said property no. 4 is transferred in extract of 7/12 in the name of M/s. MANGESHI BUILDCON, a Partnership Firm, through its partner 1. Shri. Shamal Mangesh Gaikar 2. Shri. Mangesh Dashrath Gaikar vide Mutation Entry No. 1660 dated 07.04.2021.

~~AND WHEREAS~~ said property No. 1, said property No. 2, said property No. 3 and said property No. 4 are herein after collectively called and referred to as "~~Said Property~~".

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~~AND WHEREAS~~ the Builders/Promoters herein with a view to develop the said property No. 1, said property No. 2, said property No. 3 and said property No. 4 more effectually, amalgamated the abovesaid properties and submitted necessary plan to that effect with Kalyan Dombivli Municipal Corporation and Kalyan Dombivli Municipal Corporation sanctioned the Building plan and granted building commencement certificate in respect of said property by and under its permission bearing No. KDMC / TPD / BP / KD / 2020-21 15/143 dated 09.03.2021 and in terms of said sanctioned plan 3 (Three) buildings were sanctioned on said property Viz. Building No. 1 is of Stilt (Part) Ground (Part) Plus First Floor to Eleventh Floor Plus Twelfth Floor (Part) (Residential + Commercial), Building No. 2 is of Stilt Plus First Floor and Second Floor ( Residential ) and Building No. 3 is of Stilt Plus First Floor to Fourth Floor ( Residential ) is sanctioned on said property ;

**AND WHEREAS** by and under a Joint Venture Agreement dated 5<sup>th</sup> April 2021, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 7618/2021 dated 05.04.2021 made and executed between Shri NARENDRA SOHANSINGH PUROHIT and Shri. RAMPAL SOHANSINGH PUROHIT as the Party of the First Part, M/s. DEVESHWAR CONSTRUCTION, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Schansingh Purohit as the Party of the Second Part and M/s. MANGESHI BUILDCON, a Partnership Firm, through its partner 1. Shri. Shamal Mangesh Gaikar 2. Shri. Mangesh Dashrath Gaikar as the Party of the Third Part, said Shri NARENDRA SOHANSINGH PUROHIT and Shri. RAMPAL SOHANSINGH PUROHIT, M/s. DEVESHWAR CONSTRUCTION, a Partnership Firm and M/s. MANGESHI BUILDCON, a Partnership Firm have formed an Association of person for the purpose of carrying out development in respect of said property in the name and style

**"MANGESHI AND DEVESHWAR DEVELOPERS"**

**Builders/Promoters herein on the terms and conditions as stated therein;**

**AND WHEREAS** the Builders/Promoters herein have acquired Transferable Development Rights (T.D.R.) to the extent of 3454.85 sq. meters from Shri Mangesh Dashrath Gaikar for self and constituted attorney of Shri Chintaman Dharma Niljekar and Others by and under Agreement dated 29 th September 2021 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 17781/2021 dated 30.09.2021 for using and utilizing on said property and further submitted revised building plan with Kalyan Dombivli Municipal Corporation for approval and accordingly revised building permission is obtained under permission bearing No. KDMC / TPD / BP / KD / 2020-21 / 15 / 317 dated 26.10.2021 and in terms of said revised sanctioned plan 3 (Three) buildings were sanctioned on said property Viz. Building No. 1 is of Stilt (Part), Ground (Part) Plus First Floor to Eighteenth Floor Plus Nineteenth Floor (Part) (Residential + Commercial) Building No. 2 is of Stilt Plus First Floor and Second Floor ( Residential ) and Building No. 3 is of Stilt Plus First Floor to Fourth Floor ( Residential ) is sanctioned on said property

**AND WHEREAS** on obtaining Basic FSI, Premium FSI and Ancillary FSI, the Builders/Promoters herein have further submitted revised building plan with Kalyan Dombivli Municipal Corporation for approval and accordingly revised building permission is obtained under permission bearing No. KDMC / TPD / BP / KD / 2020-21/15/85 Dated 18.05.2023 and accordingly as per latest revised permission in terms of said sanctioned plan 3 (Three) buildings were sanctioned on said property Viz. Building No. 1 is of Stilt (Part), Ground (Part) Plus First Floor to Nineteenth Floor (Residential + Commercial), Building No. 2 is of Stilt Plus First Floor and Second Floor ( Residential ) and Building No. 3 is of Stilt Plus First Floor to Fourth Floor ( Residential ) is sanctioned on said property.

**AND WHEREAS** and in terms of the above said sanction and permission, the Builders / Promoters herein are well and sufficiently entitled to develop the said building/s sanctioned on said property ;

**AND WHEREAS** the Builders / Promoters herein declare that said sanction and permission is valid subsisting and completely in force ;

**AND WHEREAS** the Builders / Promoters has entered into a standard Agreement with an Architect **Shri Anil R. Nirgude, Vitan Consultants of Kalyan (W)** registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects ;

**AND WHEREAS** the Builders / Promoters has appointed **Khasnis and Associates** as Structural Engineers for the preparation of the structural design and drawings of the buildings and the Builders / Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings ;

**AND WHEREAS** proposed building/s consist of Flats/Shops/offices/Units;

**AND WHEREAS** as recited hereinabove, the Builders / Promoters are entitled to

develop the said property and carry out the construction of the proposed buildings at their own costs and expenses and to dispose of the Flat/Shop/ Office/Unit constructed in the buildings on ownership basis and to enter into agreements with the allottee/s / Purchaser/s and to receive the sale price in respect thereof and upon such disposal of the Flat/Shop/Office/ Unit to convey the said land together with the buildings constructed thereon in favour of the co-operative housing society of all those several persons acquiring the respective Flat/Shop/Office/Unit in the buildings subject to terms, conditions, facts and circumstances as mentioned in these presents;

**AND WHEREAS** the Builders/Promoters are carrying out construction on said property as per sanctioned plans and permissions and expressed their intention to dispose off the Flats/Shops/Office/Units in the proposed Building / Project to be known as "MANGESHI SOHAN";

**AND WHEREAS** allottee/s / Purchaser/s herein shown his willingness to purchase Flats/Shops/Office/Units in said Building / Project to be known as "MANGESHI

SOHAN";

**AND WHEREAS** Builders/Promoters herein have specifically brought to the notice of Purchaser herein that in terms of above sanction plan there are 3 (Three) buildings to be constructed on the said property and at present said 3 (Three) buildings are sanctioned on said property Viz. Building No. 1 is of Stilt (Part), Ground (Part) Plus First Floor to Eighteenth Floor Plus Nineteenth Floor (Part) (Residential Commercial), Building No. 2 is of Stilt Plus First Floor and Second Floor ( Residential ) and Building No. 3 is of Stilt Plus First Floor to Fourth Floor ( Residential ) and It is further specifically brought to the notice of allottee/s / purchaser/s that Builders/Promoters herein are going to use and utilize T.D.R., Staircase F.S.I., F.S.I. by payment of premium and/or any other F.S.I. on the said property as per D.C. Rules and Regulations, if permitted by Competent Authorities and accordingly necessary revised permission will be obtained in due course and in that case floors of buildings may be raised to upper floors and/or construction in stilt are may be carried out and the allottee/s / purchaser/s herein has/have granted them his/her/their unequivocal consent for the same and no separate NOC is required for the same ;

**AND WHEREAS** the Builders / Promoters have further specifically brought to the notice and clarified to Purchaser/s and the purchaser/s have given his/her/their unequivocal consent for same:

- a. IT is specifically brought to the notice of Purchaser/s herein that all common areas, facilities, garden, etc will be for the benefit and enjoyment of all the flat purchasers in the buildings to be constructed on said property.
- b. That Builders/Promoters have reserved their rights to use and utilize T.D.R. and/or Staircase F.S.I. as may be permitted by Kalyan Dombivli Municipal Corporation as per D.C. Rules and Regulations and purchaser/s has/have no objection for the same.
- c. That Builders/Promoters herein have specifically brought to the notice and clarified to Purchaser/s that an area admeasuring 484.00 sq. meters from said property is affected by road set back area i.e. 24 meters wide D.P. Road passing through the said property and said area under Road i.e. 484.00 sq. meters is handed over to Kalyan Dombivli Municipal Corporation.

AND WHEREAS allottee/s / purchaser/s herein by understanding and agreeing to abovesaid facts/matters/things granted his/her/their unequivocal consent for the same and on being agreeing to other terms and conditions mentioned in this agreement and further agreeing not to object development of said property and/or raise any objection whatsoever in future, the Builders / Promoters have accepted the said offer made by the allottee/s / purchaser/s and agreed to sell him Flat/Shop/Office/Unit by becoming member / share holder / constituent of the proposed cooperative society and the allottee/s / purchaser/s shall pay to the Builders / Promoters

Rs. 30,00,000/- /- (Rupees Thirty Lakh only Only) as the agreed

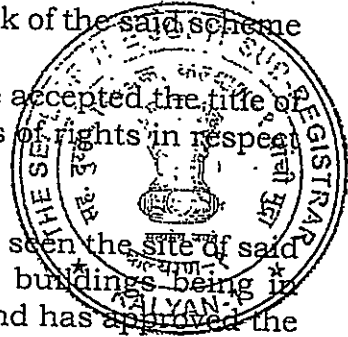
lump sum price / consideration in respect of the said Flat / Shop / Office / Unit No. 110 on 1<sup>st</sup> Floor, in Building No. 01, admeasuring 37.16 Square Meters (Carpet) in the Building / Project

known as "MANGESHI SOHAN", hereinafter for the sake of brevity called and referred to as the "Said Premises" allotted to the allottee/s/purchaser/s and shown and marked accordingly on the floor plan annexed hereto;

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AND WHEREAS the allottee/s / purchaser/s have agreed to pay the sale price / consideration in respect of said premises to Builders / Promoters herein in accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme

AND WHEREAS the allottee/s / purchaser/s has/have accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove ;



AND WHEREAS the allottee/s / purchaser/s has/have seen the site of said building/s and the work of construction of the said buildings being in progress and is satisfied with the quality of the work and has approved the same ;

AND WHEREAS the carpet area of the said premises is 37.16 square meters and "carpet area" means the net usable floor area of an Flat/Shop/Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop/Unit for exclusive use of the allottee/s / purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop/Unit for exclusive use of the allottee/s / purchaser/s, but includes the area covered by the internal partition walls of the Flat/Shop/Unit ;

AND WHEREAS on demand from the allottee/s / purchaser/s, the Builders/ Promoters has given inspection to the allottee/s / purchaser/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Builders/Promoters abovenamed Architects including the building and floor plans the nature and quality of construction

fittings, fixtures, facilities and amenities provided / to be provided thereto and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder ;

**AND WHEREAS** the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Builders / Promoters, authenticated copies of Property card or extract of Village Forms VII and XII or any other relevant revenue record showing the nature of the title of the Builders / Promoters to the project land on which the building/s and/or Flat/Shop/ Units are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'A' and 'B'**, respectively.

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

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

**AND WHEREAS** the authenticated copies of the plans and specifications of the Flat/Shop/Unit agreed to be purchased by the allottee/s / purchaser/s, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D**.

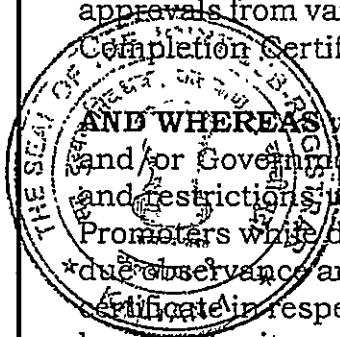
**AND WHEREAS** the Builders / Promoters has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion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

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

**AND WHEREAS** Builders/Promoters have registered the project under the provisions of Real Estate (Regulation and Development) Act 2016 with Real Estate Regulatory Authority at Mumbai bearing No. P51700029848.

**AND WHEREAS**, under section 13 of the Real Estate (Regulation and Development ) Act 2016 the Builders / Promoters is required to execute a written Agreement for sale of said Flat/Shop/Unit with the allottee/s /

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purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

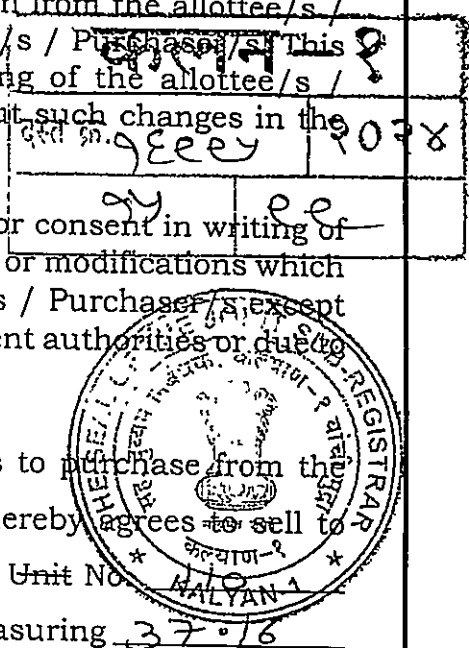
**AND WHEREAS** the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing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

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

1. THE Builders/Promoters have started construction and shall construct the buildings on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the allottee/s / purchaser/s with only such variation and modification as the Builders/Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the allottee/s / purchaser/s hereby gives consent. PROVIDED FURTHER that the Builders/Promoters is entitled to carry out development of the said Property to the fullest extent and utilize entire development potential in respect of the said Property by utilising entire FSI, Additional FSI, TDR or any other development potential in respect of the said Property on payment of premium or otherwise by constructing the said Buildings as well as remaining Buildings to be constructed on the said Property with such alterations and/or additions and/or modifications as they may desire and obtained revised building permissions for said purpose without consulting and/or obtaining any permission from the allottee/s / Purchaser/s and/or from the society of the allottee/s / Purchaser/s. This shall operate as an irrevocable consent in writing of the allottee/s / Purchaser/s to the Builders/Promoters carrying out such changes in the building plans.

Provided that the Promoter shall have to obtain prior consent in writing of the allottee/s / Purchaser/s in respect of variations or modifications which may adversely affect said premises of the allottee/s / Purchaser/s, except any alteration or addition required by any Government authorities or due to change in law.

2. (a) THE allottee/s / purchaser/s hereby agrees to purchase from the Builders/Promoters and the Builders/Promoters hereby agrees to sell to allottee/s / purchaser/s the Flat / Shop / Office / Unit No. \_\_\_\_\_ on 1<sup>st</sup> Floor, in Building No. 01, admeasuring 37.16 Square Meters (Carpet) in the Building / Project known as "MANGESHI SOHAN" and as shown on the floor plan hereto annexed hereinafter called and referred to as "said premises" for the Lumpsum price/consideration



"Mangeshi & Deveshwar Developers"

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of Rs. 30,00,000/- /- (Rupees Thirty Lakh only ONLY). The abovesaid

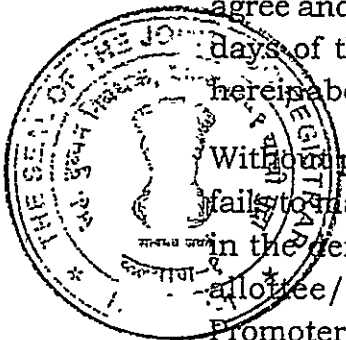
lumpsum consideration includes proportionate price of the common areas and facilities appurtenant to the premises.

That said premises will have Open Terrace / Balcony which areas are for exclusive use and benefit of said premises.

2. (b) The purchaser hereby agrees to pay to the Builders/Promoters the aforesaid consideration / price as per Payment Schedule A as attached hereto.

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"Time shall be the essence of contract" for all payments/deposits to be made by the allottee/s / purchaser/s under this Agreement and at law. The allottee/s / purchaser/s hereby agree and undertake to pay the consideration within 15 (fifteen) days of the respective due dates as per schedule mentioned hereinabove.



Without prejudice to the above, if the allottee/s / purchaser/s fails to make the payment within a period of 15 days mentioned in the demand letters/emails, then and in such an event, the allottee/s / purchaser/s agrees to pay to the Builders/Promoters interest on all the amounts outstanding under the terms of this Agreement at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond 30 days penal interest at the rate of 6% p.a over and above the State Bank of India PLR plus 2%.

Provided that, payment of interest shall not save the termination of this agreement, as provided hereunder, by the Builders/Promoters on account of any default/ breach committed by the allottee/s / purchaser/s in payment of any outstanding amount and/or on account of any default/breach committed by the allottee/s / purchaser/s of any of the terms and conditions herein contained. It is specifically agreed that the amount received by Builders/Promoters will be first appropriated towards interest receivable by the Builders/Promoters.

2. (c) It is agreed and understood by and between parties that allottee/s / purchaser/s shall pay, at their own cost and expenses, Stamp Duty, Registration Fees and G.S.T. in respect of present transaction / agreement.



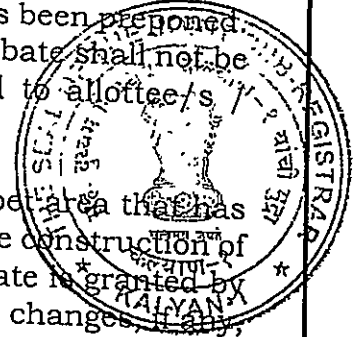
The Total Price above excludes any Taxes consisting of tax paid or payable by the Builders/Promoters by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Builders/Promoters up to the date of handing over the possession of said Flat/Shop/Unit.

It is agreed and understood by and between parties that, if any taxes, cesses imposed in future, in connection with the present transaction shall be borne and paid by allottee/s / purchaser/s to Builders/Promoters herein and will pay to Builders / Promoters as and when demanded.

2. (d) 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 Builders/Promoters undertakes and agrees that while raising a demand on the allottee/s / purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Builders/Promoters shall enclose the said notification/ order/ rule/ regulation published/issued in that behalf to that effect along with the demand letter being issued to the allottee/s / purchaser/s, which shall only be applicable on subsequent payments.

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2. (e) The Builders/Promoters may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the allottee/s / purchaser/s 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 allottee/s / purchaser/s by the Builders/Promoters.



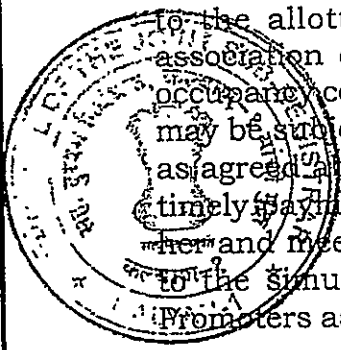
2. (f) The Builders/Promoters shall confirm the final carpet area that has been allotted to the allottee/s / purchaser/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Builders/Promoters. If there is any reduction in the carpet area within the defined limit then Builders/Promoters shall refund the excess money paid by allottee/s / purchaser/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the allottee/s / purchaser/s. If there is any increase in the carpet area allotted to allottee/s / purchaser/s, the Builders/Promoters shall demand additional amount from the allottee/s / purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall

be made at the same rate per square meter as agreed in Clause 1 (a) of this Agreement.

2.(g) The allottee/s / purchaser/s authorizes the Builders/Promoters 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 Builders/Promoters may in its sole discretion deem fit and the allottee/s / purchaser/s undertakes not to object / demand / direct the Builders/Promoters to adjust his payments in any manner.

2.1 The Builders/Promoters 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 said premises to the allottee/s / purchaser/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of said premises.

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time, is essence for the Builders/Promoters as well as the allottee/s / purchaser/s. The Builders/Promoters shall abide by the time schedule for completing the project and handing over the said premises to the allottee/s / purchaser/s and the common areas to the association of the Flat/Shop/Unit Purchaser/s after receiving the occupancy certificate or the completion certificate or both, as the case may be subject to full and final payment by allottee/s / purchaser/s as agreed above. Similarly, the allottee/s / purchaser/s 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 Builders/Promoters as provided in payment schedule mentioned hereinabove.

3. The Builders/Promoters hereby declares that the Floor Space Index available as on date in respect of the project land is \_\_\_\_\_ square meters only and Builders/Promoters has planned to utilize Floor Space Index of \_\_\_\_\_ Sq Mtrs 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 Builders/Promoters has disclosed the Floor Space Index of \_\_\_\_\_ Sq Mtrs as proposed to be utilized by him on the project land in the said Project and allottee/s / purchaser/s have agreed to purchase the said premises based on the proposed construction and sale of Flat/Shop/Units to be carried out by the Builders/Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Builder only.

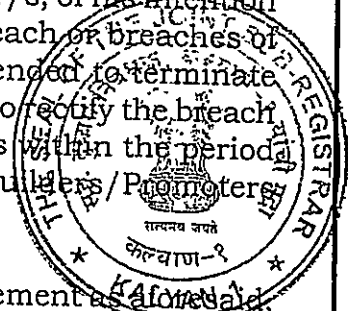
4.1 If the Builders/Promoters fails to abide by the time schedule for completing the project and handing over the said Premises to the

allottee/s / purchaser/s, the Builders/Promoters agrees to pay to the allottee/s / purchaser/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the allottee/s / purchaser/s, for every month of delay, till the handing over of the possession. The allottee/s / purchaser/s agrees to pay to the Builders/Promoters, interest as specified above, on all the delayed payment which become due and payable by the allottee/s / purchaser/s to the Builders/Promoters under the terms of this Agreement from the date the said amount is payable by the allottee/s / purchaser/s to the Builders / Promoters.

- 4.2 Without prejudice to the right of Builders/Promoters to charge interest in terms of sub clause 4.1 above, on the allottee/s / purchaser/s committing default in payment on due date of any amount due and payable by the allottee/s / purchaser/s to the Builders/Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee/s / purchaser/s committing three defaults of payment of instalments, the Builders/Promoters shall at his own option, may terminate this Agreement:

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Provided that, Builders/Promoters shall give notice of fifteen days in writing to the allottee/s / purchaser/s, by Registered Post AD at the address provided by the allottee/s / purchaser/s and mail at the e-mail address provided by the allottee/s / purchaser/s, 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 allottee/s / purchaser/s fails to rectify the breach or breaches mentioned by the Builders/Promoters within the period of notice then at the end of such notice period, Builders/Promoters shall be entitled to terminate this Agreement.



Provided further that upon termination of this Agreement as aforesaid, the Builders/Promoters shall refund to the allottee/s / purchaser/s, after deducting 20% of amount of sale consideration of said premises, paid by purchaser/s to Builders/Promoters herein as liquidated damages, within a period of thirty days of the termination, subject to execution and registration of Deed of cancellation by allottee/s / purchaser/s of present agreement for sale.

If allottee/s / purchaser/s failed to execute Deed of cancellation then in such case termination shall be through notice and in such case liquidated damages shall be 50 % of amount of sale consideration paid by allottee/s / purchaser/s to Builders /Promoters and in case of termination by notice, there shall not be any need to execute the Deed of Cancellation and/or to obtain order/judgment from Court for cancellation of this agreement. Further, the Builders/Promoters shall not be liable to reimburse to the allottee/s / Purchaser/s any Government Charges. Upon the termination of this agreement, under this clause, the Builders/Promoters shall be at liberty to sell the said

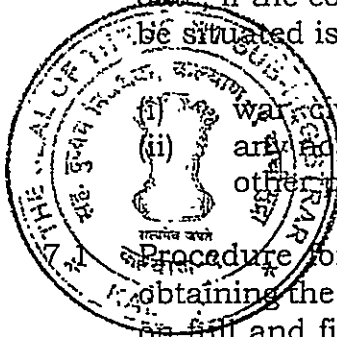
premises to any other person of their choice and at such price as the Builders/Promoters may deem fit and the allottee/s / Purchaser/s shall not object to the same.

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 Builders/Promoters in the said building and the said premises as are set out in **Annexure 'E'**, annexed hereto.

6. The Builders/Promoters shall give possession of the said premises to the allottee/s / purchaser/s on or before 09.03.2026. If the Builders/Promoters fails or neglects to give possession of the said premises to the allottee/s / purchaser/s on account of reasons beyond his control and of his agents by the aforesaid date then the Builders/Promoters shall be liable on demand to refund to the allottee/s / purchaser/s

the amounts already received by him in respect of said premises with interest at the same rate as mentioned above from the date the Builders/Promoters received the sum till the date the amounts and interest thereon is repaid.

20 Provided that the Builders/Promoters shall be entitled to reasonable extension of time for giving delivery of Flat/Shop/Unit on the aforesaid date, if the completion of building in which the Flat/Shop/Unit 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.

