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- 1) Ulhasnagar No.2
 - 2) Division : E (C.T.S. No.10969 & 10970)
 - 3) Type of construction : R.C.C.
 - 4) Area of Flat : 1234 Sq.ft. (B.U.A)
 - 5) Market Rate : Rs.49800 per sq.mts.
 - 6) Market Value : Rs.57,11,064/- ✓
 - 7) Actual Value : Rs.58,00,000/- ✓
 - 8) Stamp Duty Rs.3,48,000/-
 - 9) Pages :-

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AGREEMENT FOR SALE OF A FLAT

THIS AGREEMENT FOR SALE OF A RESIDENTIAL FLAT is made at Ulhasnagar, District Thane, State Maharashtra, this 20th day of APRIL, 2016.

BETWEEN :-



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about 50 years, Occupation Business, residing at Plot No.274, Khemani, Ulhasnagar-2 421002, Dist. Thane, thru. His C.A. Miss.Sharda Govind Chuadhary, Hindu, Adult, Aged about 41 years, Occupation Service, having office at 1, Maina's Tower, Pawai Chowk, Ulhasnagar-3, Dist. Thane, hereinafter called the "VENDORS/ BUILDERS" (Which terms and expression and unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns)..... Party of the First Part.

(i) MR.ELFAZUDDIN SADRUDDIN MONDOL (PAN NO.ABPPM2716D) Indian Inhabitant, Aged about 46 years, Occupation Business, (ii) MRS.AZIZA ELFAZUDDIN MONDOL (PAN NO.ARQPM0473Q) Indian Inhabitant, Aged about 36 years, Occupation House Hold, both residing at Bk.No.628, R.No.12, Ganesh Galli, Near Kala Hall, Ulhasnagar-2, Dist. Thane, State of Maharashtra, hereinafter called the "PURCHASERS" (Which terms and expression shall unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns)..... Party of the Second Part.

WHEREAS the Vendors/Builders aforesaid have constructed a Building on Plot No.272 and 273, Section 6-B, Ulhasnagar-421002, Dist. Thane, hereinafter referred to as the "SAID LAND".

AND WHEREAS the Vendors/Builders No.1 and 2 i.e. (1) Shri Nandkumar Parsram Kalani & (2) Shri Nirmal Parsram Kalani had inherited the Plot No.272, Section 6-B, Ulhasnagar-421002, area as per C.D. 753 sq.yds., from their father Shri Parsram Bhagwandas Kalani, who has expired on 08.07.2010 and after his expiry the Vendors/Builders No.1 & 2 got the same transferred in their name in the records of Sub. Divisional Officer, Ulhasnagar Township, vide Letter No.SDO/Plot/C-2/ME. No.54/10,

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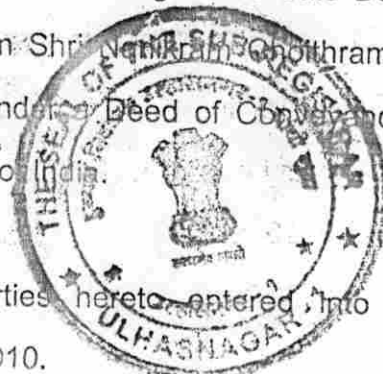
dated 11-10-2010 and Ulhasnagar Municipal Corporation vide Letter No.UMC:TD:UNIT-3/37/10, Dated 03-01-2010 and Shri Parsram Bhagwandas Kalani has purchased the property known as Part of Plot No. 272, Section 6-B, Ulhasnagar-2, area adm. 53 sq.yds., under a registered Deed of Sale vide Sr.No.114/1971, dated 05-04-1971 from Shri Udham S/o Mewaldas Lulla and who had purchased the Plot No.272, Section 6-B, Ulhasnagar-2, area as per C.D. 753 sq.yds., from the Government of India and Conveyance Deed thereof has been granted unto the C.D. No.31312-15, Dated 30th June, 1962.

AND WHEREAS Shri Udham S/o Mewaldas Lulla has already sold the part of Plot No.272, Section 6-B, Ulhasnagar-2, area adm. 700 sq.yds., to Shri Parsram Bhagwandas Kalani, under a registered Sale Deed No.1829, Dated 31st July, 1969.

AND WHEREAS the Vendor/Builder No.3 Shri Narain Budharmal Kalani has purchased the property known as Plot No.273, Section 6-B, Ulhasnagar-421002, area as per C.D. 710 sq.yds., under a registered Sale Deed, vide Sr.No.113, Dated 05.04.1971 from Shri Ramchand Dharamdas Keswani through his C.A. Shri Arjandas Ramchand Keswani. And subsequently the Vendor/Builder No.3 has got the Change of Name in the records of SDO vide Letter No.SDO/Plot/C-2/ME.No.53/10, Dated 11-10-2010.

AND WHEREAS the previous Vendor Shri Ramchand Dharamdas Keswani had purchased the same under registered Sale Deed, vide Sr. No.2275, Dated 11-08-1969, from Shri Nankram Chothram Balani and who had purchased the same under Deed of Conveyance vide C.D. dated 05-04-1971, from the Govt. of India.

AND WHEREAS the parties hereto entered into a Deed of Partnership dated 16th October, 2010.



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AND WHEREAS the Plan have been Approved by the Ulhasnagar Municipal Corporation vide its Commencement Letter No.UMP/NRV/B.P./242/10/721, Dated 30-01-2013.

AND WHEREAS the Vendors/Builders aforesaid have agreed to sell a Flat No.301, area admeasuring about 1234 sq.ft. (Built Up Area), on IIIIRD floor, in HORIZON, constructed on Plot No. 272 & 273, Section 6-B, Ulhasnagar-421002, Dist. Thane, more particularly described in the schedule written hereunder and hereinafter called the "SAID PROPERTY".

AND WHEREAS the Vendors/Builders aforesaid have agreed to sell the said property to the Purchasers and the Purchasers aforesaid have agreed to purchase the same from the Vendors/Builders aforesaid. The value of the said property have been fixed at Rs.58,00,000/- (Rupees Fifty Eight Lakhs Only).

NOW THIS AGREEMENT WITNESSESTH AS UNDER :-

1) That the said property with all its rights and benefits as shown in Government records, Municipal records and with the rights of roof (No right above the roof of the said property), flooring, joint walls, doors, windows, ways, passages, easements, joint water connection and fittings, separate metered electric connection and fittings, Meter rights, Meter deposits and whatever rights may be accrued hereinafter, in respect of the said property it is sold to the Purchasers for the agreed on fixed consideration of Rs.58,00,000/- (Rupees Fifty Eight Lakhs Only).

2) The Vendor/Builder aforesaid have received an amount of Rs.11,00,000/- (Rupees Eleven Lakhs Only), from the Purchasers as earnest money, towards the sale consideration as under :-

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<u>Amount</u>	<u>Date</u>	<u>Mode of Payment</u>
1. Rs. 2,00,000/-	Dt.05.02.2016	By Cheque No.238584 Paid by Purchaser No.
2. Rs. 3,00,000/-	Dt.25.02.2016	By Cheque No.169522 Paid by Purchaser No.
3. Rs. 3,00,000/-	Dt.27.02.2016	By Cheque No.169523 Paid by Purchaser No.
4. Rs. 3,00,000/-	Dt.01.03.2016	By Cheque No.169524 Paid by Purchaser No.

RS.11,00,000/- cheques drawn on Bank of Maharashtra
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3) That the Purchasers agreed to pay the balance amount of Rs.47,00,000/- (Rupees Forty Seven Lakhs Only), by 20/05/2016 and on receiving the said sum the Builder shall handover the quiet and vacant possession of the said property to the Purchasers herein.

4) That the Vendors/Builders aforesaid will not charge any extra amount from the Purchasers towards the common amenities which are provided in the said property and installation of separate metered electric connection in the said property. The above cost is inclusive of all amenities charges.

5) That all the Xerox papers of the relevant documents of the said building and said property have been handed over to the Purchasers at the time of execution of this Agreement For Sale in the presence of the witnesses.



6) That the Purchasers aforesaid have inspected the documents of said building & said property and they are fully satisfied regarding the title of the Vendors/Builders aforesaid over the said building and said property. In future the Purchasers aforesaid shall not complaint about the title of the Vendors/Builders aforesaid over the said building and said property.

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7) That the Purchasers aforesaid have also seen and gone through the plans, maps and specifications in respect of the building and said building known as HORIZON, constructed on Plot No.272 and 273, Section 6-B, Ulhasnagar-421002, Dist. Thane and they are fully satisfied with the situation and location of the said property.