Procedure for taking possession - The Builders/Promoters, upon obtaining the occupancy certificate from the competent authority and on full and final payment made by the allottee/s / purchaser/s as per the agreement shall offer in writing the possession of the said premises, to the Flat Purchaser/s in terms of this Agreement to be taken within 3 ( Three months ) from the date of issue of such notice and the Builders/Promoters shall give possession of the said premises to the allottee/s / purchaser/s. The Builders/Promoters agrees and undertakes to indemnify the allottee/s / purchaser/s in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Builders/Promoters. The allottee/s / purchaser/s agree(s) to pay the maintenance charges as determined by the Builders/Promoters or association of various allottee/s / purchaser/s, as the case may be. The Builders/Promoters on its behalf shall offer the possession to the Flat Purchaser/s in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The allottee/s / purchaser/s shall take possession of the Flat/Shop/Unit within 15 days of the written notice from the Builders/Promoters

to the Flat Purchaser/s intimating that the said Flat/Shop/Units are ready for use and occupancy.

7.3 Failure of allottee/s / purchaser/s to take Possession of said premises : Upon receiving a written intimation from the Builders/Promoters as per clause 7.1, the allottee/s / purchaser/s shall take possession of the said premises from the Builders/Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Builders/Promoters shall give possession of the said premises to the allottee/s / purchaser/s. In case the allottee/s / purchaser/s fails to take possession within the time provided in clause 7.1 such allottee/s / purchaser/s 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 said premises to the allottee/s / purchaser/s, the allottee/s / purchaser/s brings to the notice of the Builders/Promoters any structural defect in the said premises or the building in which the said premises is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Builders/Promoters at their own cost and in case it is not possible to rectify such defects, then the allottee/s / purchaser/s shall be entitled to receive from the Builders/Promoters, compensation for such defect in the manner as provided under the Act.

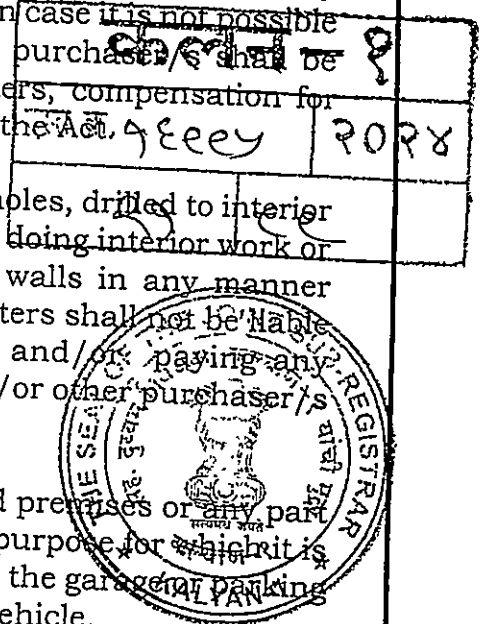
Provided that if, purchaser/s has/have made holes, drilled to interior and/or external walls, chajjas etc nailed while doing interior work or fixing grills or cause damaged to structure, walls in any manner whatsoever then in such case Builders/Promoters shall not be liable and responsible for rectifying such defects and/or paying any compensation to allottee/s / purchaser/s and/or other purchaser/s in building.

8. The allottee/s / purchaser/s shall use the said premises or any part thereof or permit the same to be used only for purpose for which it is allotted. The allottee/s / purchaser/s shall use the garage/parking space only for purpose of keeping or parking vehicle.

9. The Builders / Promoters have specifically brought to the notice and clarified to Purchaser/s and Purchaser/s has/have aware, accepted the said facts and/or given unequivocal consent for :

a. IT is specifically brought to the notice of Purchaser/s herein that all common areas, facilities, garden, etc will be for the benefit and enjoyment of all the flat purchasers in the buildings to be constructed on said property.

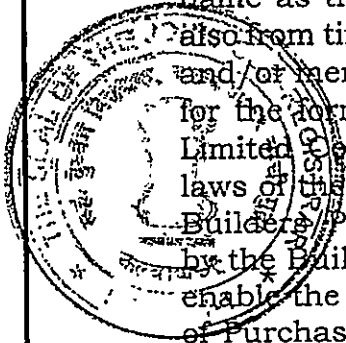
b. That Builders/Promoters have reserved their rights to use and utilise T.D.R. and/or Staircase F.S.I. as may be permitted by Kalyan



Dombivli Municipal Corporation as per D.C. Rules and Regulations and purchaser/s has/have no objection for the same.

- c. That Builders/Promoters herein have specifically brought to the notice and clarified to Purchaser/s that an area admeasuring 484.00 sq. meters from said property is affected by road set back area i.e. 24 meters wide D.P. Road passing through the said property and said area under Road i.e. 484.00 sq. meters is handed over to Kalyan Dombivali Municipal Corporation.

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10. The allottee/s/ purchaser/s along with other Purchaser/s (s) of Flat/Shop/Units 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 Builders/Promoters 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 Builders/Promoters within seven days of the same being forwarded by the Builders/Promoters to the allottee/s / purchaser/s, so as to enable the Builders/Promoters to register the common organisation of Purchaser/s of premises in said building. No objection shall be taken by the allottee/s / purchaser/s 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.

10.1 PERIOD AGREED BETWEEN PARTIES FOR CONVEYANCE :

That within a period of one year from the date of selling all the flats/shops/units in all wings/buildings ( sanctioned and proposed ) in the Lay out and/or said whole project and only after receiving whole consideration and all amounts due and payable by all purchasers in all wings/building in the Lay out and/or said project, Builders/Promoters shall cause to transfer, convey to the society/association of allottees, Federation/Apex body of Societies/Association or Limited Company all the right, title and the interest of the Builders/Promoters/Original Owner and/or the owners in the said structures of the all wings/Buildings and the entire undivided or inseparable land underneath all wings/buildings jointly or otherwise.

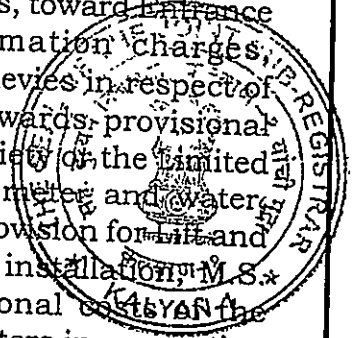
- 10.2 Within 15 days after notice in writing is given by the Builders/Promoters to the allottee/s / purchaser/s that the said premises is ready for use and occupancy, the allottee/s / purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of said premises) 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 allottee/s / purchaser/s shall pay to the Builders/Promoters such proportionate share of outgoings as may be determined. The allottee/s / purchaser/s further agrees that till the allottee/s / purchaser/s share is so determined the allottee/s / purchaser/s shall pay to the Builders/Promoters provisional monthly contribution of **Rs. 3/- ( Rupees Three Only)** per month /Per sq.ft towards the outgoings for residential premises. The amounts so paid by the allottee/s / purchaser/s to the Builders/Promoters shall not carry any interest and remain with the Builders/Promoters 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 Builders/Promoters to the Society or the Limited Company, as the case may be.

11. THE allottee/s / purchaser/s shall on or before possession and hereinafter as and when demanded by Builders/Promoters shall pay without having right to account to Builders/Promoters an amount of his/her/their share of money towards Legal Charges, toward Entrance fees and share capital, towards Society formation charges, Proportionate share of taxes and other charges / levies in respect of the Society or the Limited Company, deposit towards provisional monthly contribution towards outgoings of the Society or the Limited Company, toward M.S.E.B. transformer, electric meter and water connection charge, towards generator/invertors provision for lift and common passages, toward Solar Equipment and installation, M.S. Grill, charges and expenses, including professional cost of the Attorney at law / Advocates of the Builders/Promoters 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 of the building or wing of the building, the allottee/s / purchaser/s shall pay to the Builders/Promoters, as the case may be, the allottee/s / purchaser/s share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the allottee/s / purchaser/s shall pay to

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the Builders/Promoters, as the case may be, the allottee/s / purchaser/s 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.

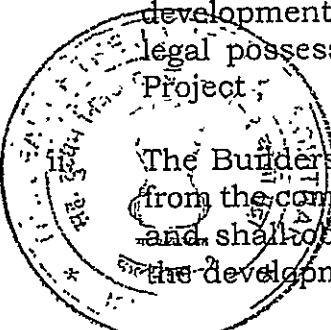
It is agreed that unless and until the Purchasers of various flats / shop/ units in the said building/s pay the proportionate amount of stamp duty, registration charges and legal fees, if any, and till all the flats/shop/units are not sold in the said buildings and consideration thereof have received, the Builders/Promoters shall not be obliged to execute or cause to be executed the final deed of conveyance in favour of the co-operative housing society / Limited Company.

13. REPRESENTATIONS AND WARRANTIES OF THE Builders/Promoters

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श्री. ग्रेसी डेव्हलपर्स प्रा. लि.  
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The Builders/Promoters hereby represents and warrants to the allottee/s / purchaser/s as follows :

i. The Original landlord, Builders/Promoters 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 ;



The Builders/Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project ;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report ;

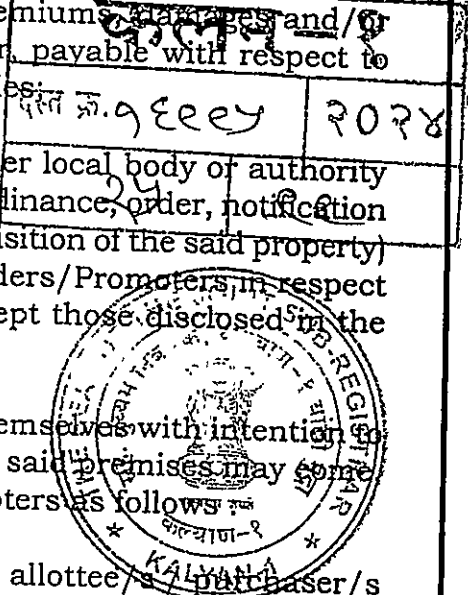
iv. There are no litigations pending before any Court of law with respect to the .project land or Project except those disclosed in the title report

v. 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 Builders/Promoters have 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 ;

vi. The Builders/Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the allottee/s / purchaser/s created herein, may prejudicially be affected;



- vii. The Builders/Promoters 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 premises which will, in any manner, affect the rights of allottee/s / purchaser/s under this Agreement;
- viii. The Builders/Promoters confirms that they are not restricted in any manner whatsoever from selling the said premises to the Flat Purchaser/s in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of various Purchaser/s the Builders/Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Flat Purchaser/s;
- x. The Builders/Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, ~~charges~~ and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body of 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 Builders/Promoters, in respect of the project land and/or the Project except those disclosed in the title report.
14. The allottee/s / purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the said premises may ~~some~~ hereby covenants with the Builders/Promoters as follows:
- To maintain the said premises at the allottee/s / purchaser/s own cost in good and tenantable repair and condition from the date that of possession of the said premises is taken and shall not do or suffer to be done anything in or to the building in which the said premises 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 said premises is situated and the said premises itself or any part thereof without the consent of the local authorities, if required.
  - Not to store in the said premises 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 said premises 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 said premises is situated,



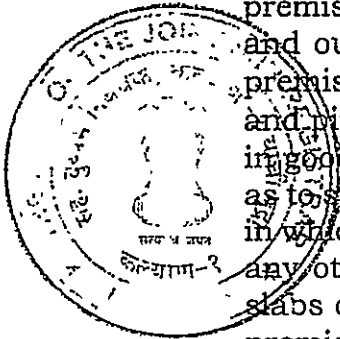
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including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the said premises on account of negligence or default of the Flat Purchaser/s in this behalf, the Flat Purchaser/s shall be liable for the consequences of the breach.

- iii. To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Builders/Promoters to the allottee/s / purchaser/s and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the allottee/s / purchaser/s committing any act in contravention of the above provision, the Flat Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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- iv. Not to demolish or cause to be demolished the said premises 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 said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains and pipes in the said premises 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 said premises 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 said premises without the prior written permission of the Builders/Promoters and/or the Society or the Limited Company.



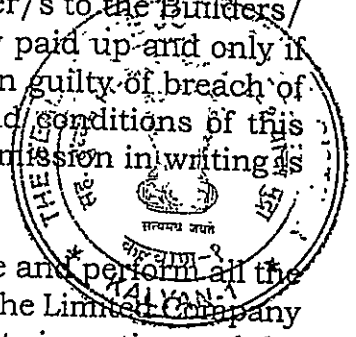
Not to do holes or changes in materials and colour on the exterior walls and chajjas of the premises. Not to fix grills outside the windows. Not to change in external elevation by changing the windows and railing or keeping pots, boards and objects outside the windows or in any other manner whatsoever.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the

compound or any portion of the project land and the building in which the said premises is situated.

- vii. Pay to the Builders/Promoters, as the case may be within fifteen days of demand, 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 allottee/s / purchaser/s is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of use of the allottee/s / purchaser/s by the allottee/s / purchaser/s for any purposes other than for purpose for which it is sold.
- ix. The allottee/s / purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the allottee/s / purchaser/s to the Builders/Promoters under this Agreement are fully paid up and only if the allottee/s / purchaser/s had not been guilty of breach of or non-observance of any of the term and conditions of this agreement and unless and until prior permission in writing is obtained from the Builders/Promoters.
- x. The allottee/s / purchaser/s 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 said premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The allottee/s / purchaser/s 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 said premises 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.
- xi. Till a conveyance of the structure of the building in which said premises is situated is executed in favour of Society/Limited Society, the allottee/s / purchaser/s shall permit the Builders/Promoters 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.

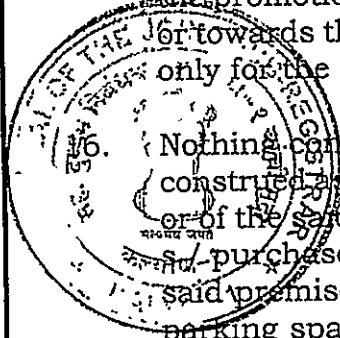
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xii. Till a conveyance of the project land on which the building in which said premises is situated is executed in favour of Apex Body or Federation, the allottee/s / purchaser/s shall permit the Builder and their surveyors and agents, with or without 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.

xiii. allottee/s / purchaser/s agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all exemptions orders, scheme, permission, sanctions, approvals, NOCs etc., that have been granted or sanctions and which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including making payment of all amounts, charges, expenses, deposits etc., whether refundable or not.

15. The Builders/Promoters shall maintain a separate account in respect of sums received by the Builder from the allottee/s / purchaser/s 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 cut goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.



15. The Builders/Promoters shall maintain a separate account in respect of sums received by the Builder from the allottee/s / purchaser/s 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 cut 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 premises or of the said Property and Building or any part thereof. The allottee/s / purchaser/s shall have no claim save and except in respect of the said premises hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Builder 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. BUILDERS / PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE

After execution this Agreement Builders/Promoters shall not mortgage or create a charge on the said premises 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 present allottee/s / purchaser/s, who has taken or agreed to take said premises.

Notwithstanding anything contained above, the Builders shall have full right, absolute authority and shall be entitled to sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and

/ or the said building/s or any part thereof, including for the purpose of raising finance, monies for the development of the said property or otherwise, subject to the rights of the allottee/s / purchaser/s under this agreement in respect of said premises.

18. BINDING EFFECT

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

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, 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 premises, as the case may be.

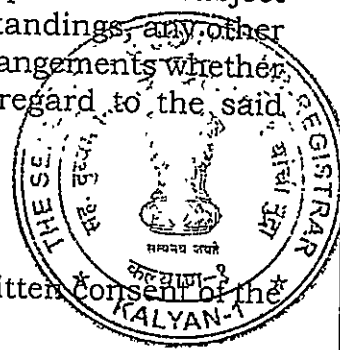
20. RIGHT TO AMEND

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

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO allottee/s / purchaser/s, subsequent allottee/s / purchaser/s

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 allottee/s / purchaser/s

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of the said premises, in case of a transfer, as the said obligations go along with the said premises 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 allottee/s / purchaser/s has/have to make any payment, in common with other purchaser/s(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the premises in the Project.

24. FURTHER ASSURANCES

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

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Builders/Promoters through its authorized signatory at the Builders/Promoters Office, or at some other place, which may be mutually agreed between the Builders/Promoters and the allottee/s / purchaser/s, and after the Agreement is duly executed by the allottee/s / purchaser/s and the Builders/Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

26. The allottee/s / purchaser/s and/or Builders/Promoters 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 Builders/Promoters will attend such office and admit execution thereof.

27. That all notices to be served on the allottee/s / purchaser/s and the Builders/Promoters as contemplated by this Agreement shall be

deemed to have been duly served if sent to the allottee/s / purchaser/s or the Builders/Promoters by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses as specified hereinabove in names of parties.

It shall be the duty of the allottee/s / purchaser/s and the Builders/Promoters 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 Builders/Promoters or the allottee/s / purchaser/s, as the case may be.

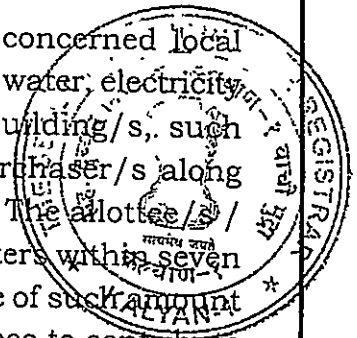
28. JOINT FLAT PURCHASER/SS

That in case there are Joint Flat Purchaser/ss all communications shall be sent by the Builders/Promoters to the allottee/s / purchaser/s 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 Flat Purchaser/ss.

29. IT is further mutually agreed and understood by and between parties as follows :

- i. IN case any security deposit is demanded by the concerned local authorities or government for the purpose of giving water, electricity or any other services connection to the said building/s, such deposit shall be payable by the allottee/s / purchaser/s along with the other Purchasers of the said building/s. The allottee/s / purchaser/s agrees to pay to the Builders/Promoters within seven days of demand the allottee/s / purchaser/s share of such amount of deposit. The allottee/s / purchaser/s also agrees to contribute proportionate expenses for transformer etc., if insisted by M.S.E.B. charges and penalties leviable by the concerned planning authority in connection with the enclosing of balconies or otlas.
- ii. THE development and/or betterment charges or other taxes levied by the concerned local authority, Government and/or any other public authority in respect of the said property and/or building/s, shall be borne and paid by the allottee/s / purchaser/s along with all the Purchasers of flats/shops/units in said building/s in proportion to the floor area of their respective premises.
- iii. THE allottee/s / purchaser/s and/or the Builders/Promoters shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the Builders/Promoters and/or the Society may require for safe-guarding the interest of

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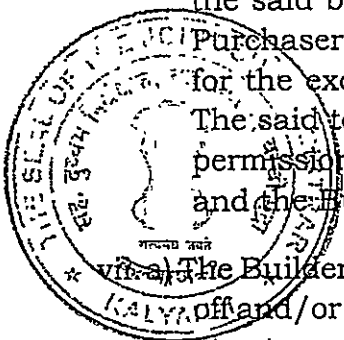
the Builders and/or the Purchaser/s and the other Purchasers of the said premises in the said building/s.

iv. NOTHING contained in this agreement is intended to be nor shall the same be constructed as a grant, demise or assignment in law of the said premises or of the said land and building/s or any part thereof. The allottee/s / purchaser/s shall have no claim, save and expect in respect of the said premises hereby agreed to be sold to him / her and all open spaces, parking spaces, stilts, lobbies, staircases, terraces, recreation space etc., will remain the property of the Builders/Promoters until the said land and the all said buildings are conveyed to the co-operative society as herein before mentioned.

v. ANY delay tolerated or indulgence shown by the Builders/Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the allottee/s / purchaser/s by the Builders/Promoters shall not be construed as a waiver on the part of the Builders/Promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the allottee/s / purchaser/s nor shall the same in any manner prejudice the rights of the Builders/Promoters.

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vi. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building/s, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser/s. The said terrace shall not be enclosed by the Purchaser/s till the permission in writing is obtained from the concerned local authority and the Builders/Promoters or the society.



vii-a) The Builders/Promoters shall be entitled to transfer, assign, dispose off and/or sell in any manner he / she deem proper the said terrace, etc., to anybody. The allottee/s / purchaser/s along with the other Purchasers will not raise any objection of whatsoever nature. The open spaces shall always be the property of the Builders and the Builders shall have full right and absolute authority to enclose the said stilt area of said building/s if permitted by local body / Planning Authority and further shall have the right to sell the same to any prospective purchaser/s for exclusive use and benefit of such purchaser.

b) The Builders/Promoters shall become the member of the society in respect of its rights and benefits concerned above. If the Builders/Promoters transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee / transferee



shall become the member of the society and/or the Apartment Owner's Association in respect of the said rights and benefits. The allottee/s / purchaser/s will not have any objection to admit such assignee or transferee as the member/s of the Society.

c) The allottee/s / purchaser/s agrees that he / she along with the other Purchasers of the flats/shops/units will not charge anything from the Builders/Promoters or their nominee or nominees or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoardings etc., for the purpose mentioned hereinabove.

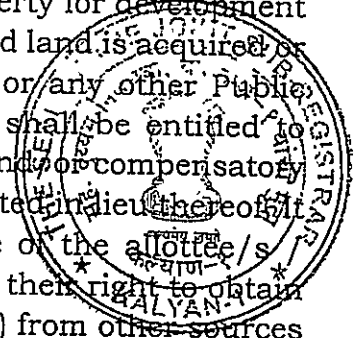
viii. THE allottee/s / purchaser/s shall not claim any deduction in the cost of his / her flat on account of deletion of any item of construction as per his / her requirements, of the allottee/s / purchaser/s in his / her flat.

ix. THE Builders/Promoters shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by concerned authorities on the terrace or the said land and/or grant right of way from the said property for development of any other property. If any portion of the said land is acquired or notified to be acquired by the Government or any other Public body or authority, the Builders/Promoters shall be entitled to receive all the benefits in respect of thereof and/or compensatory FSI or all other benefits which may be permitted in lieu thereof. It is further specifically brought to the notice of the allottee/s / purchaser/s that the Builders have reserved their right to obtain the Transferable Development Rights (T.D.R.) from other sources to be used and utilised on the said property and if such further T.D.R. is availed and put to consumption on the said proposed building in accordance with the sanctioned plans and permissions from the municipal authorities, the allottee/s / purchaser/s herein shall have no objection of such utilisation of the T.D.R. and construction of additional floor space.

x. TILL a conveyance of the said land and said buildings is executed the allottee/s / purchaser/s shall permit the Builders/Promoters and his surveyors, agents with or without workmen and other at all reasonable times to enter into and upon the said lands and said building/s or any part thereof to view and examine the state and condition thereof.

xi. The allottee/s / purchaser/s may with prior permission in writing provide at his / her own costs, charges, expenses and risk extra amenities to the premises. However to grant or not to grant the permission shall be at the sole discretion of the Builder. The

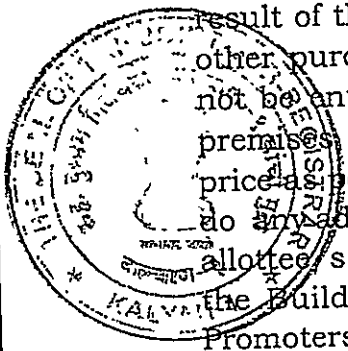
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allottee/s / purchaser/s shall not carry out any internal or external changes, alterations or additions to the said premises until the Purchaser/s has/have paid all the monies payable by him or her to the Builders/Promoters, either towards the consideration or otherwise and only after the allottee/s / purchaser/s shall have obtained a prior written permission of the Builders/Promoters in writing subject to the same having been approved by the Kalyan Dombivali Municipal Corporation. Provided further that such additions, alterations or provisions for extra amenities shall be carried out by the approved workmen, contractors of the Builder and not through any contractors or workmen not approved by the Builder. It is further agreed and understood by and between the parties that the allottee/s / purchaser/s shall not claim any deduction in the cost of his said premises on account of deletion of any item of construction as per his / her requirements in said premises

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The allottee/s / purchaser/s covenant with the Builders/Promoters that if at the request of the allottee/s / purchaser/s the Builder makes any change in the said premises agreed to be sold and as a result of this the Builder has to use any materials less than the other purchasers, even then the allottee/s / purchaser/s shall not be entitled to any reduction in the agreed price of the said premises and he / she shall be liable to pay the entire agreed price as per this agreement. In case if the Builder have agreed to do any additional extra work for the allottee/s / purchaser/s, the allottee/s / purchaser/s shall within 7 days from the date when the Builders gives the estimated cost, deposit with Builders/Promoters the amount of such estimated cost. If the allottee/s / purchaser/s fails to deposit with the Builder the estimated cost for the additional extra work agreed to be carried out by the Builders/Promoters then the Builders/Promoters shall not be liable to carry out the said additional work in the premises of the allottee/s / purchaser/s.



xii. IT is also agreed and understood that the Builders/Promoters will only pay the municipal tax for the unsold flats / shops/ units after obtaining occupation certificate and/or formation of society and will not pay or liable to pay any maintenance charges like common water, light, sweeper charges, etc., and the Builder can sell the said flats /shops/ units to any prospective buyers without obtaining the No objection from the society such formed and then such prospective buyers will become the member of the society without charge of any transfer fees etc.

xiii. THAT the Builders has right and the allottee/s / purchaser/s has/ have given consent to grant and/or assign the development rights in respect of the said property by the Builder to sub-developer and/or third person but the terms and conditions of this agreement shall be binding on such sub-developer and/or third person.

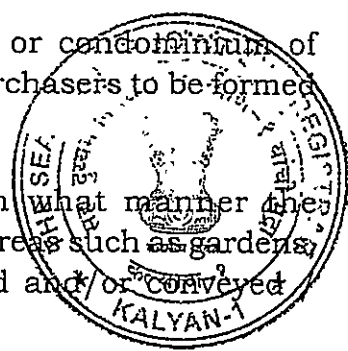
xiv. THAT the allottee/s / purchaser/s shall at no time demand partition of their interest in the said property hereunder written of the said building/s It being hereby agreed and declared by the Purchaser/s that their interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and said building/s is/are unportable.

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xv. Notwithstanding any other provisions of this agreement the Builder shall be entitled at the his sole and absolute discretion:

a) To form a society or limited Company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.

b) To decide and determine how and in what manner the infrastructure including the common utility areas such as gardens, open spaces, roads etc. may be transferred and/or conveyed assigned/leased.



c) To provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads, if any.

d) To decide from time to time to what extent the building/s along with land appurtenant to its is transferred to the respective body formed.

e) To decide from time to time when and what sort of document of transfer should be executed.

f) To carryout the development by amalgamating the said property with adjoining property/s and/or to expand the scheme of development by acquiring adjacent property/s. To provide permanent nature of access to adjoining properties.

xvi. THE allottee/s / purchaser/s is/are aware that the Builders/ Promoters shall be paying the maintenance, municipal taxes, local taxes and all outgoing as aforesaid in respect of whole of the property for and on behalf of the allottee/s / purchaser/s of the

flats/shops/units and it shall be the paramount responsibility and obligation of the allottee/s / purchaser/s to pay all the outgoing regularly. In the event of the default being committed by the allottee/s / purchaser/s herein or any of the Purchaser/s of any other units and in such event the Builders/Promoters shall not be bound to pay the outgoings for and on behalf of such defaulting persons and in the event of any essential supply being disconnected, it shall be the responsible of the allottee/s / purchaser/s together in respect of the flats/shops/units in respect of which possession has been given by the Builders/Promoters.

xvii. IF the allottee/s / purchaser/s intends to cancel this agreement with having good and reasonable grounds, he / she shall give written application to the Builders/Promoters and on cancellation of the agreement he / she shall give six months period to the Builders/Promoters within which period the Builders/Promoters shall arrange to refund the moneys collected by them on account of the installments of the said premises without any interest.

xviii. IN the event of the society or corporate body being registered before the sale and disposal by the Builders/Promoters of all the Flats / Shops / Units in the said building/s, the power and authority of the society or the corporate body so formed or of the Purchaser/s herein and other Purchasers of the flats/shops/units shall be subject to the overall powers of the Builders/Promoters in any matter concerning the building construction and completion thereof and the Builders/Promoters shall have absolute authority and control as regards the unsold flats/shops/units, the balance floor space and its disposal thereof and Builders/Promoters shall be entitled to receive and appropriate sale proceeds arising out of same for their exclusive use and benefits.

xix. THE Builders/Promoters shall be entitled to sell the premises in the said building/s for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes, car parking, stilt and for other non-residential purpose and the allottee/s / purchaser/s herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Builders/Promoters to the intending Purchasers.

xx. The allottee/s / purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid deeds, documents, writings and papers and all disclosures made by the Builders/Promoters to the allottee/s / purchaser/s and with full knowledge

and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the Municipality and all other concerned government bodies and authorities and also subject to the Builders/Promoters right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as entire transferable development rights as may be permissible by law.

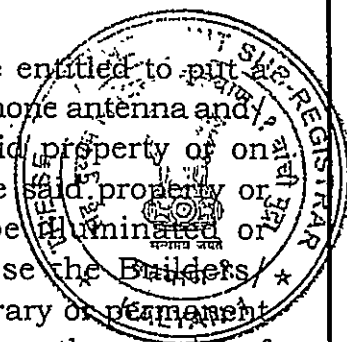
xxi. All terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the allottee / s / purchaser/s to the Builders/Promoters herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation / possession of the said premises is handed over to allottee/s / purchaser/s under the possession of the said building/s is handed over to said organisation and the deed of conveyance / assignment / lease or any other transfer document is executed.

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xxii. THE Builders/Promoters shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,

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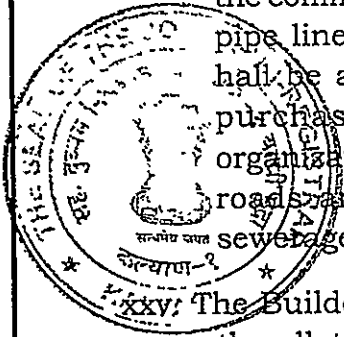
xxiii. It is expressly agreed that the Builder shall be entitled to put hoarding and/or cable network station, mobile phone antenna and tower, shelter or mobile station on the said property or on terrace/water tank any the building/s on the said property or any part thereof and such hoarding may be illuminated or comprising of neonsign and for that purpose the Builders/Promoters are fully authorised to allow temporary or permanent construction or execution in installation either on the exterior of the said buildings or on the said property as the case may be and the allottee/s / purchaser/s agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Builders/Promoters or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The allottee/s / purchaser/s shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Builders, his agents, servants etc., to enter into the said property, building/s including the terrace and other open spaces in the building/s for the purpose of putting and/or preserving and/or maintaining and/or removing



the advertisement and/or hoarding, neon lights or such installations etc. The Builders/Promoters shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the limited company shall not raise any objection thereto.

xiv. The Stilts/Basement/Garage shall belong to the Builders/Promoters who alone have right to deal with or allot, dispose off the same to any prospective flat purchaser for his exclusive use and benefit and purchaser/s will not raise any objection for the same. The person/s to whom the Stilts/Basement/Garage may be sold or disposed off will be admitted as members to the co-operative society/societies or the limited company/companies or the condominium/s of apartment owners as the case may be and they will not be entitled to the same for shopping or commercial or for any other purpose and the allottee/s / purchaser/s confirms that he/she/they has/have no objection to and shall not dispute the same at any time hereafter.

3L	xxiv.	The allottee/s / purchaser/s has/have seen the layout of the proposed building/s and complex and has agreed and understood the common amenities like co-mmon roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the flats/shops/units purchasers in the said complex and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,
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xxiv. The allottee/s / purchaser/s has/have seen the layout of the proposed building/s and complex and has agreed and understood the common amenities like co-mmon roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the flats/shops/units purchasers in the said complex and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,

xxv. The Builders/Promoters have also clearly brought to the notice of the allottee/s / purchaser/s during the course of development/ construction they will shift and/ or convert the garden, amenity area of entire or in part or will further use and utilise the benefit of the amenity area as may be sancitoned by the municipal authorities and will avail the additional construction thereof as they may deem fit and proper and also delete the construction of Garden, amemities area and the allottee/s / purchaser/s shall not raise any objection for the same and will not demand the construction there of and further will not claim any compensation thereof and thus have granted their express and irrevocable consent to the Builders/Promoters for making any changes, modifications and revisions in the said entire amalgamated property and /or sanction of plans for the further expansion buildings and commencement and completion of construction work of the same without taking any consent of the allottee/s / purchaser/s herein and the purchaser after verifying the above facts and having the ture and correct knowledge of the same and after satisfying himself / herself has

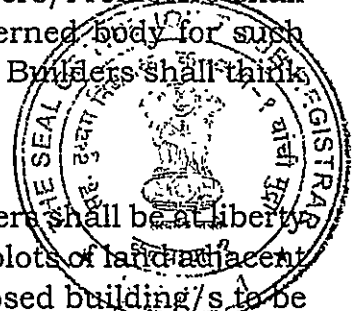
expressed his/ her express and irrevocable consent for the same and agreed to acquire the said premises in the said scheme of construction.

xxvi. It is agreed that before or after the execution of the conveyance in favour of the proposed society, if any further construction on the land is allowed in accordance with the rules and regulations of the municipal corporation then the Builders/Promoters would be entitled to put up additional or other construction without any hindrance by the allottee/s / purchaser/s. Provided that any payment may, have to be made to the municipal corporation for such additional construction shall be paid by the Builders/Promoters. The Builders/Promoters shall be entitled to sell premises forming part of such additional construction in such manner as they may think fit and proper to any person or persons for such consideration as the Builders/Promoters may in its absolute discretion deem fit and proper. The Builders/Promoters will in those events be entitled to connect the electric meters, sanitary and drainage connections provided however that all costs of construction of such additional floors and the connection to be made thereto should be borne by the Builders/Promoters. The Builders/Promoters and/or their transferees shall have the right to use all the staircase and other common amenities of said building/s. In the event of additional floors being constructed as aforesaid, the water tank shall be shifted to the top of such structures at the cost of Builders/Promoters. Even if any additional construction becoming permissible on the said building/s after the completion of the construction of the said building/s, the Builders/Promoters shall be entitled to construct the same and to sell the additional flats/Units. The allottee/s / purchaser/s therein and the members of the society shall admit such new intending purchaser at its members.

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xxvii. In the event of any portion of the said property being required for putting up an electric sub-station, the Builders/Promoters shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the Builders shall think fit.

xxviii. IT is hereby agreed that the Builders/Promoters shall be at liberty to amalgamate and/or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the said land so amalgamated/ combined sanctioned from the planning authority and in such event form and get registered co-operative housing society of all the flats/



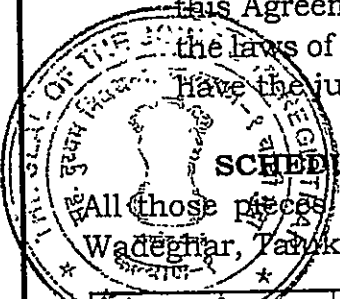
shops/units purchasers in the said building/s and the allottee/s / purchaser/s herein shall not, in any manner object the said right of the Builders/Promoters. IT is further agreed that in such event ( purchasers of the adjacent land for the purpose of development ) the Builders/Promoters shall be at liberty and/or entitled to grant a right of way from and through the said land for approaching (or of the better approach) to the adjacent land those would be acquired with a view to developing them and the allottee/ s / purchaser/s herein shall not object the said right of the Builder in any manner and/or has/have given consent for same.

30. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by allottee/s / purchaser/s.

31. Dispute Resolution :- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

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



**SCHEDULE OF THE ABOVE REFERRED PROPERTIES**

All those pieces and parcels of land lying being and situated at Village Wadeghar, Taluka Kalyan, District Thane bearing :

Survey No	Hissa No	Area (H-R-P)
56 A	6	0-07-80 P. K. 0-01-30
57	2/2/2/6	0-02-80 P. K. 0-00-20
57	2/2/1	0-11-00
56	A/5	0-13-80 P. K. 0-02-50

and within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan



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

SIGNED & DELIVERED  
by the within named  
**BUILDERS/PROMOTERS**  
M/s. MANGESHI AND DEVESHWAR DEVELOPERS,  
through its authorised signatory,



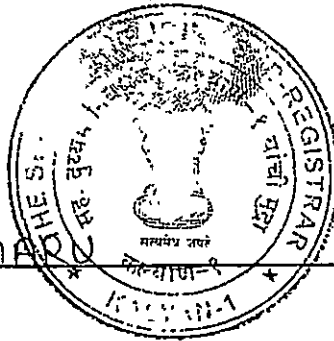
1. SHRI. MANGESH DASHRATH GAIKAR



2. SHRI. NARENDRA SOHANSINGH PUROHIT

SIGNED & DELIVERED  
by the within named  
**PURCHASER/S**

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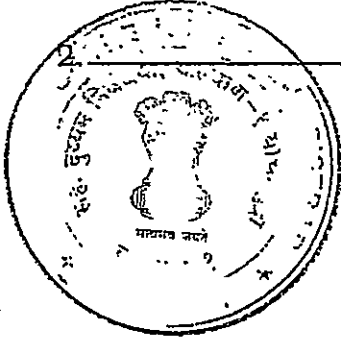


1. HINA SACHIN MAROO

"Mangeshi & Deveshwar Developers"

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3. \_\_\_\_\_

WITNESS:

1. Name: HARSHAD KADAM Harshadkadam.

Address: KALYAN (E.)

\_\_\_\_\_

2. Name: Sachin Vinod mune [Signature]

Address: Kalyan (e)

\_\_\_\_\_

\_\_\_\_\_

**Receipt**

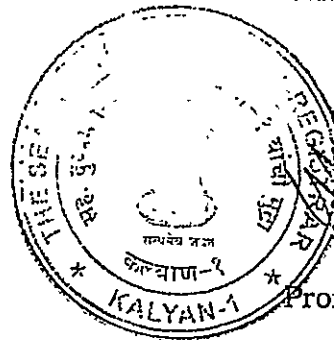
Received with thanks a sum of Rs. 3,00,000/-

(Rupees Three lakhs Only)

by Cash / Cheque from the Purchaser herein being the part / Full Consideration in respect of the flat / Shop / Unit agreed to be Purchased under this Agreement.

कलन - १	
दस्ता क्र. १६६६	२०२४
०३	६६

I SAY RECEIVED



Promoter/Builder

**BUILDERS/PROMOTERS  
Payment Scheduled A  
Building No. 01  
Stilt + Nineteenth Floors (Part)**

The allottee/s / purchaser/s hereby agrees to pay the total consideration amount of said Flat/Shop/Unit to the Builders/Promoters in the following manner :

- i. 10 % paid at the time of execution of these presents as earnest money / advance payment.
- ii. 10 % of total consideration to be paid to the Builders/Promoters after the execution of Agreement.

iii. 10 % of total consideration to be paid to the Builders/Promoters on completion of the Plinth.

iv. 2 % of total consideration to be paid on completion of First slab.

v. 2 % of total consideration to be paid on completion of Second slab.

vi. 2 % of total consideration to be paid on completion of Third slab.

vii. 2 % of total consideration to be paid on completion of Fourth slab.

viii. 2 % of total consideration to be paid on completion of Fifth slab.

ix. 2 % of total consideration to be paid on completion of Sixth slab.

x. 2 % of total consideration to be paid on completion of Seventh slab.

xi. 2 % of total consideration to be paid on completion of Eighth slab.

xii. 2 % of total consideration to be paid on completion of Ninth slab.

xiii. 2 % of total consideration to be paid on completion of Tenth slab.

xiv. 2 % of total consideration to be paid on completion of Eleventh slab.

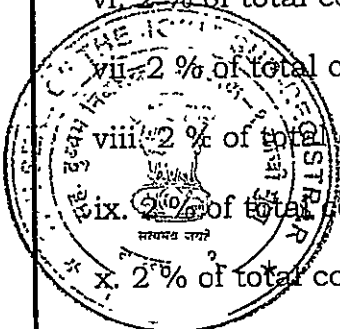
xv. 2 % of total consideration to be paid on completion of Twelfth slab.

xvi. 2 % of total consideration to be paid on completion of Thirteenth slab.

xvii. 2 % of total consideration to be paid on completion of Fourteenth slab.

xviii. 2 % of total consideration to be paid on completion of Fifteenth slab.

xix. 2 % of total consideration to be paid on completion of Sixteenth slab.



xx. 2 % of total consideration to be paid on completion of Seventeenth slab.

xxi. 2 % of total consideration to be paid on completion of Eighteenth slab.

xxii. 2 % of total consideration to be paid on completion of Nineteenth slab.

xxiii. 2 % of total consideration to be paid on completion of Twentieth slab.

xxiv. 5% of total consideration to be paid to the Builders/Promoters on completion of the walls, internal plaster, floorings doors and windows of the said Flat/Shop/Unit.

अतः रु. १६६५		२०१४
२०१४		

xxv. 5% of total consideration to be paid to the Builders/Promoters on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat/Shop/Unit.



xxvi. 5% of total consideration to be paid to the Builders/Promoters on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat/Shop/Unit is located.

xxvii. 10% of total consideration to be paid to the Builders/Promoters on completion of the lifts, water pumps, electrical fittings, electro, mechanical, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Flat/Shop/Unit is located.

xxviii. 5% of total consideration against and at the time of handing over of the possession of the Flat/Shop/Unit to the Flat Purchaser/s on or after receipt of occupancy certificate or completion certificate.

प्लान - १
११११   २०२४
११   ११

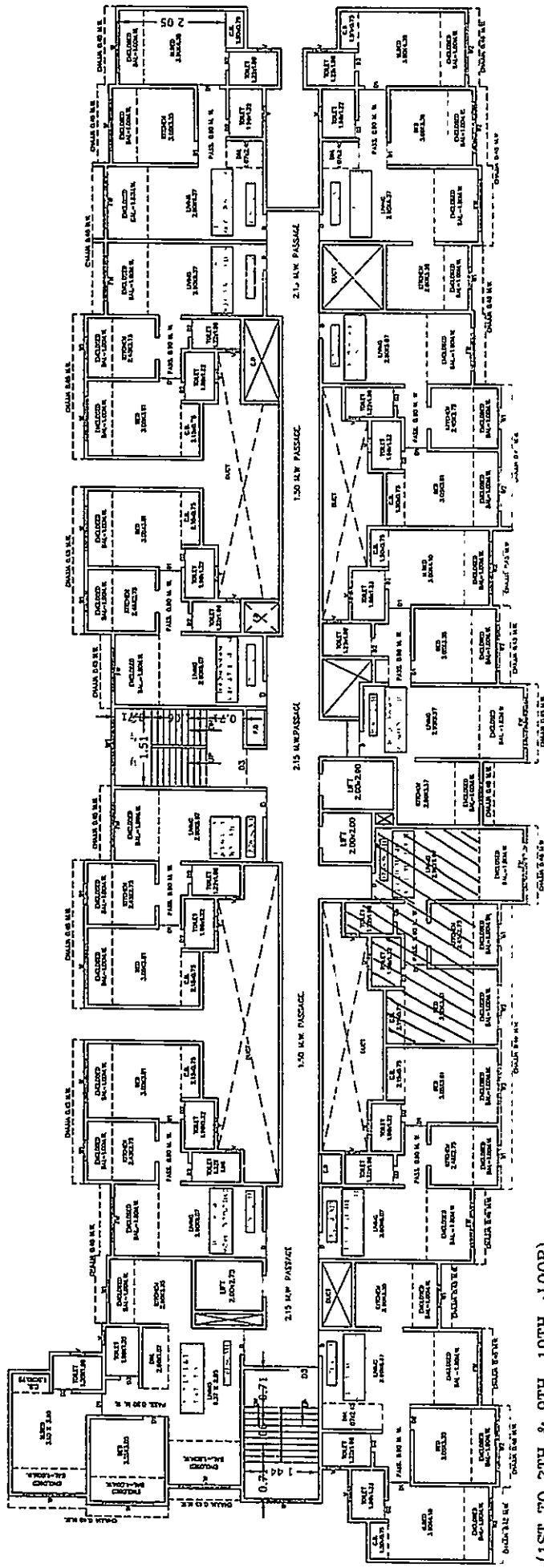
42

Annexure E

**LIST OF AMENITIES**



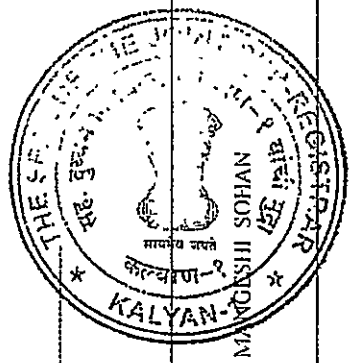
1. R. C. C. Framed structure
2. Granite Kitchen platform and Stainless Steel Sink
3. Tiles 4 feet dado above main kitchen Platform
4. All bathroom beautifully designed with door height premium quality tiles.
5. Marble door Frames with Backlight shutter in bathroom
6. Decorative Main Door
7. Cornice Molding with design P.O.P Ceiling in the entire hall
8. P.O.P finish wall in entire hall
9. Vitrified 32×32 tiles flooring in entire hall
10. Concealed P.V. C. plumbing with quality sanitary fittings & Bathroom fittings
11. Elegant windows with marbles frames
12. Powder coated aluminium windows with good quality glass
13. Wiring of ISI quality and provision for TV and Telephone Point in master bedroom
14. Inverter point provisions in all rooms
15. A.C. provision with concealed electrical fitting in master bedroom
16. Branded modular switches
17. Lift to reputed make with back up
18. Fire - fighting requirements
19. High quality exterior paint
20. Overhead Water Tank with pump
21. Decorative Entrance



(1ST TO 7TH & 9TH, 10TH FLOOR)  
SCALE-1/100

PLANT 110  
FLOOR 1st  
CARPET AREA 37.16

कमरा - १	
वस्तु क्र. १६६६	२०२४
२०	६६



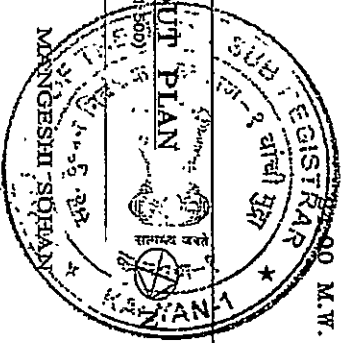
ARCHITECT ANIL R. NIRGUDE  
**VITAN CONSULTANTS**  
 ACCOUNTANTS & ENGINEERS  
 8-101 Bandu Towerist Floor, Opp. Lourdas  
 English School Santosh Mata Bldg, Kalyan (W)

PURCHASER: *[Signature]*  
 PROMOTER: *[Signature]*

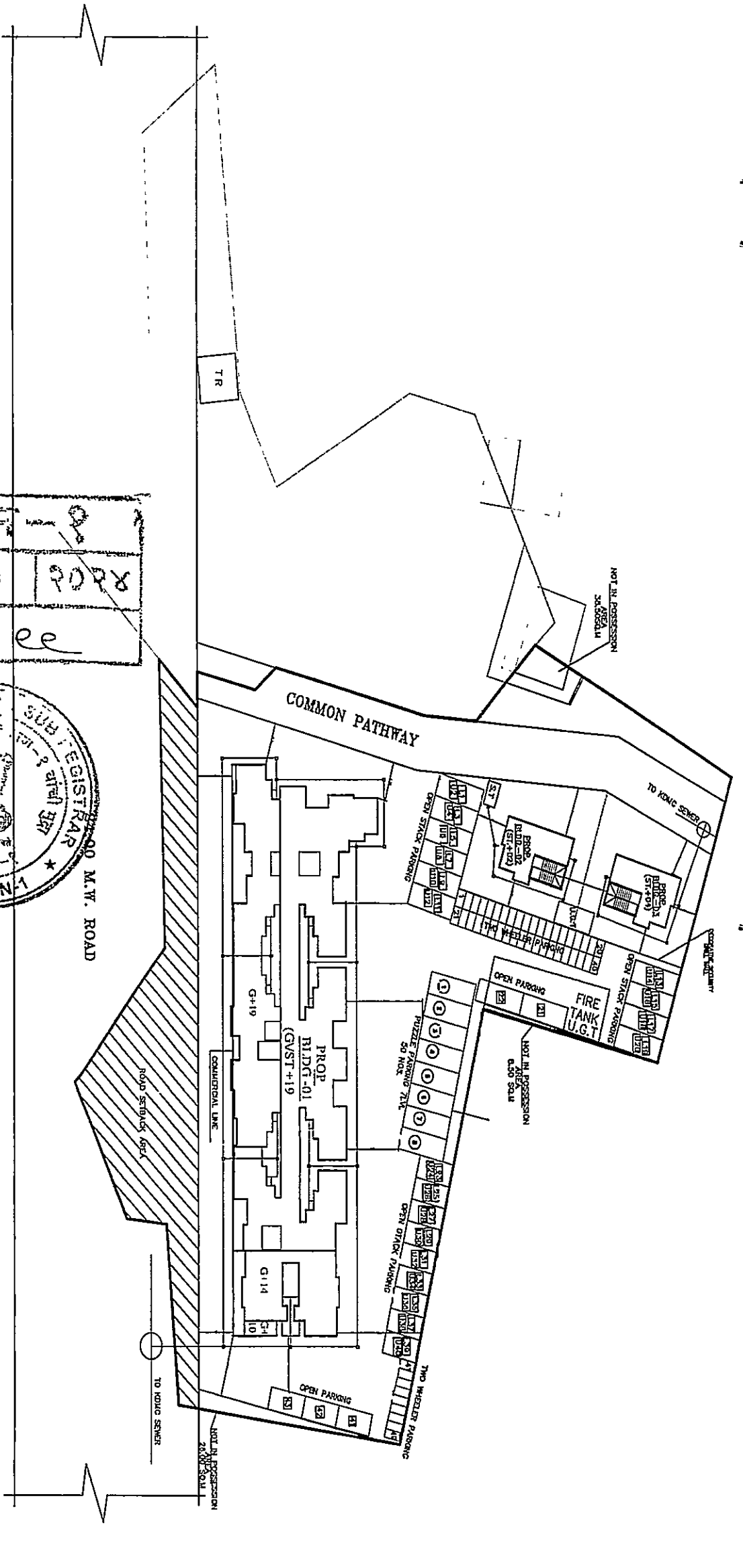
DEVELOPERS  
 MANGESH & DEVESHWAR DAV FLOPERS  
 (W. ADEGHAR, KALYAN, W. ST.)