8) It is hereby by the parties herein, that if in future, the Government of Maharashtra or any local body i.e. Ulhasnagar Municipal Corporation or any other concerned authority shall increase in the F.S.I. (Floor Space Index) limit, then the same shall be enjoyed & utilized by the Vendors/ Builders aforesaid on the terrace floor of the said building or he is empowered to get the T.D.R. facility for the Excess F.S.I. Limit, for which the Purchasers aforesaid shall not raise any objection of any sort in future.

9) That the Purchasers aforesaid shall not use the said property for any other purpose other than their private residence only and they or any of their associate or family member shall not act in any manner so that may cause nuisance or annoyance to the other members of the said building. The Purchasers aforesaid or any of his associate or family member also shall not do any act which may cause danger to the said building or any portion of the said building i.e. Staircases, Parking area at Ground Floor & Terrace Floor of the said building.

10) That the Purchasers aforesaid shall not make any addition and alteration in R.C.C. construction work of the said property without the prior written permission from the Vendors/Builders aforesaid.

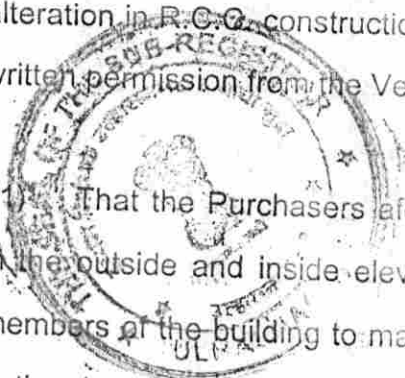
11) That the Purchasers aforesaid shall not make any change or alter in the outside and inside elevation of the said building. It is duty of the members of the building to maintain the beauty of the elevation from time to time by contributing the expenditure as per the ratio of flats.

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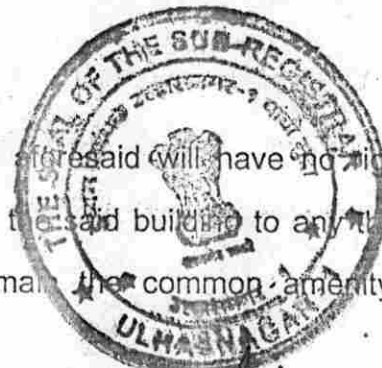
12) That the Purchasers aforesaid will have no right to change the outside walls colour & outside elevation colour and design. The Purchasers aforesaid alone with other members of the said building shall coat with the same colour and design as and when the members of the building shall find it necessary. The expenditure thereof will be borne and paid by the members of the said building as per the ratio of property.

13) That the Purchasers aforesaid shall not claim any right of ownership on the said land of the said building. The Purchasers aforesaid alongwith the other flat holders of said building shall enjoy the same as a common amenity. The rights of Ownership will remain with the Vendors/Builders aforesaid, the Vendors/Builders aforesaid have full right to construct any upper storey on the said property of the said, if the excess F.S.I. granted by the Government of Maharashtra or any local body. The Vendors/Builders aforesaid shall construct any upper storey on said property of the said building after getting the revised approved building plan from the competent authority.

14. That, in case in future F.S.I. increase by Competent Authority of Government, in that case Builder will not take permission from society to use the excess F.S.I.

15. That on extra F.S.I. if any Flat constructed it will automatically be part of society and flat owners will pay maintenance charges as per society Norms and the sale of this additional flat/floor made out of extra F.S.I. Will be sole right of the Builder and society will have no rights on the same.

16) That the Vendors/Builders aforesaid will have no right to sell or transfer the final said property of the said building to any third person in any manner. The same will remain the common amenity for all the members of the said building.



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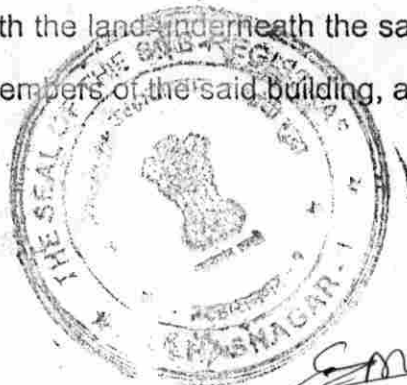
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17) That the Purchasers aforesaid shall render their full co-operation, if and when a Co-operative Housing Society Limited/Apartment is to be formed by all the members of the said building. The Purchasers aforesaid shall also be liable to contribute the expenditure as per the ratio of flats towards the formation of a Co-operative Housing Society/Apartment.

18) That Purchasers aforesaid along with the other flat holder of the said building shall enjoy all the common amenities which are provided in the said building. AFTER the receipt of the possession of the said property by the Purchasers from the Vendors/Builders aforesaid. The Purchasers aforesaid will be liable to pay the maintenance charges of common amenities as per the ratio of flats along with the other members of the said building.

19) That the Vendors/Builders aforesaid have assured the Purchasers that the said property or any part thereof, have not in any way been encumbered charged, or given by any way of Gift, Lease, Sale, Mortgage, etc. or no Agreement of any sort have been made with any body else. Thus the said property is encumbered and free from all doubts and has been agreed to the transferred to the Purchasers accordingly and the possession of the same will be handed over to the Purchasers and being the full and final sale consideration from the Purchasers herein.

20) That the Purchasers aforesaid shall claim any right of ownership in all open spaces, parking spaces, lobbies, staircases, terrace, recreation spaces, etc. the same will be enjoyed jointly by all members of the said building. The Vendors/Builders aforesaid shall transfer the rights of ownership along with the land underneath the said building to the Society, so formed by the members of the said building, at the cost of the members of the said building.



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21) That the Vendors/Builders aforesaid shall clear off all the arrears of Municipal Taxes, Government dues, electric bills, water bills, Maintenance Charges, etc. in respect of the said property upto the date of vacant physical possession of the said flat to be delivered to the Purchasers and thereafter, the Purchasers will be paying the same.

22) That this Agreement For Sale, shall always relate to the provisions of Maharashtra Ownership Property (Regulations of the Promotion of Construction, Sale Management & Transfer) Act, 1963 and the rules, made thereunder.

23) That the parties herein are fully satisfied with the terms and conditions of this Agreement of Sale. They have full knowledge about and they have signed this Agreement of Sale in their conscious status of mind in the presence of witnesses.

SCHEDULE OF THE PROPERTY

ALL that piece and parcel of the Flat No.301, area admeasuring about 1234 sq.ft. (Built Up Area), on IIIrd Floor, in HORIZON, constructed on complete Plot No.272 and 273, Section 6-B, Ulhasnagar-421002, Dist. Thane (as it is where it is), bearing City Survey Nos.10969 and 10970, Taluka and Sub-District Registration Ulhasnagar, District Registration Thane, Non-Agricultural, situated within the limits of Ulhasnagar Municipal Corporation.



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IN WITNESS WHEREOF, the parties herein have set their respective hands to this Agreement of Sale on the year and date, first mentioned hereinabove in the presence of witness :-

SIGNED, SEALED AND
DELIVERED BY THE
WITHININ NAMED 'BUILDERS'
M/S. DIVINE BUILDERS & DEVELOPERS
THROUGH ITS PARTNER



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SHRI NIRMAL P. KALANI
THRU. HIS C.A.
MISS. SHARDA G. CHUADHARY

L.H. THUMB
IMPRESSION

SIGNED, SEALED AND
DELIVERED BY THE
WITHININ NAMED PURCHASERS

Elfazuddin

MR. ELFAZUDDIN S. MONDOL



L.H. THUMB
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MRS. AZIZA E. MONDOL



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Received the sum of Rs.11,00,000/- (Rupees Eleven Lakhs Only)

as stated in clause 1 of this Agreement from the Purchasers herein.

We Say Received

Rs.11,00,000/-

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Vendors

WITNESSES :

1. Himeshmal Kherani
305-Sunam Apt.
07. Section -
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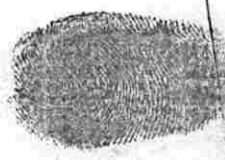
Age-35

Himeshmal



2. MANU B. JOGIA - Age-42
Bk No. 668 Room No. 8
Khemani
Udhersar-2

Manu B. Jogi



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DEED OF CONVEYANCE TO BE EXECUTED IN THE CASE OF FREEHOLD PROPERTIES WHICH ARE SOLD OTHERWISE THAN BY PUBLIC AUCTIONS.

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THIS INDENTURE made the ... day of ... one thousand ... hundred and fifty five BETWEEN the President of India hereinafter called the "Vendor" (which expression shall unless repugnant to the context or meaning thereof include his successors and assigns) of the one part and ... called the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the other part

WHEREAS the Vendor is seized and possessed of the land, hereditaments and premises more particularly described in Schedule I, hereunder written.