DEVELOPERS  
**MANGESHI & DEVESEWAR DEVELOPERS**  
 (WADEGHAR KALYAN WEST)

Handwritten notes and signatures in a table format, including the name 'MANGESHI SOHANI' and a signature.



100 M.W. ROAD



ARCHITECT ANIL R NIRGUDE  
**VITAN CONSULTANTS**  
 ARCHITECTS & ENGINEERS  
 9-10 Bhuu Tower 1st Floor One Laxdhas  
 English School, Santosh, Moha Park, Kalyan (W)



अहवाल दिनांक : 08/04/2021



महाराष्ट्र शासन  
गाव नमुना सात  
अधिकार अभिलेख पत्रक

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंददहा ( तगार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७ ]

गाव :- वाडेघर तातुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 1660 व दिनांक : 07/04/2021  
भूमापन क्रमांक व उपविभाग : 56A/5

भूमापन क्रमांक व उपविभाग	सुधारणा घटती	भाग्यदाराचे नाव	अ.न.	आकार	पो.ख.	फ.फ.	रखत क्रमांक
शेताचे स्थानिक नाव :-							
क्षेत्र एकक हे.आर.चौ.मी	0.13.80	1. अण्णा शंभू शिंदे	0.13.80	1.45	0.0250	(1578)	(२७), 503
जिरापत		सुभावाई अण्णा शिंदे	0.12.80	1.45	0.0250	(1660)	कुळाचे नाव
बागायत		मिनाबाई विक्रम पाटील				(1660)	इतर अधिकार
तरी		विनायक मुळाव चौखंडे				(1660)	तुकडा
वरकस		मुळाव देविप्रसाद शिंदे				(1660)	इतर
इतर		-----सामाईक क्षेत्र-----					
एकूण क्षेत्र	0.13.80						
पोट-खराब (सागवडीस अयोग्य)		मे मंगेशी विठ्ठलकॉन तर्फे				(1660)	बांधणेसाठीचे क्षेत्र * (1631)
वर्ग (अ)	0.02.50	भागीदार मंगेश दशरथ गावकर				(1660)	नागरी जमीन कयान्न धारणा आणि 1976 अन्वये अधिपत्रक (1631)
वर्ग (ब)		मे मंगेश विठ्ठलकॉन तर्फे भागीदार				(1660)	सोपिड क्षेत्र 1630.00 चौ.मी. (1631)
एकूण पो.ख.	0.02.50	सामल मंगेश गावकर					
आकारणी	1.45	-----सामाईक क्षेत्र-----	0.13.80	1.45	0.02.50		
जुडी किंवा विशेष आकारणी							
जुने फेरफार क्र	(1),(166),(264),(282),(324), (330),(623),(761),(831),(902),(1126),(1578)						

कलन-१  
द.क्र. १६६५ २०२४  
१६ ६६  
सीमा आणि भूमापन विहित

गाव नमुना सात पिकांची नोंददहा  
। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंददहा ( तगार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३९ ]  
गाव :- वाडेघर तातुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 1660 व दिनांक : 07/04/2021  
भूमापन क्रमांक व उपविभाग : 56A/5

वर्ष	हंगाम	पिकांसाठी क्षेत्राचा तपशील						वाणवडीसाठी उपलब्ध असलेली जमीन क्षेत्र	जल सिंचनाचे साधन	क्षेत्र क्षेत्राचे नाव
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
			ह.आर. चौ.मी.	ह.आर. चौ.मी.		ह.आर. चौ.मी.	ह.आर. चौ.मी.		ह.आर. चौ.मी.	ह.आर. चौ.मी.
2019-20	संपूर्ण वर्ष									0.1380

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 08/04/2021  
सांकेतिक क्रमांक 1-2731-111-121,111-1-11202115

( नाव ) कोरते ( हेमराज मुण्डीकर )  
तातुका ( वाडेघर ) :- कल्याण जिल्हा :- ठाणे

अहवाल दिनांक : 08/04/2021



महाराष्ट्र शासन  
गाव नमुना मात  
अधिकार अभिलेख पत्रक

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

गाव :- वाडेघर तालुका :- कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 1658 व दिनांक : 07/04/2021

भूमापन क्रमांक व उपविभाग : 56/अ/6		भू-धारणा पध्दती भोगवटादार वर्ग - 1		भोगवटादाराचे नाव				खाते क्रमांक
शेताचे स्थानिक नाव -		क्षेत्र	आकार	पर.ख.	फ.फा			
क्षेत्र एकक	हे आर चौ मी	उ.मेट सिंग पानासिंग पुरोहित			( 1658 )	[284], 502		
जिरायत	0 07 80	नरेंद्र सोहनसिंग पुरोहित			( 1658 )	कुळाचे नाव		
बागायत	-	रामपात रू.ह. सिंग पुरोहित			( 1658 )	इतर अधिकार		
तरी	-	सामाईक क्षेत्र	0 07 30	0 09	0 01 30	अकृषिक वापर - रहिवास (गावठाणावाहेरील)		
वरकस	-					अकृषिक प्रयोजनाकरिता ( 1582 )		
इतर	-							
एकूण क्षेत्र	0 07 80							
पोट-खराब (तागवडीस अयोग्य)								
वर्ग (अ)	0 01 30							
वर्ग (ब)								
एकूण पौ ख	0 01 30							
आकारणी								
जुडी किंवा त्रुटी								
आकारणी								
दस्तावेज क्रमांक						सीमा आणि भूमापन चिन्हे :		
शेवटचा फेरफार क्र	(166)(204)(312)(472)(573)(627)(712)(759)(886)(888)(1029)(1330)(1415)(1540)(1647)							
५०	२२							

गाव नमुना वारा  
पिकाची नोंदवहा  
। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ।  
शेवटचा फेरफार क्रमांक : 1658 व दिनांक : 07/04/2021

गाव - वाडेघर तालुका - कल्याण जिल्हा - ठाणे		पिकाखालील क्षेत्राचा तपशील							तागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा		
भूमापन क्रमांक व उपविभाग : 56/अ/6		मिश्र पिकाखालील क्षेत्र				निशेळ पिकाखालील क्षेत्र								
वर्ग	हेगाव	मिश्र पिकांचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	(१४)	(१५)
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे आर चौ मी	हे आर चौ मी		हे आर चौ मी	हे आर चौ मी		हे आर चौ मी	हे आर चौ मी		हे आर चौ मी		
2019	खरीप							परत		0 0780				

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 08/04/2021  
सांकेतिक क्रमांक :- 2721001242133000034202117

( नाव :- कस्तुरभ हेमराज मुण्णकर )  
तागवडीसाठी :- वाडेघर तालुका, कल्याण जिल्हा - ठाणे



अहवाल दिनांक : 30/09/2019

गाव नमुना सात  
अधिकार अभिलेख गवळ  
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३,५,६ आणि ७]

गाव :- वाडेघर तालुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 1582 व दिनांक : 26/02/2019  
भूमापन क्रमांक व उपविभाग : 51/2/2/6

भूमापन क्रमांक व उपविभाग 51/2/2/6		भू-धारणा पध्दती भोगवटदार नाव	भोगवटदार नाव			
शेताने स्थानिक नाव :-		क्षेत्र	आकार	घा.ख.	फे.फा	खात क्रमांक
क्षेत्र एकक	हे.आर.चौ.मी	प्रकामाना भंडारी			(1553)	(408), 460
जिरायत	0.02.80	संजय नाना भंडारी			(1553)	कुळाचे नाव
बागायत	-	एकनाथ नाना भंडारी			(1553)	इतर अधिकार
तरी	-	राडकुबाई गणपत गादकर			(1553)	अकृषिक वापर - रहिवास (गावठाणाबाहेरील)
वरकस	-	छाया रमेश म्हात्रे			(1553)	अकृषिक प्रयोजनाकरिता (1582)
इतर	-	बाळाराम श्रीपत भंडारी			(1553)	
एकूण क्षेत्र	0.02.80	काशिनाथ श्रीपत भंडारी			(1553)	
पोट-खराब (लागवडीस अयोग्य)	-	विष्णू श्रीपत भंडारी			(1553)	
वर्ग (अ)	0.00.20	गीताबाई गोटीराम लोखंडे			(1553)	
वर्ग (ब)	-	ताराबाई मंगळ भंडारी			(1553)	
एकूण घा.ख.	0.00.20	पिंदेश मंगळ भंडारी			(1553)	
आकारणी	0.27	किशोर मंगळ भंडारी			(1553)	
जुडी किंवा विशेष आकारणी	-	पिकी मंगळ भंडारी			(1553)	
		संगिता अमित पाटील			(1553)	
		मनिषा विनोद भंडारी			(1553)	
		संस्कृती विनोद भंडारी			(1553)	
		प्रिती गोरु गोधळी			(1553)	
		सामाईक क्षेत्र				
		मे देवेश्वर कन्स्ट्रक्शन भागीदार संस्था तर्फे भागीदार नरेन्द्र सोहनसिंह पुरोहित			(1553)	
		मे देवेश्वर कन्स्ट्रक्शन भागीदार संस्था तर्फे भागीदार रामपाल सोहनसिंह पुरोहित			(1553)	
		सामाईक क्षेत्र	0.02.80	0.27	0.00.20	
जुन फेरफार क्र. (29),(165),(274),(299),(692),(839),(934),(1208),(1456),(1528),(1533)						सोसा आणि भूमापन चिन्ह :

गाव नमुना करा  
पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

गाव :- वाडेघर तालुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 1582 व दिनांक : 26/02/2019  
भूमापन क्रमांक व उपविभाग : 51/2/2/6

पिकाखालील क्षेत्राचा तपशील											सागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
सिंचित पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र					स्वरूप	क्षेत्र			
वर्ग	हेगाव	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित			अजल सिंचित		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		

या प्रमाणित प्रतीसाठी फी म्हणून रक्कम देण्याचे मिळाले."

दिनांक: 30/09/2019  
सांकेतिक क्रमांक: 27210012/21330000/32021185(नाव :- कौस्तुभ हेमराज मुणगेकर)  
तशाठी साक्षात :- वाडेघरता :- कल्याण जि.ठाणे

वर्ग क्र. १६६६६	२०२४
५२	६६

ता.कल्याण, जि.ठाणे





Office : 1<sup>st</sup> Floor, Ambika Building, Near Malhar Sports Shop, Santoshi Mata Road, Kalyan (W), District Thane.

Email : surajsurve15@gmail.com • Mobile : 9920875007 / 7021039176

**FORMAT A**

Date : 18.06.2021

To,  
Maharashtra Real Estate Regulatory Authority,  
Mumbai.

कलन-१	
वस्तु क्र. १६६६७	२०२४
५३	६६

REG: All those pieces and parcels of land lying being and situated at  
Village Wadeghar, Taluka Kalyan, District Thane bearing :

Survey No	Hissa No	Area (H-R-P)	Name of Land Owners
56	A/5	0-13-80 P. K. 0-02-50	M/s. Mangeshi Builders a Partnership Firm through its partners 1. Shri. Mangesh Gaikar 2. Shri. Mangesh Dashrath Gaikar
56	A/6	0-07-80 P. K. 0-01-30	Shri Narendra Sohansingh Purohit and Shri Rampal Sohansingh Purohit
57	2/2/1	0-11-00	M/s. Deveshwar Construction, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit
57	2/2/2/6	0-02-80 P. K. 0-00-20	M/s. Deveshwar Construction, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit

within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, herein after collectively called and referred to as the "Said Property".

I have investigated the title of said property on the request of M/s. Mangeshi and Deveshwar Developers, a Joint Venture Concern having its office at First Floor, Ambika Apartment, Near Malhar Sports Shop,

Santoshi Mata Road, Kalyan (W), District Thane and have perused the following documents:

**READ:**

1. Extracts of 7/12.

2. Relevant Mutation Entries / Certificates.

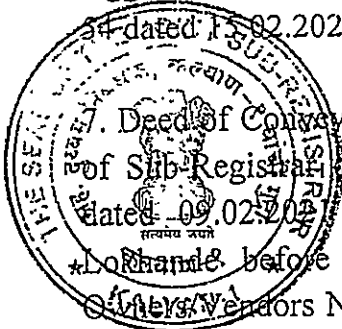
3. Khate Utara (8-A).

4. Order passed by Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane under section 8(4) of the Urban Land Ceiling and Regulation Act 1976 bearing No. ULC / ULN / 6(1) / SR-11 / KOLIVALI dated 06.05.2005.

5. Order passed under section 20 of Urban Land (Ceiling and Regulation) Act 1976, by Dy. Collector and Competent Authority Ulhasnagar Urban Agglomeration, Thane under order bearing No. ULC / ULN / Sec (20) (N) / SR-641 dated 24.10.2007.

कल्याण	
दस्ता क्र. १६६५	२०२४
५६	

6. Order passed under section 20 of Urban Land ( Ceiling and Regulation ) Act 1976 by Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane bearing No. ULC / ULN / Sec (20) (N) / SR-641 / dated 12.02.2020.



7. Deed of Conveyance dated 31<sup>st</sup> December 2020, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 3193/2021 dated 09.02.2021 made and executed between Sau. Nandabai Gulab Lokhande before marriage Nandabai Appa Bhoir and Others as the Owners / Vendors No. 1, Smt. Parvatibai Budhya alias Budhaji Bhandari as the Owners / Vendors No. 2 and M/s. Mangeshi Buildcon, a Partnership Firm, through its partners 1. Shri. Shamal Mangesh Gaikar 2. Shri. Mangesh Dashrath Gaikar as the Purchasers.

8. Deed of Conveyance dated 24<sup>th</sup> November 2020, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 12303/2020 dated 24.11.2020 made and executed between Shri. Umedsingh Mansingh Purohit as the Owner and Shri. Narendra Sohansingh Purohit and Shri. Rampal Sohansingh Purohit as the Purchasers.

*(Handwritten signature)*

\*SUR\*



Suraj S. Surve

B.Com., LL.B.

Advocate High Court

Office : 1<sup>st</sup> Floor, Ambika Building, Near Malhar Sports Shop, Santoshi Mata Road, Kalyan (W), District Thane.

Email : surajsurve15@gmail.com • Mobile : 9920875007 / 7021039176

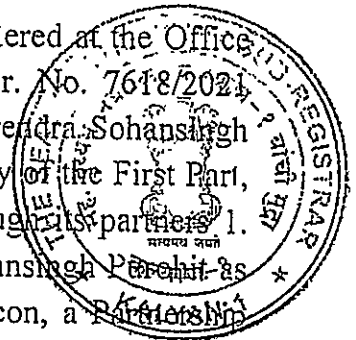
9. Deed of Conveyance dated 17<sup>th</sup> June 2021, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 11352/2021 dated 17.06.2021 made and executed between Shri. Santosh Budhaji Bhandari and Others as the Owners and M/s. Deveshwar Construction, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit as the Purchasers.

10. Deed of Conveyance dated 15<sup>th</sup> December 2017, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 180/2018 dated 05.01.2018 made and executed between Shri. Balaram Shripat Bhandari for self and constituted attorney of Shri. Kashinath Shripat Bhandari and Others as the Owners/Vendors No. 1, M/s. Paripurna Construction and Developers, a Partnership Firm, through its partner Shri. Narendra Sohansingh Purohit as the Owners/Vendors No. 2, Sau Pushpa Balaram Bhandari and Others as the Confirming Party and M/s. Deveshwar Construction, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit as the Purchasers.

दात क्र. १६६६५	२०२४
५५	२६

11. Building Commencement Certificate bearing No. KDMC / TPD / BP / KD / 2020-21 / 15 / 143 dated 09.03.2021.

12. Joint Venture Agreement dated 5<sup>th</sup> April 2021, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 7618/2021 dated 05.04.2021 made and executed between Shri. Narendra Sohansingh Purohit and Shri. Rampal Sohansingh Purohit as the Party of the First Part, M/s. Deveshwar Construction, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit as the Party of the Second Part and M/s. Mangeshi Buildcon, a Partnership Firm, through its partners 1. Shri. Shamal Mangesh Gaikar, 2. Shri. Mangesh Dashrath Gaikar as the Party of the Third Part.

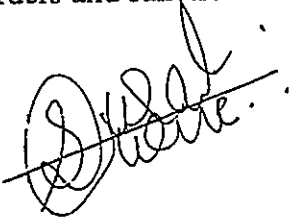


13. Search Report up to 19.04.2021.

IN view of the perusal of above mentioned documents, relevant papers and search report and subject to what is stated in the Annexure A attached hereto and marked as Annexure A i.e. of flow of title and entitlement of said M/s. Mangeshi and Deveshwar Developers, a Joint Venture Concern to develop the said property, I am of the opinion that and I hereby certify that the title of above said owners to their respective properties is clear and free from reasonable doubts and encumbrances and M/s. Mangeshi and

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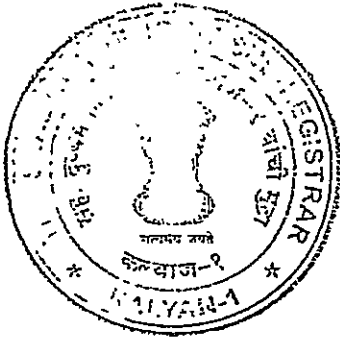
Deveshwar Developers, a Joint Venture Concern in terms of Joint Venture Agreement dated 5<sup>th</sup> April 2021, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 7618/2021 dated 05.04.2021 are well and sufficiently entitled to develop the said property as per above mentioned sanctioned plans and permissions and in accordance with development Rules, Regulations and Bye-laws in force from time to time and by complying with conditions as mentioned in above said permissions, orders and sanctions.



**SURAJ S. SURVE**  
**ADVOCATE**

**SURAJ S. SURVE**  
(B.COM, LL.B)  
Advocate High Court  
Enrolled No MAH/929/2013 Dated 26/4/2013  
Office Ambika Apartment, 1st Floor,  
Near Malhar Sports Shop, Santoshi Mata  
Road, Kalyan (W) Dist Thane. 421301

कराज - १	
सा.क्र. १६६६	२०२४
५६	६६







S-raj S. S-rve

B.Com., LL.B.

Advocate High Court

Office : 1<sup>st</sup> Floor, Ambika Building, Near Malhar Sports Shop, Santoshi Mata Road, Kalyan (W), District Thane.

Email : surajsurve15@gmail.com • Mobile : 9920875007 / 7021039176

“ANNEXURE A”

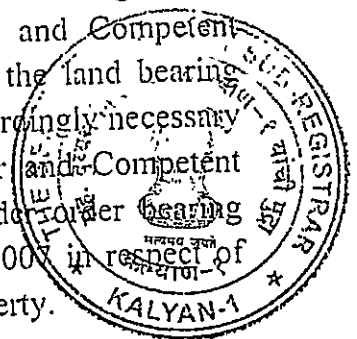
FLOW OF TITLE OF THE SAID PROPERTY :

On perusal of Extract of 7/12, relevant Mutation entries / certificates and Khate Utara (8-A), it appears that the above said persons and partnership firms are Owners of their respective properties as mentioned above.

It further appears that, Shri Appa Dhondu Bhoir the predecessor in title of land bearing Survey No. 56 Hissa No. A/5 from said property had filed returns under the provisions of Urban Land Ceiling and Regulation Act 1976 in respect of the immovable properties owned and possessed by him and in due course, necessary order is passed by Dy. Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane under section 8 (4) of the Urban Land Ceiling and Regulation Act 1976 bearing No. ULC / ULN / 6 (1) / SR-11 / KOLIVALI dated 06.05.2006 wherein land bearing Survey No. 56 Hissa No. A/5 from said property is declared as surplus under the provisions of said Act.

कलान - १	
वर्ग क्र. १६६६	२०२४
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It further appears that, said Shri Appa Dhondu Bhoir, with a view to seek exemption under Section 20 of the Urban Land (Ceiling and Regulation) Act 1976, submitted the proposal with Dy. Collector and Competent Authority Ulhasnagar Urban Agglomeration, Thane for the land bearing Survey No. 56 Hissa No. A/5 from said property and accordingly necessary weaker section scheme is sanctioned by Dy. Collector and Competent Authority Ulhasnagar Urban Agglomeration, Thane under order bearing No. ULC / ULN / Sec (20) (N) / SR-641 dated 24.10.2007 in respect of land bearing Survey No. 56 Hissa No. A/5 from said property.



It further appears that, the Dy. Collector and Competent Authority, under Urban Land (Ceiling and Regulation) Act 1976 have by under order bearing No. ULC / ULN / Sec (20) (N) / SR - 641 / 54 dated 15.02.2020 granted time period extension to the scheme sanction under Section 20 of the Urban Land (Ceiling and Regulation) Act 1976 in respect of land bearing Survey No. 56 Hissa No. A/5 from said property on terms and condition mentioned therein.

It further appears that, by and under an Deed of Conveyance dated 31<sup>st</sup> December 2020, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 3193/2021 dated 09.02.2021 made and executed between Sau. Nandabai Gulab Lokhande before marriage Nandabai Appa

8

Bhoir and Others as the Owners/Vendors No. 1, Smt. Parvatibai Budhya alias Budhaji Bhandari as the Owners/Vendors No. 2 and M/s. Mangeshi Buildcon, a Partnership Firm, through its partners 1. Shri. Shamal Mangesh Gaikar 2. Shri. Mangesh Dashrath Gaikar as the Purchasers, said Owners/Vendors No. 1 and Owners/Vendors No. 2 sold, transferred and conveyed the land bearing Survey No. 56 Hissa No. A/5 from said property absolutely and forever to M/s. Mangeshi Buildcon, a Partnership Firm, through its partners 1. Shri. Shamal Mangesh Gaikar 2. Shri. Mangesh Dashrath Gaikar on terms, conditions and for the consideration mentioned therein and on execution and registration of abovesaid Deed of Conveyance, the land bearing Survey No. 56 Hissa No. A/5 from said property is transferred in extract of 7/12 in the name of M/s. Mangeshi Buildcon, a Partnership Firm, through its partners 1. Shri. Shamal Mangesh Gaikar 2. Shri. Mangesh Dashrath Gaikar vide Mutation Entry No. 1660 dated 03.03.2021.

It further appears that, by and under an Deed of Conveyance dated 24<sup>th</sup> November 2020, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 12303/2020 dated 24.11.2020 made and executed between Shri. Umedsingh Mansingh Purohit as the Owner and Shri. Narendra Sohansingh Purohit and Shri. Rampal Sohansingh Purohit as the Purchasers, said Shri. Umedsingh Mansingh Purohit sold, transferred and conveyed the land bearing Survey No. 56 Hissa No. A/6 from said property absolutely and forever to Shri. Narendra Sohansingh Purohit and Shri. Rampal Sohansingh Purohit on terms, conditions and for the consideration mentioned therein and on execution and registration of abovesaid Deed of Conveyance, the land bearing Survey No. 56 Hissa No. A/6 from said property is transferred in extract of 7/12 in the name of Shri. Narendra Sohansingh Purohit and Shri. Rampal Sohansingh Purohit vide Mutation Entry No. 1658 dated 08.02.2021.

It further appears that, by and under Deed of Conveyance dated 17<sup>th</sup> June 2021, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 11352/2021 dated 17.06.2021 made and executed between Shri. Santosh Budhaji Bhandari and Others as the Owners and M/s. Deveshwar Construction, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit as the Purchasers, said Shri. Santosh Budhaji Bhandari and Others sold, transferred and conveyed the land bearing Survey No. 57 Hissa No. 2/2/1 from said property absolutely and forever to M/s. Deveshwar Construction, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit on terms, conditions and for

8



Office : 1<sup>st</sup> Floor, Ambika Building, Near Malhar Sports Shop, Santoshi Mata Road, Kalyan (W), District Thane.