AND WHEREAS the Vendor has agreed with the Purchaser for the absolute sale to him of the said land, hereditaments and premises intended to be hereby granted at or for the price of Rs. ... paid to the Vendor by the Purchaser ... in cash and ... by adjustment against the compensation under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 to the Purchaser and his associates whose names are given in Schedule II hereunder written on or before the execution of this presents the receipt whereof the Vendor doth hereby admit and acknowledge, and from the same doth hereby release the Purchaser and whereas the said associates have agreed to the property being granted, released, conveyed and assured unto the Purchaser, the Vendor doth in pursuance of rule ... of the rules framed under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 hereby grant, release, convey and assure unto the Purchaser all that piece or parcel of land, hereditaments and premises known as ... TOGETHER WITH all buildings, encumbrances, fences, hedges, ditches, ways, waters, watercourses, liberties, privileges, easements, and appurtenance whatsoever to the said piece or parcel of land belonging or in any way appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL THE ESTATE, right, title, interest, claim and demand whatsoever of the Vendor into and upon the said premises and every part thereof EXCEPTING AND RESERVING to the Vendor all mines and minerals of whatever nature lie to in or under the said premises together with full liberty at all times for the Vendor his agents and workmen to enter upon all or any part of the said premises, to search for, make merchantable and carry away the said mines and minerals under or upon the said premises or any adjoining lands of the Vendor and to let down the surface of all or any part of the said premises and any buildings standing thereon or hereafter to be erected thereon, making fair compensation to the purchaser for damage done thereby TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted, released, conveyed and assured, expressed so to be, unto and to the use of the Purchaser subject nevertheless to the payment of such land revenue, cesses and taxes as are or may be assessed or imposed on the said premises and the Vendor doth hereby covenant with the Purchaser that he has not done anything or suffered anything to be done whereby the said premises are in any way encumbered or affected AND THAT the purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land, hereditaments and premises and receive the rents and profits thereof without any lawful eviction, interruption, claim or demand whatsoever, from or by the Vendor or any person or persons lawfully or equitably claiming from, under, or in trust for him. AN FURTHER THAT HE THIS VENDOR and all persons having or lawfully equitably claiming any estate or interest in the said land, hereditaments and premises shall and will from time to time and at all times hereafter, at the request and cost of the Purchaser do or cause to be done and executed, all such acts, deeds, and things necessary for further and more perfectly assuring the said land, hereditaments and premises and every part thereof, unto and to the use of the Purchaser, in manner aforesaid, as full or any be reasonably required.

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The property the compensation of which has been adjusted against this Property was mortgaged with Shri ...

Sa. 120/- vide chalan No. 5, dated ...

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the purchase... in West Pakistan. The said mortgage...
 decree for Rs. from the Tribunal constituted under the Displaced Persons
 Debts Adjustment Act, 1951, the intimation of which has been received by the Chief
 Settlement Commissioner from the Tribunal concerned. The mortgagee/creditor would,
 therefore, have a lien over this property to the extent of mortgage charge/debt of Rs.
 according to the provisions of the above Act until the mortgage
 redeemed by the mortgagor/debtor".

IN WITNESS WHEREOF the Vendor has caused this Deed hereunto to be signed and year first above written.

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SCHEDULE I.

All that piece or parcel of land and/or building(s) situated at
 Ulhasnagar..... containing by admeasurement..... 753 sq:yd's or thereabouts
 and bounded:
 on the North by Registration Sub District, Kalyan
 on the South by District Thana.....
 on the East by Ulhasnagar.....
 on the West by Plot No. 272, Section 6-B.

SCHEDULE II.

Name of the associates—

1. Shri Harumal Virumal Bill No. 19/March. 62/110.
2. Regn. No. B/T/UT/029/IV (NT).
3.
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Signed by the said.....
 and on behalf of the President of India in the presence of.....

MANAGING OFFICER
 OFFICE OF.....

Shri Udharan Mowaldas,
 Bk. No. 552,
 Kalyan Camp No. 2, Ulhasnagar.

by forwarded to:



Strikethrough whichever is not applicable.
 The Administrator, Ulhasnagar,
 The Sub-Registrar, Kalyan,
 The Municipality, Ulhasnagar.

MANAGING OFFICER
 OFFICE OF.....

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Plot
No. 273

DEED OF CONVEYANCE TO BE EXECUTED IN THE CASE OF FREE
PROPERTIES WHICH ARE SOLD OTHERWISE THAN BY
PUBLIC AUCTIONS

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THIS INDENTURE made the *5th* day of *April* 1960, one (1) the
between the President of India (hereinafter called the Vendor) and
successors and assigns of the one part and *Shri. G. H. Udayram*
of the other part and... called the Purchaser (which expression shall unless
compulsorily to the context or meaning thereof be deemed to include his heirs, executor, and
administrators) of the other part...
WHEREAS the Vendor is seized and possessed of the land and premises
more particularly described in Schedule I hereunder written.
AND WHEREAS the Vendor has agreed with the Purchaser for the sale
to him of the said land and premises and he is intended to be hereby
sold to him for the price of Rs. 2500/- (Rs. Two thousand) and to be paid to the Vendor by the Purchaser
in cash Rs. 2500/- (Rs. Two thousand) by adjustment against the contribution payable under the Displaced Persons (Compensation and Rehabilitation) Act, 1954
to the Purchaser and his associates whose names are given in Schedule II hereunder
written on or before the execution of these presents and the receipt whereof
the Vendor doth hereby admit and acknowledge and from the same doth hereby
release, release, copy and assured unto the Purchaser and the Vendor doth hereby
of the rules framed under the Displaced Persons (Compensation and Rehabilitation) Act, 1954
hereby grant, release, convey and assure unto the Purchaser all that piece or parcel of land and premises
more particularly described in Schedule I hereunder written together with all buildings, colonnades,
fences, paths, ditches, ways, water, or other parcel of land belonging or in any way appertaining
whichever held or enjoyed with or reputed to belong or be appertaining thereto AND ALL OF THE RIGHTS, TITLE,
INTEREST, CLAIM AND DEMAND whatsoever of the Vendor in or upon the said premises and every part
thereof EXCEPT AND RESERVE to the Vendor all minerals of whatever nature and location under or upon
the said premises together with full liberty at all times for the Vendor or his agents and
assigns to search for, make, and carry away the said mines and minerals under or upon the said premises
and any buildings standing thereon or hereafter to be erected thereon making compensation to the Purchaser for damage done thereby TO HAVE AND TO ENJOY AND TO USE AND TO SELL
and premises hereby granted, released, conveyed and assured unto the use of the Purchaser subject nevertheless
to the payment of such land revenue, taxes and rates as may be assessed or imposed upon the said premises
and the Vendor doth hereby covenant with the Purchaser that he will not do anything or suffer anything to be done whereby the said premises shall be in any way
incumbered, affected AND THAT the Purchaser shall and may at all times peaceably and quietly possess
and enjoy the said land and premises and the profit thereof without any lawful eviction, interference or
demand whatsoever from or by the Vendor or any person or persons lawfully claiming from, under, or
in trust for him AND FURTHER THAT the Vendor and all persons lawfully or equitably claiming any estate
in the said land, hereditaments and premises for any of them shall and will from time to time and
from time to time at the request and cost of the Purchaser do all things necessary and proper to be done
and executed, all such acts, deeds, and things whatsoever for the said land and premises and for the use
of the Purchaser in manner so far as shall or may be required by law.

The property the compensation of which has been adjusted
with property was assigned with Shri.
No. 125/50 dated 12/12/60
No. 27-30 dated 13/12/60
No. 1052-50



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Alcalami *Lataster* ✓
Alcalami *Smardel*
Alcalami *Dev*

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Commissioner from the Tribunal concerned, the mortgage/credit
 charge/debt is satisfied or is redeemed by the mortgagor/debtor.
 IN WITNESS WHEREOF the Vendor has caused to be written on his
 set his hand hereunto the day and year first above written.

SCHEDULE I

All that piece of parcel of land and/or building(s) situated at 1. ULHASNAGAR
 containing by measurement 710 sq. yds.
 bounded by

- on the North by Plot No. 273, Soc. 5, D
- on the South by Ulhasnagar
- on the East by Registration Sub-Dist. Ulhasnagar
- on the West by Dist. 214.22

(Note: This instrument will take effect from 1.9.1971.)

SCHEDULE II

Name of the associates -



Signed by the said
 in and on behalf of the President of India in the presence of
 1. J. B. Jadhav, Junior Accountant
 2. A. R. K. K. K.



Shri. Hanuman Chaitran,
 No. 552, Ulhasnagar-2,
 Sub-Registrar, Ulhasnagar
 Municipality, Ulhasnagar
 Administration, Ulhasnagar

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No.SDO/Plot/C-2/ME.No/54/10
 Office of the Sub-Divisional Officer,
 Ulhasnagar Division, Ulhasnagar,
 Date: 11 /10/2010

उहन - १
 दस्त क्र. ४३७ २०१४
 २३ ५९

To
 1) Shri Nandkumar Parsram Kalani,
 2) Shri Nirmal Parsram Kalani,
 Plot No.272, Section 6-B,
 Ulhasnagar-2.

Sub: Change of name

With reference to your application dt. 24.9.2010 on the subje-
 mentioned above, this is to inform you that necessary change in this office recor-
 for the transfer of the property bearing Plot No.272, Section 6-B, Camp-
 Ulhasnagar for an area adm. 753 sq.yds. (Seven hundred fifty three sq.yds.) ha
 been made in your favour from the previous owner/occupant Shri Udharar
 Mewaldas on account of following reasons :-

- 1) Due to Sale Deed executed by Shri Udharar Mewaldas with Shri Parsram
 Bhagwandas Kalani vide Regd. Sale Deed No. 1829 dt. 31.7.1969.
- 2) Due to death of your father Shri Parsram Bhagwandas Kalani on 8.7.2010.
- 3) Due to death of your mother Smt. Jaishree Parsram Kalani on 27.3.2006.
- 4) Due to Indemnity Bond executed by you before Notary on 23.7.2010.
- 5) In response to Public Notice no body has taken any objection.

Note :- 1) The change of name effected in your favour subject to the conditions of validity of
 the documents produced by you. The change of name will be treated as null & void
 if and when the documents produced are found bogus or not genuine.
 2) Your total holding after the transfer of this land will not exceed 1500 sq.mts. as
 contemplated under the provision of Urban Land (Ceiling & Regulation) Act 1976.
 3) That you will have to produce yourself an application under section 15(1) to the
 Competent Authority, Thane, within 3 months from the date of issue of Change of
 name for obtaining N.O.C. under Urban Land (Ceiling & Regulation) Act 1976.

क्र. ५-२-२०११
 दि. ५-२-२०११



S. K. K.
 Inspecting Officer,
 Office of the Sub-Divisional Officer,
 Ulhasnagar Divn., Ulhasnagar



S. K. K.
 Office of the Sub-Divisional Officer,
 Ulhasnagar Divn., Ulhasnagar

A. Kalani



S. K. K.
Shresh. U. Jalasthi

Date: 11/10/2010

To
Shri Narain Budharmal Kalani,
Plot No. 273, Section 6-B,
Ulhasnagar-2.

उहना
दस्त क्र. 736
28 ye

Sub: Change of name

With reference to your application dt. 23.9.2010 on the mentioned above, this is to inform you that necessary change in this office for the transfer of the property bearing Plot No.273, Section 6-B, Ulhasnagar for an area adm. 710 sq.yds. (Seven hundred ten sq.yds.) made in your favour from the previous owner/occupant Shri Nanikram Choithram Balani on account of following reasons :-

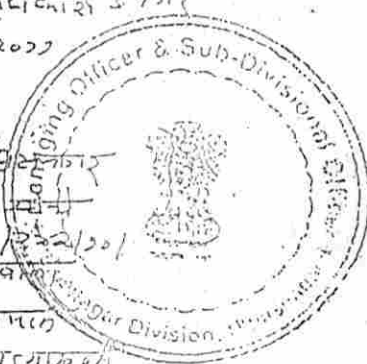
- 1) Due to Sale Deed executed by Shri Nanikram Choithram Balani Ramchand Dharamdas Keswani vide Regd. Sale Deed No. 11.8.1969.
- 2) Due to Sale deed executed by Shri Ramchand Dharamdas Keswani his C.A. Shri Arjandas Ramchand Keswani with Shri Narain Budharmal Kalani vide Regd. Sale deed No. 113 dt. 5.4.71.
- 3) In response to Public Notice no body has taken any objection.

Note :- 1) The change of name effected in your favour subject to the conditions of the documents produced by you. The change of name will be treated as null and void if and when the documents produced are found bogus or not genuine.
2) Your total holding after the transfer of this land will not exceed 1500 sq.yds. contemplated under the provision of Urban Land (Ceiling & Regulation) Act, 1962.
3) That you will have to produce yourself an application under section 15(1) of the said Act to the Competent Authority, Thane within 3 months from the date of issue of this order for obtaining N.O.C. under Urban Land (Ceiling & Regulation) Act, 1962.

क्र-उपदि/नरि.२/कां.२/पश्चि-३
उपदिमा.विम आदि.कां.२/३/२०१०
दिनांक:-५-१०-२०१०

प्राप्ति

नगरपालिका कार्यालय, उपविभागांक-२,
महानगरपालिका, उपविभागांक-२,
महानगरपालिका, उपविभागांक-२,
महानगरपालिका, उपविभागांक-२



Inspecting Officer,
Office of the Sub-Divisional Officer,
Ulhasnagar Dvn., Ulhasnagar



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आखीव पत्रिका



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उह न - १	
दस्त क्र. १२७८ २०१५	
२४	५७

उह न - १	
दस्त क्र. ८३७ २०१६	
२५	५९

१५/२/२०१६	सी. डी. प्रमोद	[...]	[...]
	दिवाळी २०१५ चे शब्द		
	धारक शिवाजी प्रसाद	... (श्री.) ...	
	मोहिदास गोविंदराव	... श्री. बाबाजी प्रसाद, मोहिदास	... फेरनाळ २२८
	शे. ५१९-१ गोंवाट		... प्रमाणे
	रु. ५६३.६ गोंधी		... [Signature]
	वेगळ १०/२०२५		... १५/२/२०१६
	आ. सं. नं. २४३५		... [Signature]
	गा. दा. व. कुळे		... [Signature]
			... उल्हासनगर

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Arrest. Lalant



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Alcalami

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ए(र/203)

स्वरेदीप -
अजीतनाथ स्वरेदीप
दस्तावेज क्र. 224-19-17-10-11-2000
स्वरेदीप क्र. 17-10-11-2000
उ.पावि. नं. 17-10-11-2000
दि. 17-10-11-2000
गण नं. 17-10-11-2000
भा.आ.नं. 17-10-11-2000
क्र. 17-10-11-2000
गौ.सा.सं. 17-10-11-2000
स्वरेदीप क्र. 17-10-11-2000
नो. नं. 17-10-11-2000
स्वरेदीप क्र. 17-10-11-2000
स्वरेदीप क्र. 17-10-11-2000

(दा)

श्री. गाराधण सुखरभाठ कुमांगरी
सेत्र 1710-0-0-0-0-0-0-0
प 17-10-11-2000

चेरफो
प्रमो
ने
न. भू. अ.
बहामगर

उहन-9	
दस्त क्र. 926 2098	
24	46

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कल दल
थार कल
मिकल
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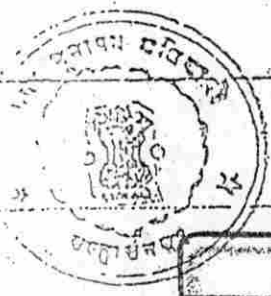
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उहन-9	
दस्त क्र. 136 2098	
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S. Mardul
Rep



आखीव पत्रिका



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उहन - १
दस्त क्र. १२६८ २०१७
२६
५६

२०१७ १२ २७
महाराष्ट्र सरकार

रजे वारी
कार (०१)
२०१७

उहन - १
दस्त क्र. ८३७ २०१६
२६
५६

२३/१२/२०१७

तुमि जी. प्रमाणे
दि. ३०/१२/२०१६ रोजी
धारक श्री उद्धाराम
मिवाळवाल यांचे नांव
सिद्धा ७५३-० नोंद
महाराष्ट्र सरकार
मि. उद्धाराम यांना
धारकपत्र देण्यात
आले आहे.

(दि. ११) श्री. उद्धाराम मिवाळवाल

नगर उल्हासनगर

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२१/१२/२०११

स्वदेवी
अर्ज, जमाब, स्वदेवी
रगत १९२६ दि ३१/१२/१९६६
गो-स्वदेवी वाटने मियरसुगा
गगयावता कुलाणी
मोपेगोम, वठपाविना
गंभोदि ११/१०/२०११ मे
भेज अफ नोमने नांग
वाटरप कुले.

(६११)
श्री. पारसुराम भगवानदास
कुलाणी
शेग ८५३-०-गो. वाट. लगेग
६२६.६ गो. गी.

फेरफार (२१) २९
प्रमाणे
नो. मू. व. २९/१२/२०११
उल्हासनगर

२१/१२/२०११

अर्ज जावाब, उपावि.
उल्हासनगर गांभोदि
दि. ११/१२/२०१० चे नोज
अफ नोमने श्री पारसुराम
कुलाणी दि. ११/१२/२०१०
शेजी ममल स्वात्माने
टमाजेगांवा कुमरी वरग.
वाटने मियरसुगा

(६११)
१) श्री. वांदकुमार पारसुराम कुमाणी
२) श्री. निर्मला पारसुराम कुमाणी
शेग ८५३-०-गो. वाट. लगेग
६२६.६ गो. गी.