Email : surajsurve15@gmail.com • Mobile : 99268750C7 / 7021039176

the consideration mentioned therein and necessary mutation needs to be effected to mutated the name of said M/s. Deveshwar Construction, a Partnership Firm, in revenue records.

It is further represented to me that M/s. Deveshwar Construction, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit has applied to get land bearing Survey No. 57 Hissa No. 2/2/1 from said property mutated in their name and same is awaited.

Survey - 57	
9 E E E Y	2028
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It further appears that, by and under an Deed of Conveyance dated 15<sup>th</sup> December 2017, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 180/2018 dated 05.01.2018 made and executed between Shri. Balaram Shripat Bhandari for self and constituted attorney of Shri. Kashinath Shripat Bhandari and Others as the Owners/Vendors No. 1, M/s. Paripurna Construction and Developers, a Partnership Firm through its Partner Shri. Narendra Sohansingh Purohit as the Owners/Vendors No. 2, Sau Pushpa Balaram Bhandari and Others as the Confirming Party and M/s. Deveshwar Construction, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit as the Purchasers, said Owners/Vendors No. 1 and Owners/Vendors No. 2 sold, transferred and conveyed the land bearing Survey No. 57 Hissa No. 2/2/2/6 from said property absolutely and forever to M/s. Deveshwar Construction, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit on terms, conditions and for the consideration mentioned therein and on execution and registration of abovesaid Deed of Conveyance, the land bearing Survey No. 57 Hissa No. 2/2/2/6 from said property is transferred in extract of 7/12 in the name of M/s. Deveshwar Construction, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit vide Mutation Entry No. 1553 dated 06.06.2018.

It further appears that, the respective owners and developers with a view to develop the said property, amalgamated their respective properties and submitted necessary building plan with Kalyan Dombivali Municipal Corporation and accordingly Kalyan Dombivali Municipal Corporation sanctioned the building plan and granted building commencement certificate in respect of said property by and under its permission bearing No. KDMC / TPD / BP / KD / 2020-21 / 15 / 143 dated 09.03.2021.

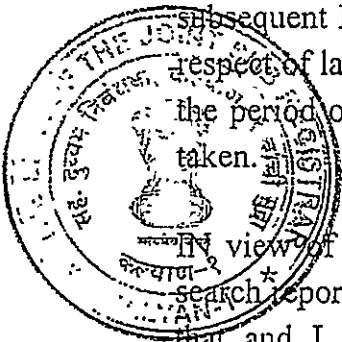
*S*

It further appears that, by and under a Joint Venture Agreement dated 5<sup>th</sup> April 2021, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 7618/2021 dated 05.04.2021 made and executed between Shri. Narendra Sohansingh Purohit and Shri. Rampal Sohansingh Purohit as the Party of the First Part, M/s. Deveshwar Construction, a Partnership Firm, through its partners 1. Shri. Narendra Sohansingh Purohit 2. Shri. Rampal Sohansingh Purohit as the Party of the Second Part and M/s. Mangeshi Buildcon, a Partnership Firm, through its partners 1. Shri. Shamal Mangesh Gaikar 2. Shri. Mangesh Dashrath Gaikar as the Party of the Third Part, said Shri. Narendra Sohansingh Purohit and Shri. Rampal Sohansingh Purohit, M/s. Deveshwar Construction, a Partnership Firm and M/s. Mangeshi Buildcon, a Partnership Firm have formed a Joint Venture

Concern for the purpose of carrying out development of said property in the name and style as "M/s. Mangeshi and Deveshwar Developers" on the terms and conditions as stated therein ;

कर्मचारी - १	
प्रा. क्र. १६६५	२०१४
६०	६६

I have gone through the search report in respect of the said property and same does not reveal any entry which will fall in the category of registered encumbrances over said property. That due to Covid-19 Pandemic and subsequent Lock Down declared by the Government, the Search Report in respect of land bearing Survey No. 56 Hissa No. A/5 from said property for the period of 1991 to 2001 could not be taken and same is required to be taken.



In view of the aforesaid scrutiny of the relevant documents, papers and search report and subject to what is stated hereinabove, I am of the opinion that and I hereby certify that the title of above said owners to their respective properties is clear and free from reasonable doubts and encumbrances and M/s. Mangeshi and Deveshwar Developers, a Joint Venture Concern in terms of Joint Venture Agreement dated 5<sup>th</sup> April 2021, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 7618/2021 dated 05.04.2021 are well and sufficiently entitled to develop said property as per above mentioned sanctioned plans and permissions and in accordance with development Rules, Regulations and Bye-laws in force from time to time and by complying with conditions as mentioned in above said permissions, orders and sanctions.

*(Signature)*

**SURAJ S. SURVE**  
ADVOCATE

**SURAJ S. SURVE**  
(B.COM, LL.B.)  
Advocate High Court  
Enrolled No. MAH/929/2013 Dated 26/4/2013  
Office: Ambika Apartment, 1st Floor,  
Near Malhar Sports Shop, Santoshi Mata  
Road, Kalyan (W) Dist Thane 421301



## तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण ता. कल्याण चांचे कार्यालय

क्र./महसूल/टे-२/जमीनबाब-१/रुपांतरणकर/एसआर-१०५/२०२०

दिनांक: ११/०६/२०२०

प्रति,

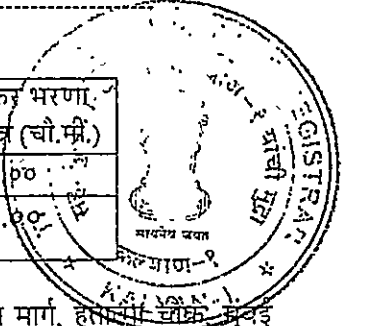
श्रीम.नंदाबाई गुलाब लोखंडे व इतर  
यांचे कु.मु.धारक श्री.मंगेश गायकर

कलम-१	
उत्तर क्र. १६६५	२०२४
६९	६६

विषय:- रुपांतरितकर (CONVERSION TAX) भरून घणेवावत.

मौजे, वाडेघर ता. कल्याण जि.ठाणे

स.नं.	एकुणक्षेत्र (स.नं.प्रमाणे चौ.मी.)	रुपांतरित कर भरणा कर.वयाचेक्षेत्र (चौ.मी.)
५६/३१/५	१६३०.००	१६३०.००
एकुण	१६३०.००	१६३०.००



- संदर्भ :- १. महसूल व वन विभाग, मंत्रालय, मादामकामा मार्ग, हुतात्मा चौक, मुंबई  
४०० ०३२, यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१७.  
२. मा. जिल्हाधिकारीठाणे यांचेकडील पत्र क्र.महसूल/क-१/टे१/२/र.कर/  
अ.आकारणी/परिपत्रक-०१/१७, दिनांक:- १६/०३/२०१७  
३. आपण या कार्यालयात रुपांतरित कर भरणेकामी केलेला अर्ज.

महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केल्या महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेशा.- २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ ब (१) नुसार कलम ४२, ४२अ, ४४ मधील ४४ अ या मध्ये कोहीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर पोट कलम (२) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अकृषिकं आकारणी आग लागू असले तेथे, नजराणा किंवा अधिमुल्य, किंवा इतर शासकीय देणी यांचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या कोणत्याही जमिनीचा वापर हा अशा विकास योजनेतील वाटप, आरक्षण किंवा निर्देशन या स्वरूपात दर्शविलेल्या वापरात रुपांतरित करण्यात आले असल्याचे मानण्यात येईल असे नमुद आहे व त्याअनुषंगाने अशा क्षेत्रात रुपांतरण कर आणि त्या विकास योजनेत दर्शविलेल्या वापर च्या 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 सूचनांप्रमाणे आपण विनंती केलेल्या विषयांकीत जमीन मिळकतीची खालील रुपांतरित कराची रक्कम आपणास कळविण्यात येत आहे.

कार्यालय पत्ता :- दिवाणी न्यायालयासभोर, रेल्वे स्टेशन जवळ, ता. कल्याण, जि. ठाणे. पिन कोड - ४२१ ३०  
संपर्क क्र. ०२५१ २३१५९२४ ई मेल : lahkalyar @gmail.com

सदर रुपांतरित कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदीना अधोन राहून उपलब्ध कागदपत्र, कल्याण डॉर्बिवली महानगरपालिका कल्याण यांचेकडील झोनबाबतचे पत्र, त्यामध्ये नमुद असलेली टिप व आपले प्रतिज्ञापत्र यांस अधिन राहून भरून घेण्यात येत आहे. सदर जागेचा वापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी महसूल खात्याची नसेल. तसेच सदरचा रुपांतरित कर आपण विनंती केलेल्या संपुर्ण क्षेत्रासाठी रहिवास दराने भरून घेण्यात येत आहे. त्यामुळे महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ ब नुसार भविष्यात नियोजन प्राधिकारी यांचेकडून विषयांकीत मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मंजूर नकाशानुसार अतिरीक्त रुपांतरित कर परीगणित झाल्यास त्याचा भरणा करणे आपणावर बंधनकारक असेल. तसेच विषयांकीत मिळकतीवर नियोजन प्राधिकारी यांचेकडील मंजूर नकाशानुसार बांधकाम करणे आपणावर बंधनकारक असेल. सदर रुपांतरित कराची रक्कम शासन जमा केलेचे नंतर भविष्यांत उक्त जमीन मिळकतीचे मालकीसंदर्भात कोणताही वाद किंवा कोणतीही न्यायालयीन बाब उद्भवल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल.

अ.क्र.	गावाचे नांव	स.नं.	एकुण क्षेत्र (चौ.मो.)	रुपांतरित कराची रक्कम
१.	वाडेघर	५६/अ/५	१६३०.००	
एकुण				२९३४/-

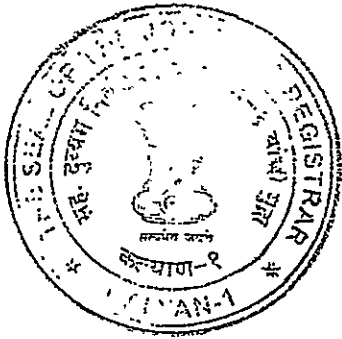
वरीलप्रमाणे रुपांतरण कराची आपण चलनाद्वारे शासनजमा करावी सदर रक्कम आपण शासनास भरणा केल्यानंतर तसेच नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (IOD/CC) प्राप्त केल्यानंतर १) जमिनीचे अद्यावत गाळ नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राची प्रतीसह मा.जिल्हाधिकारी ठाणे यांचे

कराची रक्कम भरल्याची मिळकतीची अर्जाकडून.

कराची रक्कम - १	
१९६६५	२०२४
६२	६६



(दीपक आकडे)  
तहसिलदार कल्याण





## तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण ता. कल्याण यांचे कार्यालय

क्र./महसूल/टे-२/जमीनबाब-१/रुपांतरणकर/एसआर/१९/१९९

दिनांक: २०/१२/२०१९

प्रति,

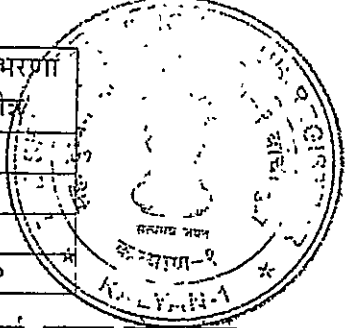
श्री.बळीराम श्रीपत भंडारी व इतर यांचे कु.मु.वारक  
मे.देवखर कन्स्ट्रक्शन भागीदार संस्था तर्फे  
श्री रामपाल सोहनसिंह पुरोहीत

कलम - १	
वस्तु क्र. १९९९९	२०२४
६३	९९

विषय:- रुपांतरितकर (CONVERSION TAX) भरून घेणेबाबत.

मौजे, धाडेघर त. कल्याण जि.ठाणे

स.नं.	स.नं. प्रमाणेक्षेत्र	रुपांतरित कर भरणी करण्याचे क्षेत्र.
५७/२/२/४	१३००.००	१३००.००
५७/२/२/६	३००.००	३००.००
५६/३/६	९१०.००	९१०.००
एकुण क्षेत्र	२५१०.००	२५१०.००



संदर्भ :- १. गहरसूल व वन विभाग, मंत्रालय, मादामकामा मार्ग, हुतात्मा चौक, मुंबई  
४०० ०३२, यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१७.

२. मा. जिल्हाधिकारीठाणे यांचेकडील पत्र क्र.महमूल/क-१/१९/२/क.कर/  
अ.आकारणी/परिपत्रक-०१/१७, दिनांक- १६/०३/२०१७

३. आपण या कार्यालयात रुपांतरित कर भरणेकामी केलेला अर्ज.

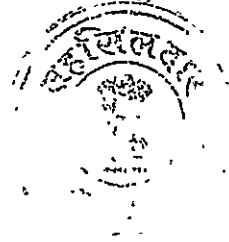
महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश - २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ च कलम ४२ व (१) नुसार कलम ४२, ४२अ, ४४ मधील ४४ अ या मध्ये काहीही अंतर्भूत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर पोट कलम (२) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असले तथे, नजराणा किंवा अधिमुल्य, किंवा इतर शासकीय देणी यांचा भरणा केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या कोणत्याही जमिनीचा वापर हा अशा विकारा योजनेतील वाटप, आरक्षण किंवा निर्देशन या स्वरूपात दर्शविलेल्या वापरात रुपांतरित करण्यात आले असल्याचं मानण्यात येईल असे नमुद आहे व त्याअनुषंगाने अशा क्षेत्रात रुपांतरण 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 विषयांकीत जमीन मिळकतीची खालील रुपांतरित कराची रक्कम आपणार कळविण्यात येत आहे.

सदर रुपांतरित कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ११-७ मधील तरतुदींना अधीन राहून उपलब्ध कागदपत्र, कल्याण डोंविवली महानगरपालिका कल्याण यांचेकडील झोनवाबतचे पत्र, त्यामध्ये नमुद असलेली टिप व आपले प्रतिज्ञापत्र यांस अधिन राहून भरून घेण्यात येत आहे. सदर जागेचा वापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी महसूल खात्याची नसेल. तसेच सदरचा रुपांतरित कर नियोजन प्राधिकारी यांचेकडील झोन दाखल्यानुसार फक्त रहिवास प्रयोजनासाठी भरून घेण्यात येत आहे. त्यामुळे महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ ब नुसार भविष्यात नियोजन प्राधिकारी यांचेकडून विषयांकीत मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मंजूर नकाशानुसार अतिरीक्त रुपांतरित कर परीगणीत झाल्यास त्याचा भरणा करणे आपणावर बंधनकारक असेल. तथापि, सदर रुपांतरित कराची रक्कम शासन जमा केलेचे नंतर भविष्यांत उक्त जमीन मिळकतीचे मालकीसंदर्भात कोणताही वाद किंवा कोणतीही न्यायालयीन बाब उद्भवल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल.

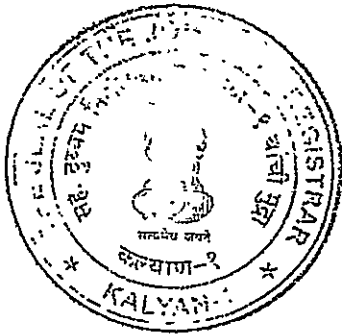
अ.क्र.	गावाचे नांव	स.नं.	एकूण क्षेत्र (चौ.मी.)	गावचा दर	रुपांतरित कराची रक्कम
१.	वाडेघर	५७/२/२/२/४	२५१०.००	०.३००	
		५७/२/२/२/६			
		५६/अ/६			
रुपांतरित कर		-			
		- २५१०.०० X ०.३०० = ७५३ X ५			३७६५/-
अकृषिक आकारणी		- २५१०.०० X ०.३०० =			७५३/-
		एकूण			४५१९

वरीलप्रमाणे रुपांतरण कराची आपण चलानाद्वारे शासनजमा करावी सदर रक्कम आपण शासनास भरणा केल्यानंतर तसेच नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (IOD/CC) प्राप्त केल्यानंतर १) जमीनचे अद्यतन याबत नमुद नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राची प्रतीसह मा.जिल्हाधिकारी यांचे कार्यालयास सनद मिळणेकामी अर्ज करावा.

२०२४	२०२४
६४	६६



(अमित सानप)  
तहसिलदार कल्याण







## तहसिलदार तथा कार्यकारी दंडाधिकारी कल्याण ता. कल्याण यांचे कार्यालय

क्र./महसूल/टे-२/जमीनबाब-१/रुपांतरणकर/एसआर-७२/१९

दिनांक :- १६-३-२०१७

प्रति,  
श्री.संतोष बुध्या भंडारी व इतर यांचे कु.मु.धारक  
मे.देवखर कन्स्ट्रक्शन भागीदार संस्था तर्फे  
श्री.रामपाल पुरोहीत

विषय:- रुपांतरितकर (CONVERSION TAX) भरून घेणेबाबत.

मौजे वाडेघर, ता. कल्याण जि.ठाणे

स.नं.	स.नं. प्रमाणक्षेत्र	रुपांतरित कर भरणा करण्याचे क्षेत्र
५७/२/२/१	११००.००	११००.००
एकुण क्षेत्र	११००.००	११००.००

संदर्भ :- १. महसूल व वन विभाग, मंत्रालय, मादामकामा मार्ग, हुतात्मा चौक, मुंबई

४०० ०३२, यांचेकडील अधिसूचना दिनांक ५ जानेवारी, २०१६

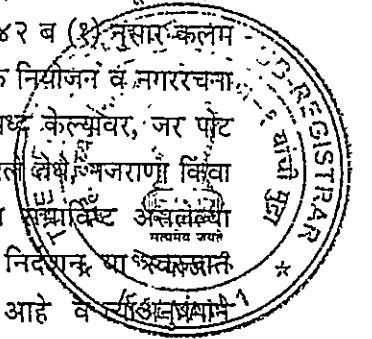
२. मा. जिल्हाधिकारीठाणे यांचेकडील पत्र क्र.महसूल/क-१/टे२/रु.कर/  
आ.आकारणी/परिपत्रक-०१/१७. दिनांक- १६/०३/२०१७

३. आपण या कार्यालयात रुपांतरित कर भरणेकामी केलेला आहे.

कल्याण - १	
२०२४	१६/०३/२०१७
१६/०३/२०१७	१६/०३/२०१७

महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्गमित केलेल्या महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश - २०१७ मध्ये महाराष्ट्र जमीन 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 याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिध्द केल्यावर, जर पोट कलम (२) मध्ये तरतुद केल्याप्रमाणे रुपांतरण कर, अकृषिक आकारणी आणि लागू असलेल्या अश्या क्षेत्रात अश्या विकास योजनेतील वाटप, आरक्षण किंवा निदेशानुसार अश्या क्षेत्रात रुपांतरण कर आणि त्या विकास योजनेत दर्शविलेल्या वापराच्या आधारे अश्या जमिनीची अकृषिक आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आलेले आहेत. त्यानुसार व मा. जिल्हाधिकारी ठाणे यांचेकडील दिनांक १६/०३/२०१७ रोजीचे परिपत्रकान्वये दिलेल्या सूचनांप्रमाणे आपण विनंती केलेल्या विषयांकीत जमीन मिळकतीची खालील रुपांतरित कराची रक्कम आप्पास कळविण्यात येत आहे.

सदर रुपांतरित कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदीना अधीन राहून उपलब्ध कागदपत्र, कल्याण डोंविवली महानगरपालिका कल्याण यांचेकडील झोनबाबतचे पत्र, त्यामध्ये नमुद असलेली टिप व आपले प्रतिज्ञापत्र यांस अधिन राहून भरून घेण्यात येत आहे. सदर जागेचा वापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी महसूल

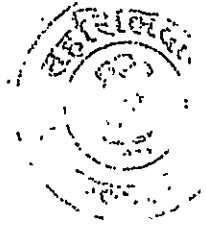


खात्याची नसेल. तसेच सदरचा रुपांतरित कर नियोजन प्राधिकारी यांचेकडील झोन दाखल्यानुसार फक्त रहिवास प्रयोजनासाठी भरून घेण्यात येत आहे. त्यामुळे महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ ब नुसार भविष्यात नियोजन प्राधिकारी यांचेकडून विषयांकीत मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मंजूर नकाशानुसार अतिरीक्त रुपांतरित कर परीगणीत झाल्यास त्याचा भरणा वरणे आपणावर बंधनकारक असेल. तथापि, सदर रुपांतरित कराची रक्कम शासन जमा केलेचे नंतर भविष्यात उक्त जमीन मिळकतीचे मालकीसंदर्भात कोणताही वाद किंवा कोणतीही न्यायालयान बाब उद्भवल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल.

अ.क्र.	गावाचे नांव	स.नं.	एकुण क्षेत्र (चौ.मी.)	गावचा दर	
१.	वाडेघर	५७/२/२/१	११००.००	०.३००	रुपांतरित कराची रक्कम
रुपांतरित कर					
- ११००.०० X ०.३०० = ३३० X ५					१६५०/-
अकृषिक आकारणी - ११००.०० X ०.३०० =					३३०/-
एकुण					१९८०/-

वरीलप्रमाणे रुपांतरण कराची आपण चलनाद्वारे शासनजमा करावी सदर रक्कम आपण शासनास भरणा केल्यानंतर तसेच नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (IOD/CC) प्राप्त केल्यानंतर १) जमिनीचे अद्यावत गाव नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राची प्रतीसह मा.जिल्हाधिकारी ठाणे यांचे कार्यालयात सनद मिळणेकामी अर्ज करावा.

कलम - १	
दस्ता क्र. १६६६५	२०२४
६६	६६



(दिपक आकडे)  
तहसिलदार कल्याण



**KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN**

**APPENDIX 'D-1'**

**FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT  
CERTIFICATE**

To,  
Owner - M/s. Mangeshi Buildcon through Mr. Mangesh Dashrath Gaikar  
& Deveshwar Construction through partner Mr. Rampal Purohit &  
Mr. Narendra Purohit.  
Architect – Mr. Anil Nirgude, Kalyan  
Structural Engineer – Mr. A. R. Khasnis, Kalyan

With reference to your application dated 16/02/2023 for the grant  
of sanction of Commencement Certificate under Section 44 of The  
Maharashtra Regional and Town Planning Act, 1966 read with Section  
253 of Maharashtra Municipal Corporations Act, 1949 to carry out  
development work / Building on Survey No. 56, Hissa No. A/5, A/6 &  
Survey No. 57, Hissa No. 2/2/1, 2/2/2/6, Village Wadeghar, situated at  
Kalyan (West) the Commencement Certificate/ Building Permit is granted  
under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-  
back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be  
occupied or used or permitted to be used by any person until  
occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid  
for a period of one year commencing from the date of its issue  
unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which  
does not vest in you.

Office No. KIDMC / TPD / BP / KD / 2020-21 / 15 / 85 .

Office Stamp

Date : 18/05/2023 .



Yours faithfully,

*Saravandev*

for Assistant Director of Town Planning  
Kalyan Dombivali Municipal Corporation, Kalyan.

*MS*



कल्याण डोंबिवली महानगरपालिका  
नगर रचना विभाग

सुधारीत बांधकाम परवानगी क्र. KDMC/TPD/BP/KD/2020-21/15/85.

DT 18/05/2023

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं. ५६, हि.नं. अ/५, अ/६, स.नं. ५७, हि.नं. २/२/१ व २/२/२/६, मौजे वाडेघर, कल्याण (प.) मध्ये ३९४०.०० चौ.मी. क्षेत्राच्या भूखंडावर Basic FSI, Premium FSI व Ancillary FSI चा विचार करून एकूण १६१८६.६७ चौ.मी. बांधकाम क्षेत्रास दि. २६/१०/२०२१ रोजी बांधकाम प्रारंभ परवानगी प्रदान करण्यात आली होती.

सद्यस्थितीत आवेदकाने अंतर्गत बदल करून एकूण १६१७२.३१ चौ.मी. बांधकाम क्षेत्रासह भूखंडाचा विकास करावयास बांधकाम करण्यासाठी केलेल्या दि. १६/०२/२०२३ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, सुधारीत बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

इमारत	मजले	क्षेत्र	
इमारत क्र. १९९५	स्टिक्ट (पै), तळ (पै) + पहिला मजला ते एकोणीसावा मजला (रहिवास + वाणिज्य)	१५७८०.९३ चौ.मी.	
EL	इमारत क्र. २	स्टिक्ट + पहिला मजला ते दुसरा मजला (रहिवास)	१३०.४६ चौ.मी.
	इमारत क्र. ३	स्टिक्ट + पहिला मजला ते चौथा मजला (रहिवास)	२६०.९२ चौ.मी.
	एकूण बांधकाम क्षेत्र		१६१७२.३१ चौ.मी.