फेरफार (२१) २९
प्रमाणे
नो. मू. व. २९/१२/२०११
उल्हासनगर

उह लेखनी
दस्ता क्र. १२८८/२०११
२८
५७

उह लेखनी
दस्ता क्र. २३७
२८
५७

१) १०० रु. का म. कारी
२) १०० रु. का म. कारी
३) १०० रु. का म. कारी
४) १०० रु. का म. कारी
५) १०० रु. का म. कारी
६) १०० रु. का म. कारी
७) १०० रु. का म. कारी
८) १०० रु. का म. कारी
९) १०० रु. का म. कारी
१०) १०० रु. का म. कारी



२३/१२/११

Amruti
Red

F. Alalani

Maruti is late



Amruti

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 192/2025
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STAMP OF APPROVAL

2025
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 192/2025

मंजूरी



बांधकाम नकाशे मंजूरी
 रंगामे हरावली बांधविस्तारप्रमाणे
 बांधकाम प्रारंभ प्रमाणपत्र क्र उमपा/नरवि/बांध
 252/90/1925 दि. 30.9.2025
 मध्ये घातून दिलेल्या अटीप्रमाणे.



उ.म.पा याच्या मान्यतेने

कनिष्ठ अभियंता
 नगर रचना विभाग
 उल्हासनगर महानगरपालिका

सहाय्यक संचालक
 नगर रचना
 उल्हासनगर महानगरपालिका
 उल्हासनगर.

REFERENCE TO

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED
 BY ME AND DIMENSIONS OF SIDES OF PLOT STATED ON
 PLAN ARE AS MEASURED ON SITE AND AREA SO WORK OUT
 TALLIES WITH AREA STATED IN DOCUMENT.

2025
 252
 192/2025

SIGN OF ARCHITECT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL CUM COMMERCIAL BLDG. ON
 PLOT NO. 272, 273, SECTION 5-B, ULHASNAGAR 421002

OWNER

SHRI NIRMAL P. KALANI
 SHRI ... KALANI
 SHRI ... KALANI

CONSULTANT

JATIN B. CHAUDHARI
 Architect & Interior Designers
 CA/02/32171



Kalani
 Kalani

192/2025
 252

No. UMC ID: UNIT: 3/37110
Token No. C-2113/100009298
To: SMT / SHRI: D. N. K. Kulkarni, Pansaram Kalan
Nand / Syman Pansaram Kalan
Kalan Mahal 179 - no 222, Ulhasnagar - 42100

Date: 2/11/2010
उल्हासनगर महानगरपालिका
दस्तावेज क्र. 2094
२८ | ५७

Sub: Mutation of Entry as a Owner / Occupier in respect of Property bearing Sr. No. 1191 of Mpl. Assessments Register.
Ref: Your Notice Dated: 1-11-2010

Sir,
Your name has been entered in place of SMT: Pansaram Kalan under Serial No. 1191 Ward No. 24 PROP. No. 131012/183000 as a person primarily liable to Property Tax.

The Entry in the assessment book is mutated on the basis of the following documents.

- | | | |
|---------------------------------------------------------------------------|-------------------------------------|------------------|
| 1. Copy of sale deed & Index - II Registered with Registrar of assurance. | No. ----- | Di ----- |
| 2. Conveyance Deed (CD) | No. ----- | Di ----- |
| 3. Change of Name effected by Sub Divisional officer Ulhasnagar | No. <u>SP.O/P/17/c-2/11/10/2010</u> | Di <u>ME WSH</u> |
| 4. <u>30</u> deed registered with Registrar of assurance | No. ----- | Di ----- |
| 5. Mortgage deed registered with Registrar of assurance | No. ----- | Di ----- |
| 6. Lease deed registered with Registrar of assurance | No. ----- | Di ----- |
| 7. Letter of Administration granted by court | No. ----- | Di ----- |
| 8. Death Certificate of deceased | No. ----- | Di ----- |
| 9. Shri/Smt. ----- | No. ----- | Di ----- |
| 10. Indemnity bond / Relinquishment of rights | No. ----- | Di ----- |
| 11. Objection Notice published | No. ----- | Di ----- |
| 12. Registered Will | No. ----- | Di ----- |
| 13. Probate of will | No. ----- | Di ----- |
| 14. Heir ship Certificate issued by competent court | No. ----- | Di ----- |
| 15. Un-registered Instrument attested by Magistrate namely ----- | No. ----- | Di ----- |

उल्हासनगर महानगरपालिका
दस्तावेज क्र. 2094
२८ | ५७



Emended
Deed

Akalani

Emended

D. A

Akalani

Agresh. v
Kalaste

उल्हासनगर महानगरपालिका, उल्हासनगर

वांधकाम प्रारंभ प्रमाणपत्र

जायका प्रमाणपत्र/उ.म.पा./नरवि/वा.प. (२६२/१०/७३)
 उल्हासनगर महानगरपालिका कार्यालय
 उल्हासनगर - ४२१ ००३.

धारीव

दिनांक: 30.7.2013.

नंदकुमार पी.कालानि, श्री- निमल पी.कालानि व श्री-जारामण श्रीरामि
 रायन-१०६६ए व १०६७०, (प्लॉट नं-२७३, सेक्शन-ए-बी, १७३, सेक्शन-६-बी)

वाड क्र. _____ प्रमाण: _____ उल्हासनगर ०२
 सिटी प्लॉट नं-१०६६ए व १०६७०, (प्लॉट नं-२७३, सेक्शन-६-बी, १७३, सेक्शन-६-बी)

वाड नं. ६३ व ४५ मोठे उल्हासनगर ०२ येथे वांधकाम करण्याच्या मंजूरी यावत.

माला दि. १४-९-१२ वा. नं. सु. क्र. ३११ ३३७ ३०० श्री. जनीन बी. चौधरी
 वास्तु विशारद यांचे मार्फत सादर केलेला अर्ज.

वाराणसी प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये
 सिटी प्लॉट नं/ युनिट सिटी प्लॉट नं-१०६६ए व १०६७० (प्लॉट नं-२७३, सेक्शन-६-बी, १७३, सेक्शन-६-बी)

वाड नं. ६३ व ४५ मोठे उल्हासनगर ०२, गळे १३३३.२४ चौ. मि.

विकास करारवयास मंजूर प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये वांधकाम करण्यासाठी केलेल्या
६-१२ च्या अर्जास अनुरूप पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे
 प्लॉट, तळमजला, पहिला मजला व दुसरा मजला, तिसरा मजला, चौथा मजला, पाचवा मजला, सहावा मजला, सातवा मजला
 / दुकाने / ऑफीस / दवाखाना / हॉस्पिटल / शाळेसाठी / वाडे भिंतीच्या इमारतीच्या वांधकाम प्रामाण / प्रारंभ प्रमाणपत्र देण्यात

अटी

दस्त क्र. १२७६८२०१६
३० | ५७

उहल - १
 दस्त क्र. ६३७ २०१६
३९ | ५९

वांधकाम परवानगी दिल्याचे तारखेपासून एक वर्ष पर्यंत वैध असेल. नंतर पुढील वर्षासाठी परवानगीचे नुतनीकरण मुदत तपण आधी करणे आवश्यक राहिले. अशा प्रकारचे नुतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत वांधकाम पूर्ण करणे आवश्यक आहे, नुतनीकरण करतांना केवळ नवीन परवानगी घेताना त्यावेळी अस्तित्वात असलेल्या नियमांच्या व नियोजित विकास आराखड्या अनुषंगिक ठावणी करण्यात येईल.

नकाशात रंगाने केलेल्या दुरुस्त्या आणण्यावर बंधनकारक राहतील.

वा. जिल्हाधिकारी ठाणे, यांकडून वांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व अनुरोधाचा परवानगीची एक सत्या प्रत काम सुरु करण्याचे पंधरा (१५) दिवस अगोदर महापालिकेकडे पाठविणे आवश्यक राहिल.

वांधकाम चालू करण्यापूर्वी (७) दिवस आधी महापालिका कार्यालयात काढविण्यात यावे.

ही परवानगी आपल्या मालकीच कच्चातील जमीनी व्यतिरीत, जमीनीवर वांधकाम अगर विकास करण्यास हरकत देत नाही.

वांधकाम या सोदतल्या मंजूर केलेल्या नकाशा प्रमाणे आणि चालून दिलेल्या अटीप्रमाणे करता येईल.

जातया पर्यंत वांधकाम झाल्यानंतर वास्तु विशारदने दाखल्यासह मंजूर नकाशा प्रमाणे वांधकाम केल्या बाबतचे प्रमाणपत्र, महानगरपालिकेत सादर करण्यात यावे त्यानंतर प्रत्यक्ष जागेवर तपासणी करून महानगरपालिकेचा दाखला प्राप्त करून घेऊन नंतरच जोत्यावरील वांधकाम काढावे.

प्लॉटचे हद्दी इमारती मोवती मोकळ्या सोडवपाचे जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे वांधकाम करू नये.

वांधकामात कोणत्याही फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सादरची वांधकाम परवानगी रद्द झाली असे समजण्यात येईल.

इमारतीच्या वांधकामाच सुरक्षितेची (सुवधारनल सेटी) जबाबदारी सर्वांची आपल्या वास्तु विशारद व स्थापत्य विशारद यांचेवर राहिल.

वांधकाम पूर्णतेचा दाखला वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये. त्यासाठी जागेवर ज्याप्रमाणे वांधकाम पूर्ण झाले आहे त्याप्रमाणे नकाशा वास्तु विशारद व स्थापत्य विशारद यांच्या विहित नमुन्यातील दाखल्यासह (३ प्रतीत) इतर आवश्यक कागद पत्रांसह सादर करण्यात यावा.

वांधकाम चालू करण्यापूर्वी नगर भूभाषण अधिकारी/भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी.

नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगी शिवाय बदल करू नये.

नवीन इमारतीत मंजूर नकाशा प्रमाणे सेप्टिक टँक पाहिजे व संडास भाविये काळात जवळच्या मूलनिःसारण नलिकेत स्वच्छाचे नगर आ

याचे परवानगीने जोडणे आवश्यक राहिल सेप्टिक टँक विहीर पासून कमीत कमी ५० फूट अंतरावर असणे आवश्यक आहे.

सांडपाण्याचे न पागोड्याचे पाणी महानगरपालिकेच्या गटारांत स्वच्छाचे नगर अभियंता यांच्या पर्येता यांच्या सोडवे लागेल. सांडपाण्याच्या वावरीत आरोग्य प्रमाणपत्र असल्याशिवाय वापर परवाना देण्यात येणार नाही.

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१६. बांधकाम मटेरियल रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे जागणारी रक्कम (दंड झाल्यास त्या रक्कमेसहीत) भरावी लागेल.
१७. बांधकामच्या वेळी निरूपयोगी माल (मटेरियल) महानगरपालिका सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकला पाहिजे.
१८. बांधकामाच्या सभोवतालची सोडलेल्या खुल्या जागेत कमीत कमी १) अशोक २) गुलमोहर ३) चिंच ४) निलगिरी ५) काज पिकी एकूण दहा झाडे लावून त्यांची जोपतना केली पाहिजे तसेच सध्या अस्तित्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.
१९. नकाशात दाखविलेला प्रमाणे बांधकामाचा फक्त राहणेसाठी, वाणिज्य, शैक्षणिक, औद्योगिक उपयोग करावा.
२०. नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बांधीत होत असल्यास त्याची सर्वेची जबाबदारी आपलेवर राहिल.
२१. जागेतून किंवा जागेजवळून अतिदाबाची विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधीत खात्याकडून ना हरकत दाखला घेतला पाहिजे.
२२. जागा भडामागे किंवा रेल्वे समुख लागून किंवा जवळ असल्यास संबंधीत खात्याकडून बांधकाम करण्यापूर्वी ना हरकत दाखला घेतला पाहिजे.
२३. बांधकामाकडे किंवा इमारतीकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्रदान्यते केले जाईल. व तसा रस्ता होई पावेतो इमारतीकडे जाण्या-येण्याच्या मार्गाची जबाबदारी सर्वेची आपली राहिल.
२४. जागेत जुने भाडेकल असल्यास त्यांचा बाबत योग्य ती व्यवस्था करावची जबाबदारीमातकाची राहिल व मालक-भाडेकल यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास ताचे निराकरण झाल्याने करणे आवश्यक राहिल व त्याबाबतीत महानगरपालिका जबाबदार राहणार नाही.
२५. सदर जागेतून पाण्याच्या नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय बळवू अथवा बंद करू नये.
२६. सदर प्रकारची चुकीची संपूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द करणेत येईल.
२७. सदर जागेची विशीर असल्यास ती इकडील परवानगीशिवाय मुजबू नये.
२८. बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळवण्याकरीता महापालिकेवर जबाबदार राहणार नाही किंवा पिण्याच्या पाण्यासाठी गाठ्यालेख इमी घेणार नाही.
२९. सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो बांधारे रद्द झाला असे समजण्यात यावे.
३०. गटारने व पाण्याच्या पाण्याचा निचरा होणे करीता महापालिकेच्या गटारत जोडणेसाठी पक्का स्वल्पाची गटार बांधवीत.
३१. बांधकामासाठी व पिण्याच्या पाण्यासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी चौअरबेचे काम करावे लागेल.
३२. भूखंड समोरीत रस्ता पथ्या रेंवरपात तयार केल्याखेरीज बापर परवाना मिळणार नाही.
३३. एटीसी व बापर हा बांधकाम मजबूत करताना तसेच तो चरित करत घेणार नाही व त्याची उंची २.४० मी. एवढीच असावी.

उत्तर
 दस्त क्र. ७३७
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इमारतीचे उद्दीष्ट कचरा-कुडी वाहून त्याबाबतची आवश्यक ती देखरेख व स्वच्छता राखण्यात यावी.
 आय.एस.आय. कोड १८९३ आणि ४३२६ नुसार मुकं. प्रथम विरोध तारवावरील शक्तीनुसार नियोजित इमारतीची संरचना करणे व त्यानुसार बांधकाम मजबूती बाबतचे सर्वेचिंकट/प्रमाणपत्र जोडण्याचे व बापर परवाना वेळी दाखल करणे ही जबाबदारी वास्तु विशारद रंचे वर राहिल.
 इमारतीचे बांधकाम-करतान्या वर्षा संचपनाची (रिन वॉटर हार्वेस्टिंग) व्यवस्था करणे आपल्यावर बंधनकारक राहिल.

३७. इमारतीची उंची १५ मी. पेक्षा जास्त असल्यास, इमारतीत अग्नीशमन विभागाने सुचित केल्याप्रमाणे उपाययोजना करणे आपल्यावर बंधनकारक राहिल.
३८. प्रयत्नांसोबत सादर केलेली कागदपत्रे अथवा माहिती खोटी किंवा दिशाभूल करणारी आढळल्यास त्याची सर्वेची जबाबदारी अर्जदार/वास्तुविशारद/परवायाकर अभियंता/जमीन मालकांची राहिल.
३९. प्रतियातोबत प्राप्त कागदपत्रांचे आधार या कार्यालयातर्फे मंजुरी प्रदान करण्यात येत आहे. उक्त कागदपत्रांचे विधी ग्राह्यतेबाबत रबिधित जागा मालक/विकास अधिकारी पत्रधारकक/वास्तुविशारद/सल्लागार अभियंता इत्यादि जबाबदार राहिल.
४०. इमारती मध्ये सौर उर्जेची व्यवस्था करणे आपल्यावर बंधनकारक राहिल.

उत्तर
 दस्त क्र. ७२८९ २०१५
 ३० ५७



बांधकाम परवानगी पडताकळून पहाणाऱ्यांची सही व हुद्दा :

Emerald
Deo
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बांधकाम परवानगी मंजूर करणाऱ्याची सही व हुद्दा :

- १) उपआयुक्त व नियंत्रक, अनधिकृत बांधकाम विभाग
- २) उपआयुक्त/सहाआयुक्त, उल्हासनगर महानगरपालिका
- ३) उपआयुक्त, कर निर्धारण व संकलक, उल्हासनगर महानगरपालिका
- ४) नागरी सुविधा केंद्र, उल्हासनगर महानगरपालिका

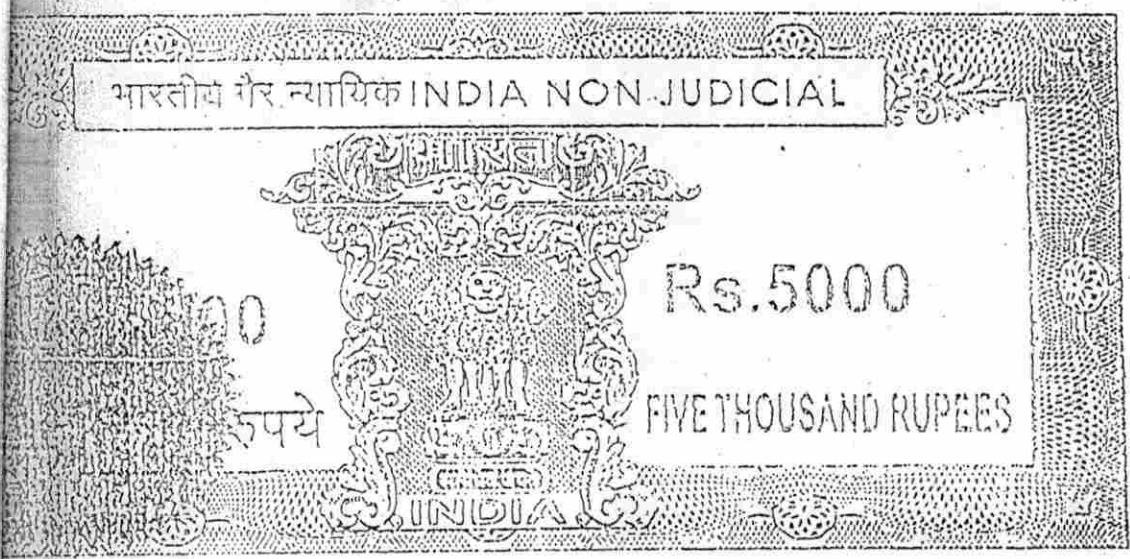
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प्रमाणे
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MAHARASHTRA
 12 OCT 2010