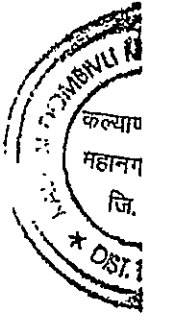
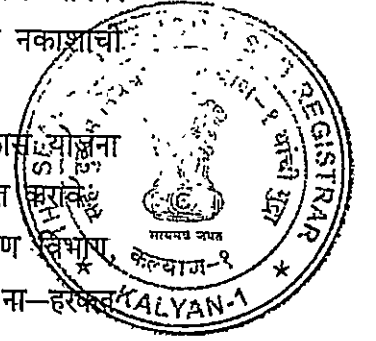
अटी व शर्ती :-

सुधारीत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.

- UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
- बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- UDCPR मधील Appendix-F नुसार वाडेभित्त व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.

- ७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- ८) जागेत जूने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- ९) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग,(क.डॉ.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- १२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती बांधकाम परवानगीमुळे अधिकमीत (Supersede) झाला असे समजण्यात यावे.
- १३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- १४) भूखंडातील आरक्षित भाग समतल करून व वाडेभिंतीचे बांधकाम करून तसेच विकासयोजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावे.
- १५) वापर परवाना दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १८) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरउर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १९) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- २०) UDCPR मधील विनियम क्र. १३.४ नुसार ग्रे-वॉटर रिसायकलिंग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- २१) UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- २२) नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहतील.
- २३) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.

<b>कलम-१</b>	
क्र. १६६५	२०२४
EE	ee



२४) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

इशारा:-मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार दखलपात्र गुन्ह्यास पात्र राहाल.

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रक्कमेचा तपशिल :-

अ. क्र.	लेखाशिर्ष	रक्कम	पावती क्र.	दिनांक	यापुर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101					
२	ARI 020102					
३	ARI 020103	20,000/-	AC1099	12/04/2023		
४	ARI 020104					
५	ARI 020105					
६	ARI 020106					
७	ARI 020107					
८	ARI 020108					
९	ARI 020109					
१०	ARI 020110					
११	ASI 010304					
१२	ASI 010513					
१३	ASI 010518					
१४	ASI 020519					
	Total	20,000/-				

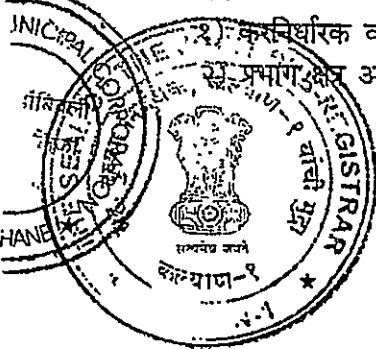
कलम-१	
दस्त क्र. १६६६५	२०२४
७०	६६

*Sundar Singh*

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

*NBS*

२) कनिष्ठ अधिकारी व संकलक क.डो.म.पा.कल्याण.  
३) प्रभाग क्षेत्र अधिकारी 'ब' प्रभाग क्षेत्र.





## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

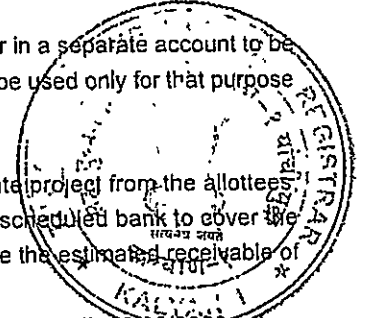
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51700029848

Project: Mangeshi Sohan , Plot Bearing / CTS / Survey / Final Plot No S No 56 Hissa A/5, A/6 S No 57 Hissa 2/2/1,2/2/2/6 at Kalyan-Dombivali (M Corp.), Kalyan, Thane, 421301.

1. Mangeshi And Deveshwar Developers having its registered office / principal place of business at Kalyan, District Thane, Pin: 421301.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees,
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a 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 promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project
  - The Registration shall be valid for a period commencing from 08/07/2021 and ending with 09/03/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Kalyan ?	
15.9888	2028
MahaRERA	



Signature valid  
Digitally Signed by  
Dr. Vasant Premchand Prabhu  
(Secretary, MahaRERA)  
Date: 08-07-2021 17:49:54

Dated: 08/07/2021  
Place: Mumbai

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

71/14941

पावती

Original/Duplicate

Thursday, August 12, 2021

नोंदणी क्र.: 39म

1:15 PM

Regn.: 39M

पावती क्र.: 16673 दिनांक: 12/08/2021

गावाचे नाव: वाडेघर

दस्तऐवजाचा अनुक्रमांक: कलन2-14941-2021

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सीडर करणाऱ्याचे नाव: शामल मंगेश भायकर - -

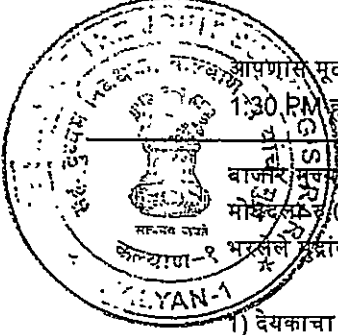
कलन	
क्र. 96884	२०२४
७२	२२

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 400.00

पृष्ठांची संख्या: 20

एकूण: ₹. 500.00



आपणास मूळ दस्त, थंडनेल प्रिट, सूची-२ अंदाजे

1:30 PM च्या वेळेस मिळेल.

बाजरी मुक्त: रु. 1/-

मोडेल रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

Joint Sub Registrar Kalyan 2  
(सही) जी.बी. सातदिव

सह. दुय्यम निबंधक वर्ग २,  
कल्याण क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु. 400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक 1208202105591 दिनांक. 12/08/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक MH004858936202122P दिनांक: 12/08/2021

बँकेचे नाव व पत्ता:

दुळ पत्ता पत्ता मिळाले.



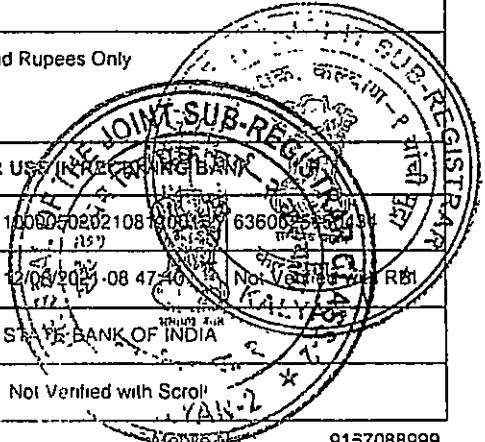


CHALLAN  
MTR Form Number-6



GRN	MH004858936202122P	BARCODE	[Barcode]		Date	12/08/2021-08 47 06	Form ID	25 1	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
				PAN No.(If Applicable)	AAMAM9477A				
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR			Full Name	Mangeshi and deveshwar developers				
Location	THANE								
Year	2021-2022 One Time			Flat/Block No.	S no 56 A/5				
Account Head Details		Amount In Rs.		Premises/Building					
0030046401	Stamp Duty	500 00		Road/Street	Wadeghar				
0030063301	Registration Fee	100 00		Area/Locality	Kalyan				
				Town/City/District					
				PIN					
				Remarks (If Any)					
				PAN2=AFAPG5995H-SecondPartyName=Mangesh					
				gaikar-CA=J-Markctval=0					
				Amount In	Six Hundred Rupees Only				
Total			600 00	Words					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	Ref. No	1000050202108	63600		
Cheque/DD No.				Bank Date	RBI Date	12/08/2021-08 47 40	No. Verified	RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA				
Name of Branch				Scroll No , Date	Not Verified with Scroll				

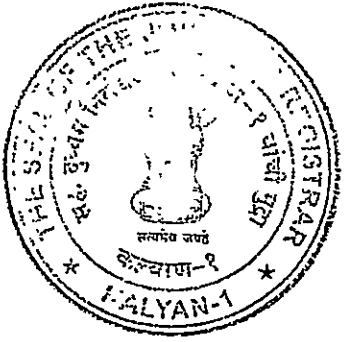
कलन-१  
३६६५ २०२४  
७३ ६६



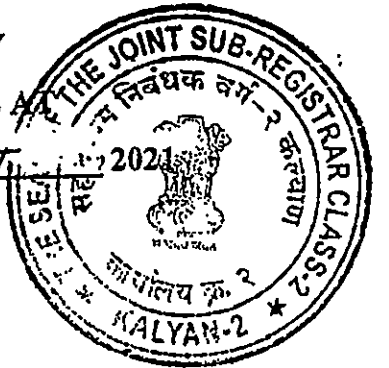
Department ID .  
NOTE - This challan is valid for document to be registered in Sub Registrar office only Not valid for unregistered document.  
राज. चलेन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तारासाठी लागू आहे. नोंदणी केलेल्या दस्तारासाठी राज. चलेन लागू नाही.

कलन-२  
३६६५ २०२१  
१ २०

क.ल.न. १	
दस्ता क्र. १६६६५	२०२४
७४	६६



SPECIAL POWER OF ATTORNEY  
 THIS POWER OF ATTORNEY MADE AT  
 KALYAN ON 12 DAY OF AUGUST



क.ल.न. २	
दस्ता क्र. ४६६९	२०२४
२	२०

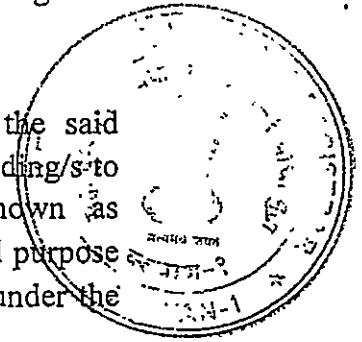
TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, 1. Mr. Mangesh Dashrath Gaikar, age 52 years, 2. Mr. Narendra Sohansingh Purohit, age 40 years, authorized signatory of M/s. MANGESHI AND DEVESHWAR DEVELOPERS, a Joint Venture Concern, having its office at First Floor, Ambika Apartment, Near Malhar Sports Shop, Santoshi Mata Road, Kalyan (W), District Thane, DO HEREBY SEND GREETINGS :

WHEREAS M/s. MANGESHI AND DEVESHWAR DEVELOPERS (herein after called and referred to as the "Joint Venture Concern") herein in terms of Joint Venture Agreement dated 5<sup>th</sup> April 2021, registered at the Office of Sub-Registrar of Assurances at Kalyan - 2 under Sr. No. 7618/2021 dated 05.04.2021 have intend to carrying out construction on property bearing Survey No. 56 Hissa No. A/5, Survey No. 56 Hissa No. A/6, Survey No. 57 Hissa No. 2/2/1 and Survey No. 57 Hissa No. 2/2/2 lying being and situated at Village Wadeghar, Taluka Kalyan, District Thane and within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, herein after called and referred to as the "Said Property"

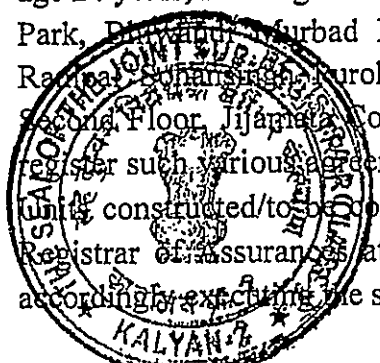
किलन - १	
१६६६	२०२४
१९	१६

AND WHEREAS said Joint Venture Concern have obtained all necessary sanctions and permissions for construction of multi-storied building/s on said property ;

AND WHEREAS said Joint Venture Concern intend to sell the said Flats/Shops/Offices/Units constructed/to be constructed in the building/s to be constructed on said property in the project/complex known as "MANGESHI SOHAN" to intending purchaser/s and for the said purpose necessary agreements will require to be executed and registered under the provisions of prevailing act from time to time ;



AND WHEREAS Donors herein being authorized signatory of Joint Venture Concern is desirous of appointing 1. Mr. Shamal Mangesh Gaikar, age 24 years, residing at Sukh Shanti Niwas, Mangeshi Dham, Near Golden Park, Dombivli, Subbad Highway, Kalyan (w), District Thane, 2. Mr. Rajguru Sohansingh Purohit, age 34 years, residing at Rajguru Niwas, Second Floor, Jijamata Colony, Kalyan (W), District Thane, to lodge and register such various agreement/s in respect of said Flats / Shops / Offices / Units constructed/to be constructed in the said building/s before the Sub-Registrar of Assurances at Kalyan as its true and lawful attorney and is accordingly executing the same.



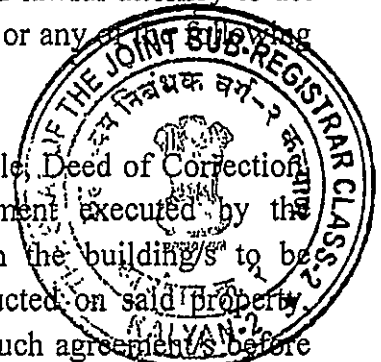
NOW KNOW YE AND THESE PRESENTS WITNESS THAT, WE, 1. Mr. Mangesh Dashrath Gaikar, age 52 years, 2. Mr. Narendra Sohansingh Purohit, age 40 years, authorized signatory of M/s. MANGESHI AND

दस्तावेज १	
३	२०

DEVESHWAR DEVELOPERS, a Joint Venture Concern, having its office at First Floor, Ambika Apartment, Near Malhar Sports Shop, Santoshi Mata Road, Kalyan (W), District Thane, do hereby nominate, constitute and appoint, 1. Mr. Shamal Mangesh Gaikar, age 24 years, 2. Mr. Rampal Sohansingh Purohit, age 34 years, as our true and lawful attorney to act on our behalf for doing, carrying and to perform all or any acts jointly and each of them severally :

1. To lodge for registration the Agreement/s For Sale, Deed of Correction, Deed of cancellation and Supplementary Agreement executed by the Donors in respect of Flats/Shops/Offices/Units in the building/s to be known as "MANGESHI SOHAN", to be constructed on said property from time to time and admit the execution of any such agreement/s before the Sub-Registrar or Registrar of assurances at Kalyan and comply all procedure for registration of such documents under the provisions of Indian Registration Act.

2. To receive such original documents from the Office of Sub-Registrar of Assurances at Kalyan.



क.स.न.२  
दस्ता क्र. ४८७/२०२१  
४ २०

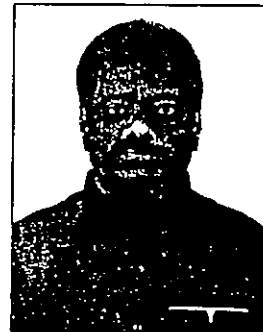
IN WITNESS WHEREOF, WE have hereunto, set and subscribed our respective signatures to this writing on this 12 day of AUGUST 2021.

SIGNED & DELIVERED BY THE WITHIN NAMED

DONORS  
न. नं. गेरेय २०२४  
७६ ९९



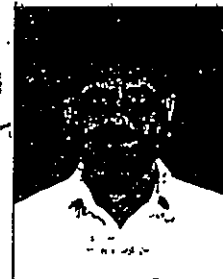
*Mangesh Gaikar*



1. Mr. Mangesh Dashrath Gaikar



*Narendra Sohansingh Purohit*



2. Mr. Narendra Sohansingh Purohit authorized signatory of M/s. MANGESHI AND DEVESHWAR DEVELOPERS a Joint Venture Concern

ACCEPTED BY US



1. Mr. Shamal Mangesh Gaikar



2. Mr. Rampal Sohansingh Purohit



कलन-१	
दस्ता क्र. १६६६	२०२४
७७	६६

WITNESS:

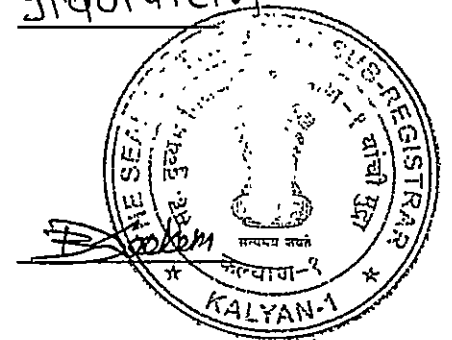
1. Name: Pravah Pahl

Address: Kalyan

2. Name: Dattatray Kadam

Address: Kalyan

याचिकापट्टी



क.ल.न.१	
दस्ता क्र. १६६६	२०२४
५	२०

अहवाल दिनांक : 08/04/2021



महाराष्ट्र शासन  
गाव नमुना सात  
अधिकार अभिलेख पत्रक

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ ।

गाव - वाडेपर तालुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 1660 व दिनांक : 07/04/2021  
भूमापन क्रमांक व उपविभाग : 56/31/5

भूमापन क्रमांक व उपविभाग	भू.धारणा पध्दती	भोगवटादाराचे नाव			
56/31/5	भोगवटादार वर्ग :- 1	क्षेत्र	आकार	पो.ख.	फे.फा.
शेताचे स्थानिक नाव :-					
क्षेत्र एकक	हे आर.ची.मी	अण्णाबाई शिंदे	0.13.80	1.45	(0.0350) (1578)
जिरायत	0.13.80	अण्णाबाई शिंदे	0.13.80	1.45	(0.0350) (1660)
बागायत	-	शिवाजी पिकाळ म्हाडीस	-	-	(1660)
तरी	-	सुभाष गणेश कोरडे	-	-	(1660)
वरकस	-	मुळाव देविदास शिंदे	-	-	(1660)
इतर	-	शाहबाईक क्षेत्र	-	-	(1660)
एकूण क्षेत्र	0.13.80				
पोट. खराब (लागवडीस अधीन)		मे संगोषी विल्डकॉन वॉर्षे			(1660)
वर्ग (अ)	0.02.50	भागीदार मंगेश दशरुप गावकर			(1660)
वर्ग (ब)		मे संगोषी विल्डकॉन वॉर्षे भागीदार			(1660)
एकूण पो ख	0.02.50	शाहता मंगेश गावकर			
आकारणी	1.45	शाहता म्हाईक क्षेत्र	0.13.80	1.45	0.02 50
जुडी किंवा विशेष आकारणी					
जन्म फेरफार क्र (11),(166),(201),(282),(321),(330),(623),(761),(831),(1029),(1120),(1578)					
सीमा आणि भूमापन चिन्ह :					

गाव नमुना बारा  
पिकांची नोंदवही

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

गाव - वाडेपर तालुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 1660 व दिनांक : 07/04/2021  
भूमापन क्रमांक व उपविभाग : 56/31/5

वर्ष	हंगाम	पिकांखालील क्षेत्राचा तपसाल						लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा			
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र					
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			हे.आर. ची.मी	हे.आर. ची.मी	हे.आर. ची.मी		हे.आर. ची.मी	हे.आर. ची.मी		हे.आर. ची.मी		हे.आर. ची.मी		
2019-20	संपूर्ण वर्ष										अनुषंगिक पापर	0.1380		

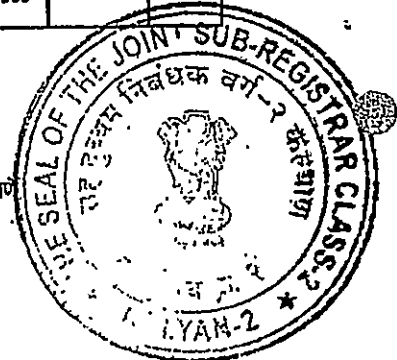
"या प्रमाणित प्रतीसाठी फी म्हणून १५०.०० रुपये मिळाले."

दिनांक :- 08/04/2021

संकेतित क्रमांक :- 56/31/5/202115

क. ल. न. १  
दस्ता क्र. १६६६६ २०२४  
७८ ६६

तयारी करणारा  
(नाव - कोरडे, शिवाजी म्हाडीस)  
तयारी करणारी (नांव - वाडेपर, कल्याण) जि. - ठाणे



क. ल. न. २  
दस्ता क्र. १६६६६ २०२४  
०८-Apr-21 20

अहवाल दिनांक : 08/04/2021



महाराष्ट्र शासन  
गाव नमुना सात  
अधिकार अभिलेख पत्रक

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) ; नियम, १९७१ यातील नियम ३,५६ आणि ७।

गाव - वाडेघर तालुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 1658 व दिनांक : 07/04/2021  
भूमापन क्रमांक व उपविभाग : 56/अ/6

भूमापन क्रमांक व उपविभाग 56/अ/6	भू-धारणा पध्दती भूगवटादार वर्ग -1	भूगवटादाराचे नाव			
शेताचे स्थानिक नाव :-	क्षेत्र	आकार	पो.ख.	फ.फा	खाते क्रमांक
क्षेत्र एकक जिरायत बागायत तरी वरकस इतर	हे आर चौ मी 0 07 80	उन्मेट मिंग मानमिंग पुनीह्व नरेद्र सोहनसिंग पुरोहित रामपाल सोह.सिंग पुरोहित -----सामाईक क्षेत्र-----	0 07 80	0 89 0 01 10	224, 502 कुळाचे नाव इतर अधिकार अकृषिक वापर - रहिवास (गावठाणावाहेरीत) अकृषिक प्रयोजनाकरिता ( 1582 )
एकूण क्षेत्र	0 07 80				
पोट-खराब (तागवडीस अयोग्य)					
वर्ग (अ)	0 01 30				
वर्ग (ब)					
एकूण पो ख	0 01 30				
आकारणी	0 89				
जूडी किये विशेष आकारणी					
जने फेरफार क्र (166),(204),(312),(472),(473),(623),(712),(759),(886),(888),(1029),(1330),(1415),(1540),(1647)					सीमा आणि भूमापन चिन्ह :

गाव नमुना बारा  
पिकांची नोंदवही

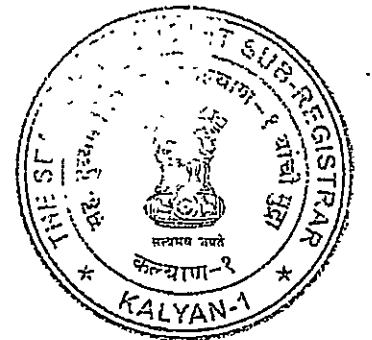
। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) ; नियम, १९७१ यातील नियम २९।

गाव - वाडेघर तालुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 1658 व दिनांक : 07/04/2021  
भूमापन क्रमांक व उपविभाग : 56/अ/6

पिकांखालील क्षेत्राचा तपशील											तागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा		
मिश्र पिकांखालील क्षेत्र											निभळ पिकांखालील क्षेत्र		स्वरूप	क्षेत्र		
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित						
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)		
			हे आर चौ मी	हे आर चौ मी		हे आर चौ मी	हे आर चौ मी		हे आर चौ मी	हे आर चौ मी		हे आर चौ मी				
2019- 20	खरीप							गवत		0 07 80						

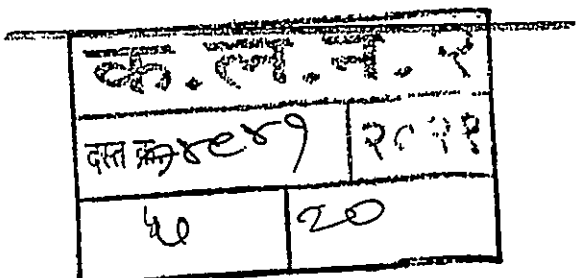
"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले,"  
दिनांक :- 08/04/2021  
सांकेतिक क्रमांक :- 2721001242133000034202117

(नाय :- कस्तुभ हंसरज नुणगेकर)  
तलाठी साक्षात :- वाडेघरता :- कल्याण, जि :- ठाणे



<https://mahafed.enlightcloud.com/3DM/PgHtml712>

08-Apr-21



अहवाल दिनांक : 01/02/2021



## महाराष्ट्र शासन

गाव नमुना सात  
अधिकार अभिलेख पत्रक

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

गाव :- वाडेघर तालुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 1584 व दिनांक : 19/03/2019

भूमापन क्रमांक व उपविभाग 57/2/2/1		भू-धारणा पध्दती भागवदादार वर्ग -1	भागवदादाराचे नाव			
शेततेचे स्थानिक नाव :-		क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
क्षेत्र एकक	हे.आर.चो.मी	सुक्या जाम भंडारी			(1261)	189
जिरापत	0 11 00	मुजुबाई सुक्या भंडारी			(1261)	कुळाचे नाव
वागापत	-	शेऊबाई सुक्या भंडारी			(1261)	इतर अधिकार
तरी	-	पार्वतीबाई बुध्या भंडारी			(1261)	अकृषिक वापर - रहिवास (गावठाणाबाहेरील)
वरकस	-	सतीश बुध्या भंडारी			(1261)	अकृषिकप्रयोजनाकरिता (1584)
इतर	-	सुरेश बुध्या भंडारी			(1261)	
एकूण क्षेत्र	0 11 00	सामाईक क्षेत्र	0 11 00	0 76		
पोट.खराब (लागवडीस अयोग्य)						
वर्ग (अ)						
वर्ग (ब)						
एकूण पो.ख.	0 00 00					
आकारणी	0 76					
जुडी किंवा विशेष आकारणी						
जने फेरफार क्र. (166),(199),(204),(695),(696),(832),(1029),(1208),(1456),(1488),(1493),(1538),(1584)						सोमा आणि भूमापन चिन्ह :-

गाव नमुना बारा  
पिकांची नोंदवह्या

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७९ यातील नियम २९)

गाव :- वाडेघर तालुका :- कल्याण जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 1584 व दिनांक : 19/03/2019

भूमापन क्रमांक व उपविभाग 57/2/2/1		पिकांसाठी उपलब्ध क्षेत्राचा तपशील									सागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकांसाठी क्षेत्र						निभळ पिकांसाठी क्षेत्र						
		घटक पिक व प्रत्येकासाठी क्षेत्र												
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चो.मी	हे.आर. चो.मी		हे.आर. चो.मी	हे.आर. चो.मी		हे.आर. चो.मी	हे.आर. चो.मी		हे.आर. चो.मी		
2019-20	खरीप										पडीत	0.0000		

या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले.