Sr. No. 68674 Date 16/10/10 379665
 Issued to G. P. Hinduja and Revolutary
 Stamp Paper of Rs. 5000/-

(G. P. HINDUJA)
 STAMP VENDOR ULHASNAGAR
 Lic No. 18/92

कारणे व त्यानुसार
 वे वर
 कंपनीकारक
 र/
 संबंधित जागा

मुद्रित प्रतिकांक
 17 अक्षरानुसार प्रमाणित - 2010
 प्रमाणित प्रतिकांक
 17 अक्षरानुसार - 2010



"DEED OF PARTNERSHIP"

THIS DEED OF PARTNERSHIP made and entered into at ULHASNAGAR on this 16th day of
 R, 2010.

Notarial seals and signatures of the parties and the notary. The notary seal is circular and reads 'THE SEAL OF THE SUB-REGISTRAR, ULHASNAGAR - 1'. There are four notarial seals visible, each with the word 'NOTARIAL' written below it.

Handwritten signatures and names: Akalani, Mandar, and others. There is also a date '9/10/10' written on the left side.

38
दस्तावेज. 436
38

1. SURESH BUDHARMAL KALANI Adult, Indian Inhabitant aged about 60 residing at KALANI BUNGLOW, PLOT NO. 274, KHEMANI, ULHASNAGAR-421 002. Herein referred to as the PARTY OF THE FIRST PART, (which expression unless repugnant to the context or meaning there of shall mean and include his legal heirs, executors, administrators and assigns).

2. NARAINDAS BUDHARMAL KALANI Adult, Indian Inhabitant, aged about 65 residing at PLOT NO.272, KHEMANI, ULHASNAGAR- 421 002. Hereinafter referred to as the PARTY OF THE SECOND PART, (which expression unless repugnant to the context or meaning there of shall mean and include his legal heirs, executors, administrators and assigns).

3. NANDU PARSRAM KALANI Adult, Indian Inhabitant; aged about 51 years, residing at PLOT NO.272, KHEMANI, ULHASNAGAR-421 002. Hereinafter referred to as the PARTY OF THE THIRD PART, (which expression unless repugnant to the context or meaning there of shall mean and include his legal heirs, executors, administrators and assigns).

4. NIRMAL PARSRAM KALANI Adult, Indian Inhabitant, aged about 47 years, residing at PLOT NO.272, KHEMANI, ULHASNAGAR-421 002. Hereinafter referred to as the PARTY OF THE FOURTH PART, (which expression unless repugnant to the context or meaning there of shall mean and include his legal heirs, executors, administrators and assigns).



WHEREAS the parties here to have agreed to form a partnership firm for the purpose of carrying on business of BUILDERS & DEVELOPERS,

AND WHEREAS the parties hereto are desirous of reducing to writing the TERMS AND CONDITIONS of the partnership



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DEED WITNESSES THAT THE PARTIES HEREBY AGREE AS FOLLOWS :

This deed of partnership shall be deemed to have come into force with effect from 16th day of OCTOBER, 2010.

The partnership business shall be dealing in business of development of property located at Plot No. 272 & 273, Khemani Road, Ulhasnagar - 421002.

The partnership business shall be carried on in the name and style of "VINE BUILDERS & DEVELOPERS".

The partnership shall be for the development of the project as mentioned & shall come to the end on completion of the project & conveyance of property in hand of proposed society.

The partnership business shall be conducted at Plot No. 274, Khemani Road, Ulhasnagar - 421002 Dist. - Thane.

The Total capital of the partnership firm as much required mutually decided by the partner.

NONE of the partners hereto shall pledge the credit of the partnership business except in the usual & regular course of the business or give credit to any other firms, company or person without consent of the other partner.

IN the event of any of the partners desiring to retire for any reason whatsoever from the said partnership, he shall give previous notice of one month to that effect & obtain the consent of other partners in writing And the other partner/s shall be entitled to continue the business of the partnership thereof.

It is Agreed By And Between The Parties Here To That Parties Here Of All Partners (Hereinafter Referred To As Working Partner) They Shall Devote Their Full Time attention The Conduct Of The Affair Of The Firm, As The Circumstances And Business Needs Require Shall be provided Recommendation as mutually decided by the partner.

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Handwritten signatures and initials:
K. K. K.
V. B. K. K.
A. K. K.
M. K. K.

Handwritten signature: Alkalani

Handwritten signature: Alkalani

Handwritten signature: Emerald

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Handwritten signature: Nagesh

Handwritten signature: Lalashe

Handwritten signature: Emerald

Handwritten signature: Red



दस्त क्र. ७२६८ २०१६
 ३५ ५०

दस्त क्र. ७२६८
 ३६ ५०

10. (a) The net profits and/or losses of the partnership are provided herein below :



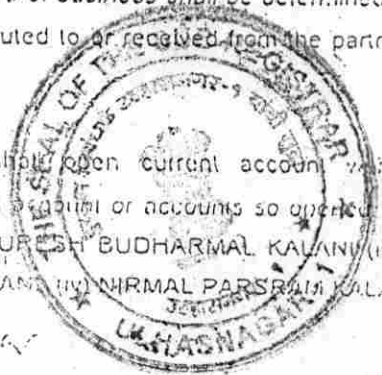
NAME OF PARTNERS	PROFIT RATIO
(i) SURESH BUDHARMAL KALANI	25.00%
(ii) NARIINDAS BUDHARMAL KALANI	25.00%
(iii) NANDU PARSRAM KALANI	25.00%
(iv) NIRMAL PARSRAM KALANI	25.00%
	100.00%

(b) All the above Partners are Working partners & have agreed to work in the partnership firm .

11. Further capital if any required by the partnership shall be obtained from time to time by partners by way of loans or any other way from outside on payment of interest at market rate. Interest shall be paid out of partnership funds respective of profit and losses of the said business.

12. Profits and losses of business shall be determined on the 31st day of march each year. The same shall be distributed to or received from the partners concerned in proportion or as decided.

13. The partners shall open current account with any bank or banks in the name of the partnership firm and that account or accounts so opened shall be operated by any three of the following 4 Names (i) SURESH BUDHARMAL KALANI (ii) NARIINDAS BUDHARMAL KALANI (iii) NANDU PARSRAM KALANI (iv) NIRMAL PARSRAM KALANI



Handwritten signatures and names:
 Akalani
 Suresh Budharmal Kalani
 Nariindas Budharmal Kalani
 Nandu Parsram Kalani
 Nirmal Parsram Kalani

Handwritten signature:
 Suresh Budharmal Kalani

दस्तावेज नं. १२६८ २०१५
३६ ५६

14. Each partner shall have access to and right of inspection and copying out any of the accounts, documents, receipts, vouchers or any other books of the firm pertaining to the business of the partnership, which shall always be kept at the office /shop of the partnership (firm) & available for inspection each of them at all reasonable times.

15. All expenses and outgoing of the partnership business including salaries, wages of the employees of the partnership, losses or damages incurred, interest payable for any loans received, all taxes etc. shall be paid out of profits or capital of the partnership firm and in case of deficiency in firm's funds by the partners themselves in proportion to their respective shares.

16. All the transactions relating to the partnership in the firm's name shall be deemed to be in the name of partnership & all vouchers, receipts etc. & money received or paid either in cash or otherwise, shall be in the name of partnership.

17. The accounts of the said partnership shall be properly & regularly maintained and kept at the office of the partnership shall be made up and prepared at the close of each year on the 31st day of March and same shall be signed by All partners.

18. IN the event of death of any partner, the surviving partners shall be entitled to continue & carry on the said business in the partnership with the legal heirs, successors or legal representatives of the deceased partner & if such heirs, successor or legal representatives of the deceased partner decide not to carry on the said business in partnership, then the surviving partner/s may carry on the said business in the partnership or as the sole proprietor thereof in the same name & style after working out & paying the dues & claims of the deceased partner to his/her heirs, successors or legal representatives, as the case may be who shall have full power to inspect accounts & obtain such information as may be necessary for ascertaining that the share of the deceased has been properly worked out & paid.