दिनांक :- 04/03/2021

सांकेतिक क्रमांक :- 21001242130000332021165

(नाव :- कौस्तुभ हेमराज मुणगेकर)

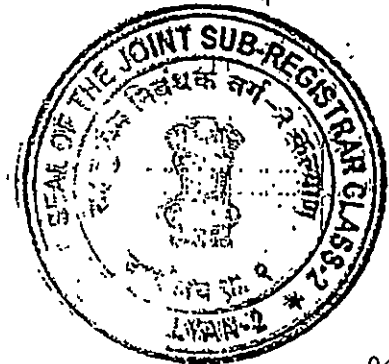
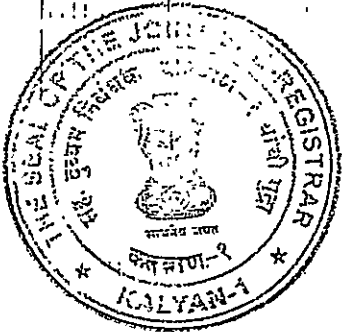
तसाठी साक्षात :- वाडेघरता :- कल्याण

तारीख :- 04/03/2021

जिल्हा :- कल्याण

ता. :- कल्याण, जि. कल्याण

क. ल. न. १	२०२४
६०	६६



04-Mar-21

क. ल. न. २	२०२१
६	२०



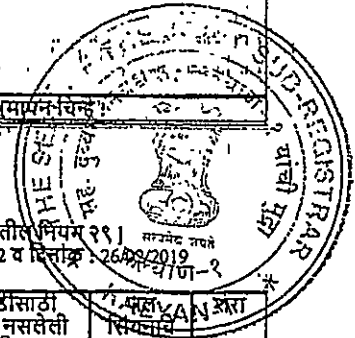
अडवास दिनांक : 30/09/2019

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

गाव - वाडेघर तालुका :- कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 1582 व दिनांक : 26/02/2019  
भूमापन क्रमांक व उपविभाग : 512/2/16

भूमापन क्रमांक व उपविभाग 512/2/16	भू-धारणा पध्दती भंगिवटादार वर्ग -1	भंगिवटादाराचे नाव				
शेताचे स्थानिक नाव :-		क्षेत्र	आकार	पा.ख.	फे.प्ल	खात क्रमांक
क्षेत्र एकक	ह.आर.चो.मी	प्रकाश नाना भंडारी			(1553)	[408], 460
जिरायत	0.02 80	[ संजय नाना भंडारी			(1553)	कुळाचे नाव
बागायत	-	[ एकनाथ नाना भंडारी			(1553)	इतर अधिकार
तरी	-	[ लडकुबाई गणपत गायकर			(1553)	अकथिक दापर - रहिवास (गावठाणाबाहेरील)
वरकस	-	[ छाया रमेश म्हात्रे			(1553)	अकथिक प्रयोजनाकरिता ( 1582 )
इतर	-	[ बाळाराम श्रीपत भंडारी			(1553)	
एकूण क्षेत्र	0.02.80	[ काशिनाथ श्रीपत भंडारी			(1553)	
पोट-खराब (लागवडीस अयोग्य)	-	[ विष्णू श्रीपत भंडारी			(1553)	
वर्ग (अ)	0.00.20	[ गीताबाई गोटीराम लोखंडे			(1553)	
वर्ग (ब)	-	[ ताराबाई मंगळ भंडारी			(1553)	
एकूण पा ख	0.00.20	[ पितेश मंगळ भंडारी			(1553)	
आकारणी	0.27	[ किशोर मंगळ भंडारी			(1553)	
जुडी किंवा विशेष आकारणी	-	[ पिकी मंगळ भंडारी			(1553)	
		[ संगिता अमित पाटील			(1553)	
		[ मनिषा विनोद भंडारी			(1553)	
		[ संस्कुती विनोद भंडारी			(1553)	
		[ प्रिती गौर गोथळी			(1553)	
		-----सामाईक क्षेत्र-----				
		मे देवेश्वर कन्स्ट्रक्शन भागीदार			(1553)	
		संस्था तर्फे भागीदार नरेन्द्र				
		सोहनसिंह पुरोहित				
		मे देवेश्वर कन्स्ट्रक्शन भागीदार			(1553)	
		संस्था तर्फे भागीदार रामपाल				
		सोहनसिंह पुरोहित				
		-----सामाईक क्षेत्र-----				
			0.02.80	0.27	0 00 20	
जने फेरफार क्र. (29),(165),(274),(299),(692),(839),(934),(1208),(1456),(1528),(1533)						सीमा आणि भूमापन चिन्ह

कलन - १  
दस्त क्र. 98889 | 2028  
७ | २२

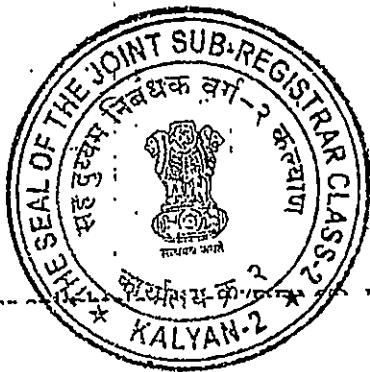


गाव नमुना वारा  
पिकांची नोंदवह्या  
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७९ यातील नियम २९]  
गाव - वाडेघर तालुका :- कल्याण जिल्हा - ठाणे शेवटचा फेरफार क्रमांक : 1582 व दिनांक : 26/02/2019

पिकाखालील क्षेत्राचा तपशील												लागवडीसाठी उपलब्ध नसलेली जमीन		संस्थापन साधन			
मिश्र पिकाखालील क्षेत्र												निभळ पिकाखालील क्षेत्र		स्वरूप	क्षेत्र		
वर्ग	हगाम	मिश्रणाचा संकेत क्रमांक		जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित						
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)			
			ह.आर. चो.मी	ह.आर. चो.मी		ह.आर. चो.मी	ह.आर. चो.मी		ह.आर. चो.मी	ह.आर. चो.मी		ह.आर. चो.मी					

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 15/03/2021  
सांकेतिक क्रमांक :- 272100124213300003320211185

( नाव :- कोस्तुभ हेमराज मुणगेकर ),  
तलाठी सहाय्यी :- वाडेघरता :- कल्याण जि.ठाणे



कोस्तुभ हेमराज मुणगेकर  
ता.कल्याण, जि.ठाणे

क.ल.न.  
दस्त क्र. 98889 | 2028  
७ | २०

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT  
CERTIFICATE

To,  
Smt. Nanda Gulab Lokhande & Others  
P.O.A. - M/s. Deveshwar Const. Form Shri Rampal S. Purohit &  
Shri. Mangesh Gaikar.

Architect:- Shri. Anil Nirgude, Kalyan (W)  
Structural Engg:- M/s.A.R. Khasnis & Associates, Kalyan.

Sir,

With reference to your application No.      Dated 04/12/2020 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work/ Building on Plot No.      Revenue S.No.      /Gat No.      /Khasara No./Survey No. 56, Hissa No. A/5, A/6. and Survey No.57, Hissa no-2/2/1, 2/2/2/6 Final Plot No.      Mauje-Wadeghar situated at Road/Street Umbarde Road, Society     , the Commencement Certificate/Building Permit is granted under Section 45 of the said Act,

subject to the following conditions:

क. ल. न. २	१. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
७२	२. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
	३. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.



This permission does not entitle you to develop the land which does not vest in you.

Office No. KDMC/TPP/BP/KD/2020-21/15/143

Office Stamp

Date 09/03/2021



Yours faithfully,

Assistant Director of Town Planning  
Kalyan Dombivali Municipal Corporation,  
Kalyan



क. ल. न. २	
दस्ता क्र. <u>४२४९</u>	<u>२०२१</u>
<u>१०</u>	<u>२०</u>



कल्याण डोंबिवली महानगरपालिका  
नगर रचना विभाग  
अटी व शर्ती

बांधकाम परवानगी क्र. KDMC/TPD/BP/KP/2020-21/5/143 दिनांक: 09/03/2021

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा.व.न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-वाडेवर गंथील स.नं.५६ हि.नं.अ/५, अ/६, व स.नं.५७ हि.नं.२/२/१ व २/२/२/६ मध्ये ३९४००० चौ.मी. क्षात्राच्या भूखंडावर Basic FSI, Premium FSI व Ancillary FSI, चा विचार करून एकूण १०६२६.५१ चौ.मी. चटई क्षेत्राचा विकास कराव्यास बांधकाम प्रारंभ प्रमाणपत्र मिळणेकामी दि.०४/१२/२०२० च्या अर्जास अनुसरून पुढील अटी व शर्तीस अधिन राहून तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे - भिंतीच्या बांधकामासह, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.

इमारत क्र.१:- स्टिल्ट (पै), तळ(पै) + पहिला मजला ते अकरावा मजला + बारावा मजला (रहिवास + वाणिज्य)

इमारत क्र.२:- स्टिल्ट + पहिला मजला व दुसरा मजला (रहिवास)

इमारत क्र.३:- स्टिल्ट + पहिला मजला ते चार मजले (रहिवास)

१) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र.२.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजुरीचा फलक लावणे आपणांवर बंधनकारक राहिल.

२) UDCPR मधील विनियम क्र.१.५ Savings मध्ये नगर शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.

३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.

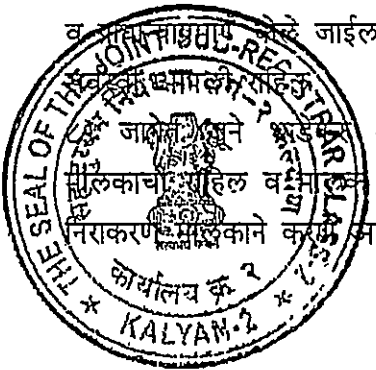
४) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्यांचे बांधकाम झाल्यानंतर, वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.

५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरच विकास परवानगी रद्द समजण्यात येईल.

६) UDCPR मधील विनियम क्र.१२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.

७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे त्या महानगरपालिकेच्या सोयी प्रमाणे व सुविधाप्रमाणे जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी

आपली असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी आपलीच राहिल व आपले भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण आपलेकडे करावे आवश्यक राहिल.



क्र. ल. न. २	
दिनांक ०९/०३/२०२१	२०२१
११	२०

क्र. ल. न. २	
दिनांक ०९/०३/२०२१	२०२१
१३	११



- १) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ११) बांधकामाचे साहित्य रस्त्यावर टाकण्याचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- १२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिकमीत (Supersede) झाला असे समजण्यात यावे.
- १३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- १४) भूखंडातील आरक्षित भाग समतल करून व वाडेभिंतीचे बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.
- १५) वापर परवाना दाखला घेण्यापुर्वी जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशामन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.

१६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण घेण्याची जबाबदारी आपली राहिल.

१७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.

१८) UDCPR मधील विनियम क्र. १३.२ नुसार ४००० चौ.मी. पेक्षा जास्त क्षेत्राच्या भूखंडावरील इमारतीत सौरउर्जा उपकरणे बसवणे आपणावर बंधनकारक राहिल.

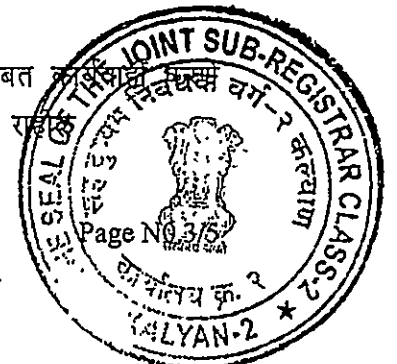
१९) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अमलबजावणी करणे आपणावर बंधनकारक राहिल.

२०) UDCPR मधील विनियम क्र. ३.१.४ नुसार रेल्वे विभागाकडील ना हरकत दाखला सादर करणे व त्यामधील अटी/बाबींचे पालन/पुर्तता करणे आपणावर बंधनकारक राहिल.

२१) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा करून घ्यावी व ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

२२) वापर परवाना दाखल्यापूर्वी मा जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.

२३) UDCPR मधील विनियम क्र. १३.४ नुसार ग्रे-वॉटर रिसायकलिंग बाबत वापर परवाना घेणे आपणावर बंधनकारक राहिल तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.



क.ल.न.२	
दस्त क्र. १४२४७	२०२१
१२	२०

२४) UDCPR मधील विनियम क्र. ३१.५ नुसार पर्यावरण विभागाकडोल ना हरकत दाखला (Environmental Clearance) सादर करणे व त्यामधील अटी/बाबींचे पालन/पुर्तता करणे आपणावर बंधनकारक राहिल.

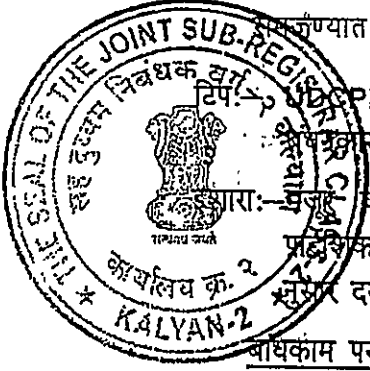
२५) UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

२६) नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या अपल्यावर बंधनकारक राहिलेले प्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.

२७) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.

२८) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द करण्यात येईल.

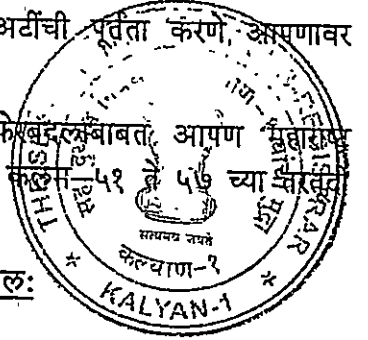
कलन-१  
दस्त क्र. १६६६ २०२४  
८ ९९



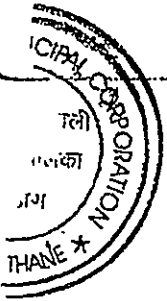
UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलाबाबत आपण महासभेच्या प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम ५१ व ५७ च्या अटींची पूर्तता करणे आपणावर बंधनकारक राहिलेले प्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.

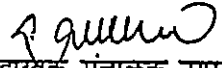
बांधकाम परवानगी अंतर्गत भरण्यात आलेल्या रक्कमेचा तपशिल:



क्र. क्र.	अ. क्र.	ल. क्र.	एकुण रक्कम	आता भरण्यात आलेली रक्कम	पावती क्र.	दिनांक	यापुर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI	020101	२६,७८,३१२/-	८,११,९१२/-	F104/58141	२/३/२० २१	६८,६६,४००	
२	ARI	020102					५,२५,०००/-	
३	ARI	020103	९१,८०५/-				३९,४००/-	
४	ARI	020104	-				२९,९२,६४०/-	
५	ARI	020105	-	८५,९३,७२५/-	F104/58141	२/३/२० २१	-	
६	ARI	020106	-				-	
७	ARI	020107	१,२०,४८,९६०/-				-	
८	ARI	020108	-				-	
९	ARI	020109	-				-	
१०	ARI		-				-	
११	ASI		३१,८८,१००/-	१९,४९,७००/-	F104/58141	२/३/२०	१२,३८,४००/-	



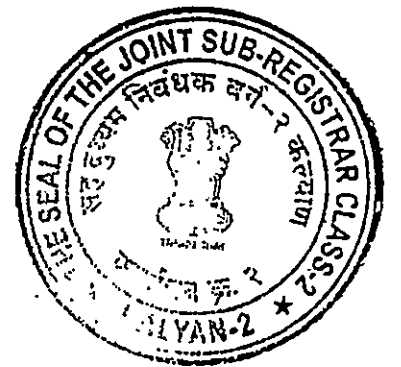
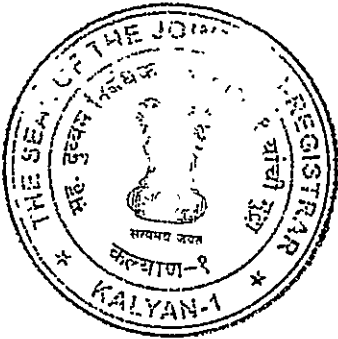
	010304				२१	
१२	ASI 010513	२८,२८,९०७/-	१५,१०,४१८/-	F104/58141	२/३/२० २१	१३,१८,४९८/-
१३	ASI 010518	२६,७८,३१२/-	१४,५१,९१२/-	F104/58141	२/३/२० २१	१२,२६,४००/-

  
 सहायक संचालक नगररचना,  
 कल्याण डोंबिवली महापालिका, कल्याण.

*Handwritten mark*

Page NO.5/5

कल्याण-१	
दस्ता क्र. १६६६	२०२४
८६	६६



क. ल. न. २	
दस्ता क्र. १६६६	२०२१
१४	२०



20/04/2021

सूची क्र.2

दुय्यम निबंधक , शाहू द्व.नि. कल्याण २

दस्त क्रमांक 7618/2021

नेवणी

Regn.53m

भाषाचे भाव : वाडेघर

- (1) विलेखाचा प्रकार जॉईंट वॉचर
- (2) मोबदला 0
- (3) बाजारभाव (भाडेपट्ट्याच्या याच ठिकाणपट्ट्याकार आकारणी देतो की पट्टेदार ते मसुदा करतो) 0

(4) मू-भाषण, पोटहिस्सा व पन्नामांक (असल्यास)

1) पाविकेचे नाव: कल्याण-जॉयिवली इतर वर्णन ., इतर माहिती ., इतर माहिती: मोठे भाडेघर, शा. कल्याण, जि. ठाणे गेथीस कल्याण कॉॅम्प्लेक्स महानगरपालिकेच्या हद्दीतील मोठ्या जमिन मिल्कत जिवा सव्हे क्र. 50 व हिस्सा क्र. 6 क्षेत्रफळ- 910 00 चौ.मी. सव्हे क्र. 57 हिस्सा क्र. 2/2/2/6 क्षेत्रफळ- 300.00 चौ.मी. सव्हे क्र. 57 हिस्सा क्र. 2/2/1 क्षेत्रफळ- 1100.00 चौ.मी. सव्हे क्र. 58 क्षेत्रफळ- 6 क्षेत्रफळ- 1630.00 चौ.मी. सव्हे एकूण क्षेत्रफळ- 3940.00 चौ.मी असून इतर माहिती पत्तेशिब वृद्धांगन मापण्यात व समजण्यात यावी PUI. 0 (( Survey Number सव्हे क्र 56 व हिस्सा क्र. 5. सव्हे क्र 57 हिस्सा क्र. 2/2/2/6, सव्हे क्र. 57 हिस्सा क्र. 2/2/1, सव्हे क्र. 58 व हिस्सा क्र. 5.))

**कल्याण - १**

वस्त क्र. Eey २०२४

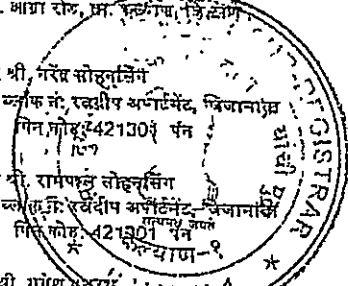
२०२४

- (5) क्षेत्रफळ 1) 3940.00 चौ.मीटर
- (6) जाभातरणी किंवा सुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करण देणा-या/विद्वान ठेवणा-या पक्षांकराचे नाव किंवा विभागी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- श्री. नरेंद्र सोहनसिंग पुरोहीत . . वय:-40, पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: राजपुरु निवास, 2 रा माळा, जिजाभावा कॉॅम्प्लेक्स, रोड नं: आग्र रोड या कल्याण, जि ठाणे, महाराष्ट्र. पिन कोड:-421301 पं नं:-AOAPP2891J

2): नाव:- श्री. रामपाल सोहनसिंग पुरोहीत . . वय:-34; पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: राजपुरु निवास, 2 रा माळा, जिजाभावा कॉॅम्प्लेक्स, रोड नं. आग्र रोड, भा. कल्याण, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पं नं:-AOAPP2963D



(8) दस्तऐवज करण देणा-या पक्षकाराचे व किंवा विभागी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- भैरव देवेंद्र कन्व्ह्युशान या भागीदारी संस्थेतर्फे भागीदार श्री. नरेंद्र सोहनसिंग पुरोहीत . वय:-40; पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: राजपुरु निवास, 2 रा माळा, जिजाभावा कॉॅम्प्लेक्स, रोड नं: आग्र रोड, भा. कल्याण, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पं नं:-AAGFD1180J

2): नाव:- भैरव देवेंद्र कन्व्ह्युशान या भागीदारी संस्थेतर्फे भागीदार श्री. रामपाल सोहनसिंग पुरोहीत . वय:-33; पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: राजपुरु निवास, 2 रा माळा, जिजाभावा कॉॅम्प्लेक्स, रोड नं: आग्र रोड, भा. कल्याण, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पं नं:-AAGFD1180J

3): नाव:- भैरव देवेंद्र कन्व्ह्युशान या भागीदारी संस्थेतर्फे भागीदार श्री. गणेश पारसदास धाम, गोल्डन पार्क जयक, , रोड नं: गिबंजी मुरवाट हायवे, ता. कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421301 पं नं:-ABJFM1621P

4): नाव:- भैरव देवेंद्र कन्व्ह्युशान या भागीदारी संस्थेतर्फे भागीदार श्री. शागत मंगेश धाम, गोल्डन पार्क जयक, , रोड नं: गिबंजी मुरवाट हायवे, ता. कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421301 पं नं:-ABJFM1621P

- (9) दस्तऐवज करण विल्याचा दिनांक 05/04/2021
- (10) वस्त नोंदणी दिनांक 16/04/2021
- (11) अन्वयिका क्रमांक 7618/2021

(12) मसुदा करण देणा-या/विद्वान ठेवणा-या पक्षांकराचे नाव किंवा विभागी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

शुभानंद (पुत्र) श्री. शांताराम सोहनसिंग पुरोहीत . . वय:-29, पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: राजपुरु निवास, 2 रा माळा, जिजाभावा कॉॅम्प्लेक्स, रोड नं: आग्र रोड, भा. कल्याण, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पं नं:-ABJFM1621P

(सही) जी. वी. साठविले

सह. दुय्यम निबंधक वर्ग २,

कल्याण क्र. २



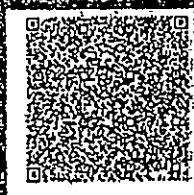
**क. ल. न. २**

वस्त क्र. Eey २०२४

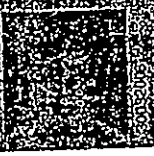
१५ २०




आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA  
 Permanent Account Number  
 AAAMAP77A  
 MANGESH DASHRATH GAIKAR DEVELOPERS



आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA  
 NARENDRA SOHANI PURCHIT  
 SOHANSINGH MANSINGH PURCHIT  
 12/03/1981  
 Permanent Account Number  
 AOAPR2963D




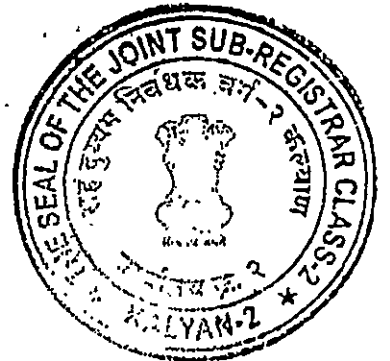
आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA  
 RAMPAL SOHANSINGH PURCHIT  
 SOHANSINGH MANSINGH PURCHIT  
 18/04/1986  
 Permanent Account Number  
 AOAPR2891J




कलन-१  
 क्र. १६६५ २०२१  
 CL ee



आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA  
 MANGESH DASHRATH GAIKAR  
 DASHRATH DHAU GAIKAR  
 04/09/1968  
 Permanent Account Number  
 AFAPG5995H  
 Signature

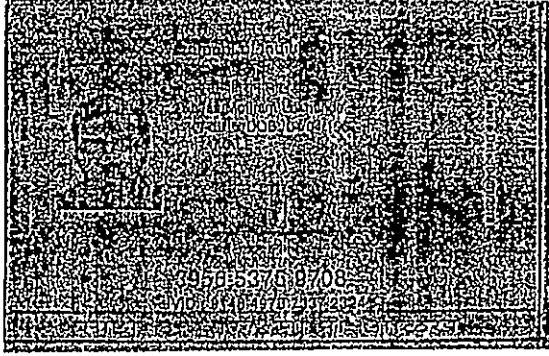
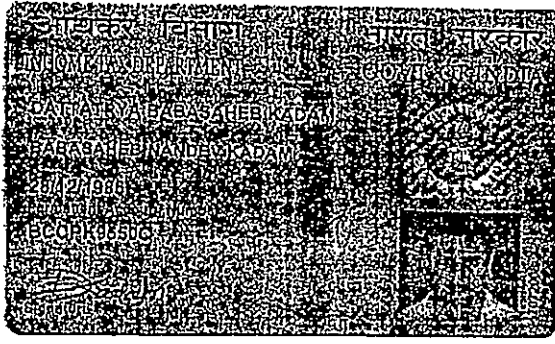



आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA  
 SHAMAL MANGESH GAIKAR  
 MANGESH DASHRATH GAIKAR  
 15/09/1997  
 Permanent Account Number  
 BSVPG4077M  
 Signature

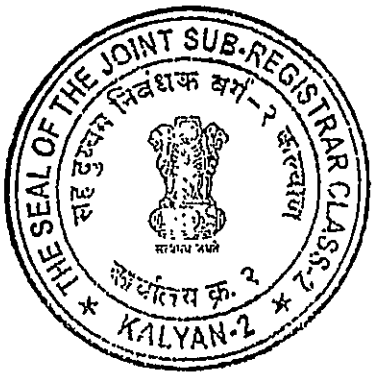


क.ल.न. २  
 क्र. १६६५ २०२१  
 १६ २०





कलन-१	
दस्ता क्र. १६६६९	२०२४
९०	२०



क.ल.न. २	
दस्ता क्र. १६६६९	२०२४
९०	२०

Summary I (GoshwaraBhag-1)

71/14941  
गुरुवार, 12 ऑगस्ट 2021 1:15 म.नं

दस्त गोशवारा भाग-1

कलन2 96/20  
दस्त क्रमांक: 14941/2021

दस्त क्रमांक: कलन2 /14941/2021

बाजार मूल्य: रु. 01/-

मोवदला रु 00/-

भरलेले मुद्राक शुल्क. रु 500/-

डु. नि मह दु नि. कलन2 याचे कार्यालयात

पावती 16673

पावती दिनांक: 12/08/2021

अ. क्रं 14941 वर दि.12-08-2021

सादरकरणाचे नाव: शामल मंगेश गायकर - -

रोजी 1:09 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दन्त हाताळणी फी

रु. 400.00

पृटाची संख्या: 20

दस्त हजर करणाऱ्याची सही.

एकुण: 500.00

Joint Sub Registrar Kalyan 2

(सही) जी.बी. सातविधे

दस्तावेज निबंधक वर्ग २,

कल्याण क्र. २

मुद्राक शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

मिळून क्र 1 12/08/2021 01:09 34 PM ची वेळ (सादरीकरण)

शिका क्र 2 12/08/2021 01:10 40 PM ची वेळ (फी)

Joint Sub Registrar Kalyan 2

(सही) जी.बी. सातविधे

सह. दुय्यम निबंधक वर्ग २,

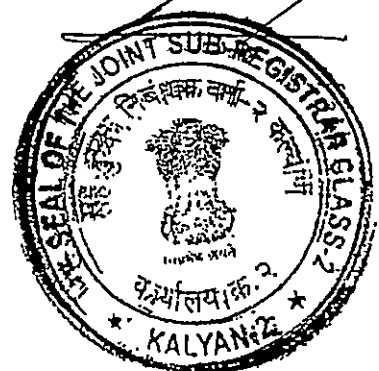
कल्याण क्र. २

प्रतिज्ञा पत्र

सादर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तस्तुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सौबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता, कायदेशीर व बरोसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत बलेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/निबन्ध/परिपत्रक यांचे उल्लंघन होत नाही.

बंगार सही

लिहान देमार सही





12/08/2021 1 59:37 PM

दस्त गोपवारा भाग-2

कलन 2 9e/20

दस्त क्रमांक 14941/2021

दस्त क्रमांक : कलन 2/14941/2021

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शामल मंगेश गायकर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सुखशांती निवास, मंगेशी धाम, गोल्डन पार्क जवळ, भिवंडी मुरवाड हायवे, कल्याण प. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-24 स्वाक्षरी:-		
2	नाव:रामपाल सोहनसिंह पुरोहित -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राजगुरुनिवास, दुसरा मजला, जिजाभाता कॉलनी, कल्याण प. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-34 स्वाक्षरी:-		
3	नाव:मंगेशी अँड देवेश्वर डेव्हलपर्स तर्फे अधिकृत स्वाक्षरीकर्ता मंगेश दशरथ गायकर -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पहिला मजला, अंबिका अपार्टमेंट, मल्हार स्पोर्ट्स शॉप जवळ, संतोषी माता रोड, कल्याण प. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:	कुलमुखत्यार देणार वय :-52 स्वाक्षरी:-		
4	नाव:मंगेशी अँड देवेश्वर डेव्हलपर्स तर्फे अधिकृत स्वाक्षरीकर्ता नरेद्र सोहनसिंह पुरोहित -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पहिला मजला, अंबिका अपार्टमेंट, मल्हार स्पोर्ट्स शॉप जवळ, संतोषी माता रोड, कल्याण प. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर.	कुलमुखत्यार देणार वय :-40 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:12/08/2021 01:54:03 PM

ओळख:-

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

अनु क्र पक्षकाराचे नाव व पत्ता  
1 नाव:प्रविण पाटील --  
वय:33  
पत्ता:कल्याण  
पिन कोड:421301

2 नाव:दत्तात्रय कदम --  
वय:40  
पत्ता:कल्याण  
पिन कोड:421301

प्रविण पाटील  
स्वाक्षरी

दत्तात्रय कदम  
स्वाक्षरी

छायाचित्र

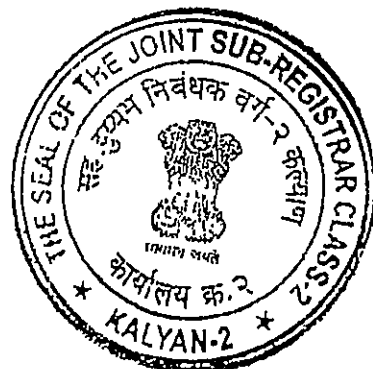
अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ:12/08/2021 01:54:39 PM

Joint Sub Registrar Kalyan-2

(सही) जी.बी.सातविधे  
सह. दुय्यम निबंधक वर्ग २,  
कल्याण क्र. २



## Payment Details.

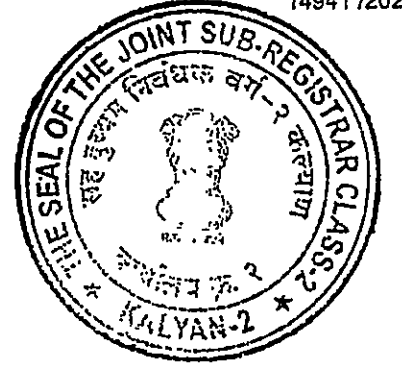
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Mangeshi and deveshwar developers	eChallan	10000502021081200155	MH004858936202122P	500.00	SD	0002326479202122	12/08/2021
2	Mangeshi and deveshwar developers	eChallan		MH004858936202122P	100	RF	0002326479202122	12/08/2021
3		DHC		1208202105591	400	RF	1208202105591D	12/08/2021

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

14941 /2021

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कल्याण - १	
दस्ता क्र. १६६६९	२०२४
२२	२२

क. ल. न. २	
दस्ता क्र. १६६६९	२०२१
२०	२०

प्रमाणित करपत्रात येते की,  
 द.क्र. १६६६९ / २०२१ मध्ये  
 ..... २० ..... पाने आहेत.  
 पुस्तक १ ..... द.क्र. १६६६९  
 १२/८ / २०२१ वर नोंदला.



सह. दुय्यम निबंधक कल्याण क्र. २  
 दिनांक १२/८/२०२१



12/08/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 14941/2021

नोंदणी :

Regn:63m

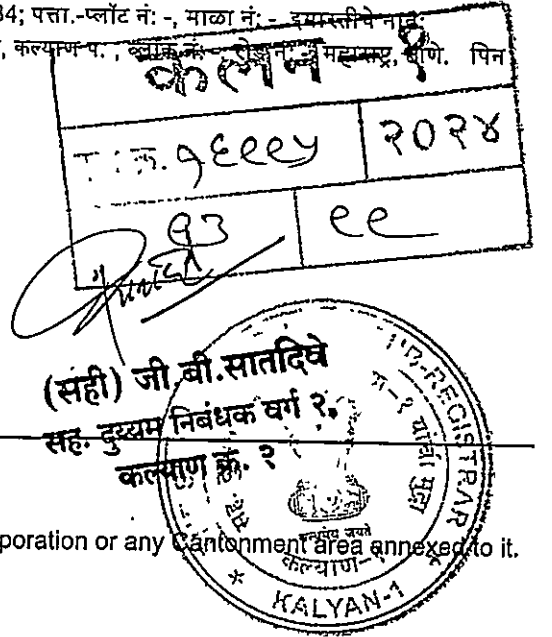
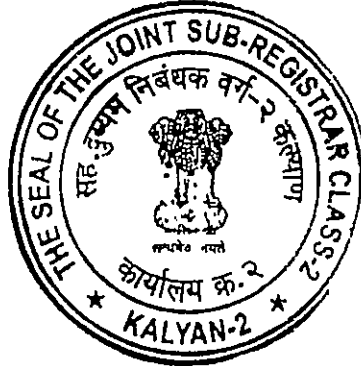
गावाचे नाव : वाडेघर

(1) विलेखाचा प्रकार	कुलमुखत्यारपत्र
(2) मोबदला	0
(3) वाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंविवली इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे वाडेघर स नं 56 हि नं अ-5,अ-6,स नं 57 हि नं 2/2/1,2/2/2/6 या जमिन मिळकतीवरील बांधण्यात येणाऱ्या मंगेशी सोहन या मिळकती संदर्भातील सर्व कामे जी कुलमुखत्यार पत्रात नमूद केली आहेत ती करण्याचे सर्व अधिकार कुलमुखत्यारपत्र या दस्तामध्ये नमूद केल्याप्रमाणे( ( Survey Number : 56,57 ; HISSA NUMBER : अ-5, अ-6, 2/2/1, 2/2/2/6 ; ) )
(5) क्षेत्रफळ	1) 0 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:-मंगेशी अॅड देवेश्वर डेव्हलपर्स तर्फे अधिकृत स्वाक्षरीकर्ता मंगेश दशरथ गायकर - - वय:-52; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पहिला मजला, अविका अपार्टमेंट, मल्हार स्पोर्ट्स शॉप जवळ, संतोषी माता रोड, कल्याण प. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:- 2): नाव:-मंगेशी अॅड देवेश्वर डेव्हलपर्स तर्फे अधिकृत स्वाक्षरीकर्ता नरेद्र सोहनसिंह पुरोहित - - वय:-40; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पहिला मजला, अविका अपार्टमेंट, मल्हार स्पोर्ट्स शॉप जवळ, संतोषी माता रोड, कल्याण प. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-421301 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शामल मंगेश गायकर - - वय:-24; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सुखशाती निवास, मंगेशी धाम, गॉल्डन पार्क जवळ, भिवडी मुरवाड हायवे, कल्याण प. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:- 2): नाव:-रामपाल सोहनसिंह पुरोहित - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राजगुरुनिवास, दुसरा मजला, जिजामाता कॉलनी, कल्याण प. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	12/08/2021
(10) दस्त नोंदणी केल्याचा दिनांक	12/08/2021
(11) अनुक्रमांक, खंड व पृष्ठ	14941/2021
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AYAMAM9477A

नाम  
MANGESH AND DEVESHVAR DEVELOPERS

नाम (अनुमोदित) / Name (Registered)  
05/04/2021

*Nand*  
*MA*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

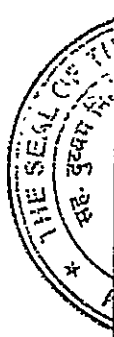
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BUTPM1426R

नाम  
HVA SACHIN MATHU

पिता/माता का नाम (Father's Name)  
SHOKVALLABHADAS MAKWANA

जन्म तिथि / Date of Birth  
29/09/1986

कलम 9 - 9	
पल्ल क्र. 98eeey	२०२३
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भारत सरकार  
GOVERNMENT OF INDIA

Enrollment No. 03475005267436

आपला आधार संख्या / Your Aadhaar No.  
**4915 4458 4550**

आधार - सामान्य माणसाचा अधिकार

प्रत्यक्ष अधिकार  
Direct Individual Aadhaar

आधार संख्या / Aadhaar No. 4915 4458 4550

आधार - सामान्य माणसाचा अधिकार

*Handwritten signature*

भारत सरकार  
GOVERNMENT OF INDIA

आधार संख्या / Aadhaar No. 7993 1112 4366

नाम  
Harshad Mahadev Kadam

जन्म तारीख / DOB: 08/05/1992

पुरुष / MALE

आधार ही नागरिकत्व प्रमाणित करण्यासाठी वापरली जाऊ शकते. (Aadhaar is used for proof of citizenship.)  
आधार संख्या किंवा जन्म तारीख किंवा नागरिकत्व प्रमाणित करण्यासाठी वापरली जाऊ शकते. (Aadhaar No. or date of birth should be used with verification (online authentication) or scanning of QR code (offline XMI).)

आधार संख्या / Aadhaar No. 7993 1112 4366

आधार - सामान्य माणसाचा अधिकार

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कलन-१	
दस्त क्र. १६६६६६	२०२४
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70/16995

मंगळवार, 10 डिसेंबर 2024 5:06 म.नं.

दस्त गोषवारा भाग-1

कलन1

२६१९९

दस्त क्रमांक: 16995/2024

दस्त क्रमांक कलन1 /16995/2024

वाजार मूल्य: रु. 28,65,500/-

मोबदला: रु. 30,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,80,000/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women . Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

द. नि. मह. द. नि. कलन1 यांचे कार्यालयात

पावती 19794

पावती दिनांक: 10/12/2024

अ. क्र. 16995 वर दि.10-12-2024

मादरकरणाचा नाव: हीना सचिन मारु - -

गेजी 4.44 म नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1980.00

पुटाची भख्या 99

न हजर करणाऱ्याची सही:

एकूण: 31980.00

Sub Registrar Kalyan 1

सह. दुय्यम निबंधक वर्ग २

Sub Registrar Kalyan 1

सह. दुय्यम निबंधक वर्ग २

कल्याण क्र. १

कलनाची प्रकृत: अफ्रीकट दू मेल ऑफ प्लॅट

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न कोणत्याही कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 10 / 12 / 2024 04 : 44 : 00 PM ची वेळ. (मादरीकरण)

शिक्का क्र. 2 10 / 12 / 2024 04 : 44 : 46 PM ची वेळ: (फी)



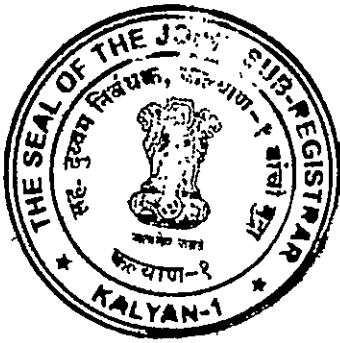
सदर दस्तानेव अ. न. दस्तानेव अ. न. २२६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. इत्यादीत अपूर्ण असताना, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले भागदफते दस्तांची सत्यता, वैधता कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तानेव अ. न. २२६१ अंतर्गत ज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

लिहून घेणार सही

लिहून देणार सही

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कलन-१	
वस्त क्र. १६६६५	२०२४
ew	ee



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दस्त क्रमांक कलन1/16995/2024

दस्ताचा प्रकार :-अॅग्रीमेंट टू सेल ऑफ प्लॉट

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव-मेमर्स मंगेशी आणि देवेश्वर डेव्हलपर्स यांचेतर्फे अधिकृत स्वाक्षरीकर्ते श्री.मंगेश दशरथ गायकर यांचेतर्फे कुलमुख्याध्यक्ष श्री. रामपाल मोहनसिंग पुरोहित. - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अंविा अपार्टमेंट,पहिला मजला,मल्हार स्पोर्ट्स दुकानाजवळ,मंतोपी मान रोड ता.कल्याण,, ब्लॉक नं. -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAMAM9477A	लिहून देणार वय -36 स्वाक्षरी -		
2	नाव मेमर्स मंगेशी आणि देवेश्वर डेव्हलपर्स यांचेतर्फे अधिकृत स्वाक्षरीकर्ते श्री.नरेंद्र सोहनसिंग पुरोहीन यांचेतर्फे कुलमुख्याध्यक्ष श्री. गमपाल मोहनसिंग पुरोहित. - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अंविा अपार्टमेंट,पहिला मजला,मल्हार स्पोर्ट्स दुकानाजवळ,मंतोपी मान रोड ता.कल्याण,जि.ठाणे,, ब्लॉक नं. -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAMAM9477A	लिहून देणार वय -36 स्वाक्षरी -		
3	नाव:हीना सचिन मारू -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 1/2,श्री निवास अपार्टमेंट,गाधी चौक रानडे वाडा,कल्याण पश्चिम, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर.BUTPM1126R	लिहून देणार वय -38 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत अॅग्रीमेंट टू सेल ऑफ प्लॉट चा दस्त ऐवज करून दिल्याबद्दल कर्तुल करणान शिक्का क्र 3 ची वेळ:10 / 12 / 2024 05 : 23 : 22 PM

ओळख-

खालील डमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश. ओळखतात, व त्याची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव सचिन मारू -- वय:41 पत्ता:कल्याण पिन कोड:421301	 स्वाक्षरी	
2	नाव हर्षद कदम -- वय 30 पत्ता:कल्याण पिन कोड:421306	 स्वाक्षरी	

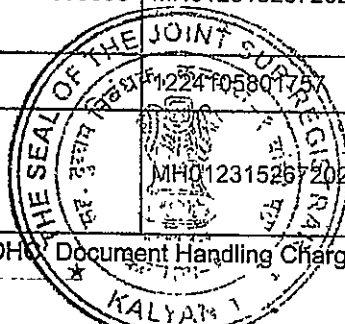
शिक्का क्र.4 ची वेळ:10 / 12 / 2024 05 : 24 : 03 PM

Sub Registrar Kalyan  
दुयम निबंधक वर्ग २

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Defaced Date
1	HINA SACHIN MARU	eChallan	02003942024121000358	MH012315267202425E	180000 00	SD	0006E04287202425	10/12/2024
2		DHC			1980	RF	1224105801757D	10/12/2024
3	HINA SACHIN MARU	eChallan		MH012315267202425E	30000	RF	0006E04287202425	10/12/2024

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



प्रमाणित करण्यात येते की  
द.क्र. १६६६५ ...../३१/०४ मध्ये  
..... ६६ ..... मी आहे.  
पुरतक ..... १ ..... द.क्र. १६६६५.  
१०/१२ ...../२०२४ नोंदला.

सह. दुय्यम निदेशक वर्ग:२  
कार्यालय क्र. १

करनाम - १	
दस्त क्र. १६६६५	२०२४
६६	६६



## गावाचे नाव : वाडेघर

(1) विलेखाचा प्रकार अँग्रीमेंट टू सेल ऑफ फ्लॉट

(2) मोबदला 3000000

(3) वाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 2865500

(4) भू-मापन, पोटहिस्सा व घर क्रमांक(अमल्यास)

1) पालिकेचे नाव: कल्याण-डोविवनी इतर वर्णन , इतर माहिती: मीजे वाडेघर ता.कल्याण, जि.ठाणे, मव्हें क्रमांक 56 अ हिस्सा क्रमांक 6, मव्हें क्रमांक 57 हिस्सा क्रमांक 2/2/2/6. मव्हें क्रमांक 57 हिस्सा क्रमांक 2/2/1, मव्हें क्रमांक 56 अ/5 या जमीन मिळकतीवरील मंगेशी मोहन या प्रकल्पातील इमारत क्रमांक 01, पहिल्या मजल्यावरील सदनिका क्रमांक 110 चे क्षेत्रफळ 37.16 चौरस मीटर कार्पेट असे असून सदरहू सदनिका या करारनाम्याचा विषय आहे(तसेच इतर माहिती दस्तात नमूद केलेप्रमाणे वाचण्यात व समजण्यात यावी.) सदर दस्तास दिनांक 31/3/2021 रोजीच्या परिपत्रकानुसार महिला खरेदीदारामुद्रांक शुल्कात 1 टक्का मूट घेण्यात आली आहे( Survey Number : मव्हें क्रमांक 56 अ हिस्सा क्रमांक 6, मव्हें क्रमांक 57 हिस्सा क्रमांक 2/2/2/6. मव्हें क्रमांक 57 हिस्सा क्रमांक 2/2/1, मव्हें क्रमांक 56 अ/5. ; )

(5) क्षेत्रफळ 1) 37.16 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.

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

1): नाव:- मेसर्स मंगेशी आणि देवेश्वर डेव्हापर्न यांचे नॉन अधिकृत स्वाक्षरीकर्ते श्री. मंगेश दशरथ गायकर यांचे नॉन अधिकृत कुलमुखत्यारधारक श्री. रामपाल मोहनमिंग पुरोहित. - वय:-36; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अंबिका अपार्टमेंट, पहिला मजला, मल्हार स्पोर्ट्स दुकानाजवळ, संतोषी माता रोड ता.कल्याण,, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड -421301 पॅन नं:-AAMAM9477A  
2): नाव:- मेसर्स मंगेशी आणि देवेश्वर डेव्हापर्न यांचे नॉन अधिकृत स्वाक्षरीकर्ते श्री. नरेंद्र मोहनसिंग पुरोहित यांचे नॉन अधिकृत कुलमुखत्यारधारक श्री. रामपाल मोहनमिंग पुरोहित. - वय:-36; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: अंबिका अपार्टमेंट, पहिला मजला, मल्हार स्पोर्ट्स दुकानाजवळ, संतोषी माता रोड ता.कल्याण, जि.ठाणे,, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AAMAM9477A

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

1): नाव:- हीना सचिन मारू - - वय:-38; पत्ता - प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 1/2, श्री निवाम अपार्टमेंट, गांधी चौक रानडे वाडा, कल्याण पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BUTPM1126R

(9) दम्न एवज करून दिल्याचा दिनांक 10/12/2024

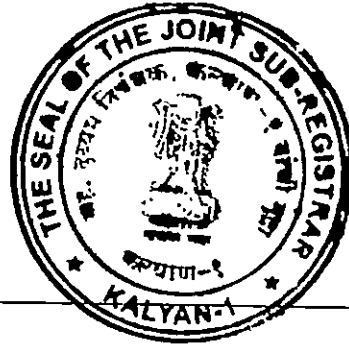
(10) दस्त नोदणी केल्याचा दिनांक 10/12/2024

(11) अनुक्रमांक, खंड व पृष्ठ 16995/2024

(12) वाजारभावाप्रमाणे मुद्रांक शुल्क 180000

(13) वाजारभावाप्रमाणे नोदणी शुल्क 30000

(14) शेर

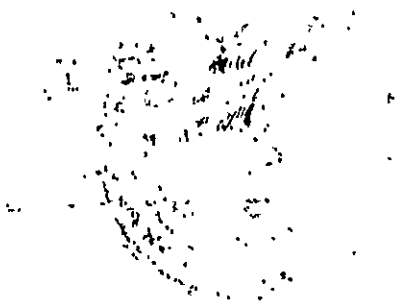


सह. दुय्यम निबंधक वर्ग २  
कल्याण क्र. १

मुल्याकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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