19. INSOLVENCY of any partners shall not dissolve the partnership. In the event of insolvency of any partner he shall be deemed to have retired from the partnership on the date of such insolvency. The remaining partners shall continue the partnership business.



K. K.
N. S. K.
L. K.
A. K.



Akalai

Agreshu P
lalashu

Akalai
S. Mandel
D. A.

S. Mandel
D. A.

30/10/10

20. Any dispute or question which may arise in the business of the said partnership connection with any matter between the partners of the surviving partner and the he successors or legal representatives of the deceased partner, whether during currency of partnership or after the determination there of, relating to or arising out of the business the partnership or of these presents shall unless decided by mutual agreement of the parti be referred to arbitrators one each to be appointed by the parties to the disputes. St arbitration shall be held at ULHASNAGAR and shall be governed by the provision of Arbitration Act for the time being in force in the Indian Union and its Award shall be bindi on the partners to the dispute.

IN WITNESSES WHEREOF the parties have set their respective hands on the 10th day OCTOBER, 2010, before the attesting witnesses.

31
दस्तक. 436
32

Signed Sealed and Delivered by within named SURESH BUDHARMAL KALANI



[Signature]

Signed Sealed and Delivered by within named NARAIN DAS, BUDHARMAL KALANI



NB/rect

3. Signed Sealed and Delivered by within named NANDU PARSRAM KALANI

4. Signed Sealed and Delivered by within named NIRMAL PARSRAM KALANI

WITNESSES

V. K. Madhu
VISHAY K...
V. N. HOD



[Handwritten signatures]

[Handwritten signature]

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महाराष्ट्र MAHARASHTRA

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उपकोषणार कार्यालय, उल्हासनगर,
मुद्रांक पुस्तका दिनांक

18 APR 2015

उपकोषणार अधिकारी, उल्हासनगर

18 "IRREVOCABLE POWER OF ATTORNEY"

उहन - 9
दस्ता क्र. 430 2098
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उहन - 9
दस्ता क्र. 430 2098
273



Alkalam

Alkalam

Naresht
Jatashar

Mastul

Mardul

D.A.

Dip

दस्त क्रमांक. उहन1 /926/2015

उहन - 9	
दस्त क्र.	926/2015
३८	५७

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी भाफी असल्यास तपशिल :-

1) Fee Adjustment Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. उहन1 यांचे कार्यालयात

पावती:1162

पावती दिनांक:

14/05/2015

अ. क्र. 926 वर दि.14-05-2015

सादरकरणाचे नाव: शारदा गोविंद चौधरी

रोजी 2:57 म.नं. वा. हजर केला.

नोंदणी फी	रु. 300.00
दस्त हाताळणी फी	रु. 260.00
डाटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 13	

दस्त हजर करणाऱ्याची सही:

एकूण: 580.00

Sub Registrar Ulhasnagar



Sub Registrar Ulhasnagar

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: अ जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 14 / 05 / 2015 02 : 57 : 06 PM

शिक्का क्र. 2 14 / 05 / 2015 02 : 57 : 35 PM

दस्ता क्र.	९२६
१	१३



iSarita v1.5.0

Amardal
AD

Alkalan
Amardal
AD

Agresh. IV
latashu

THIS INDENTURE OF IRREVOCABLE POWER OF ATTORNEY IS MADE AND ENTERED INTO AT ULHASNAGAR ON THIS 14th DAY OF MAY, 2018.

उहलन-१
दस्तक. १२६६२०१४
१०

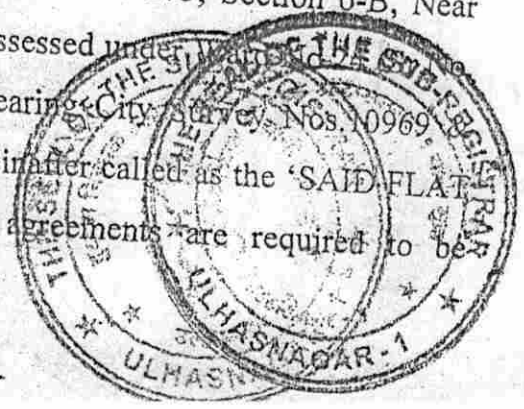
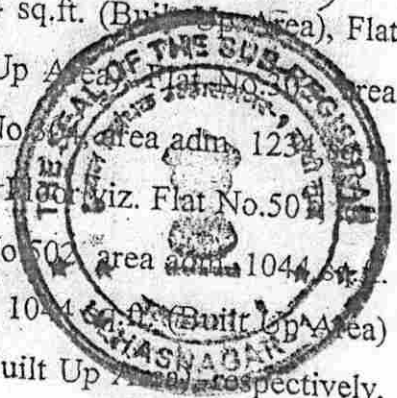
उहलन-१
दस्तक. १२६६२०१४
१०

TO ALL TO WHOM THESE PRESENTS SHALL COME, I M/S. DIVINE BUILDERS & DEVELOPERS through its Partner SHRI NIRMAL PARSRAM KALANI, Hindu, Adult, Aged about 50 years, residing at Plot No.274, Khemani, Ulhasnagar-2, Dist. Thane, Maharashtra State.

WHEREAS I am Partner of M/s. Divine Builders & Developers and carrying on business of Developers, Builders and Contractors in the vicinity of Ulhasnagar, Dist. Thane.

उहलन-१
दस्तक. ८३६
४९

AND WHEREAS I am developing the property by constructing multy storeyed building of flats premises under the Partnership Firm named as M/S. DIVINE BUILDERS & DEVELOPERS at Plot No.272 & 273, Section 6-B, Near Khemani Chowk, Ulhasnagar-2, in the name and style of "HORIZON". I hereby appoint Attorney Holder in respect of (i) Flat properties at 3rd Floor viz. Flat No.301, area adm. 1234 sq.ft. (Built Up Area), Flat No.302, area adm. 1044 sq.ft. (Built Up Area), Flat No.303, area adm. 1044 sq.ft. (Built Up Area), Flat No.304, area adm. 1234 sq.ft. (Built Up Area), & Flat properties at 5th Floor viz. Flat No.501, area adm. 1234 sq.ft. (Built Up Area), Flat No.502, area adm. 1044 sq.ft. (Built Up Area), Flat No.503, area adm. 1044 sq.ft. (Built Up Area) & Flat No.504, area adm. 1234 sq.ft. (Built Up Area), respectively, HORIZON, constructed on Plot No.272 & 273, Section 6-B, Near Khemani Chowk, Ulhasnagar-2, assessed under City Survey Nos. 10969, 24/1191 and (Sr.No.24/1190), bearing City Survey Nos. 10969, 10970, for the sake of brevity hereinafter called as the 'SAID FLAT PROPERTIES'. That registered agreements are required to be executed and registered.



Amratal
D. Akalan

S.

14 MAY 2015

जोड़पत्र-२/Annexure-II

प्रकार/अनुच्छेद क्र. 48
Article No. 48

क्या यह दस्तावेज दर्ज कराया जाना चाहिए?
Whether it is to be registered

पंजीकृत असावल्यास दुय्यम निबंधक कार्यालयाचे नाव
Registrable Name of S.R.O. _____

वस्तुचे वर्णन
Property description in brief power

संश्लेषण रक्कम
Consideration Amount _____

पत्र विकत घेणाऱ्याचे नाव
Stamp Purchaser's Name Sharda G. Choudhary (UNR-3)

संश्लेषण पत्रकाराचे नाव
Name of Other Party M/s Divine Builders & Developers (UNR-2)

क्या असावल्यास त्याचे नाव या पत्रातून
If through other person than Name & Address _____

मुद्रांक शुल्क रक्कम
Stamp Duty Amount _____

मुद्रांक विक्री नोंदवही अनु. क्र./दिनांक
Serial No. 3226 Date 14 MAY 2015

मुद्रांक विकत घेणाऱ्याची सही
Stamp Purchaser's Sign./Date _____

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्र.
तसेच मुद्रांक विक्रीचे ठिकाण
VIMLA K. ATMARAMANI

Stamp Vendor, Lic. No. 1212002
Opp. Tahsildar Office, Ulhasnagar - 421 005

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्यांचा कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

उहन-९
इ.स.स. २०१५
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Kalan

[Signature]

G. Mandak

[Signature]

Kalan

Arresh. & Lataoka

M. Lami

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AND WHEREAS I am unable to execute Sale Agreement, Agreement For Sale, in favour of prospective purchaser and other documents but due to my pre-occupation I am unable to attend the concerned Sub-Registrar of Assurances to present the document and admit the execution thereof.

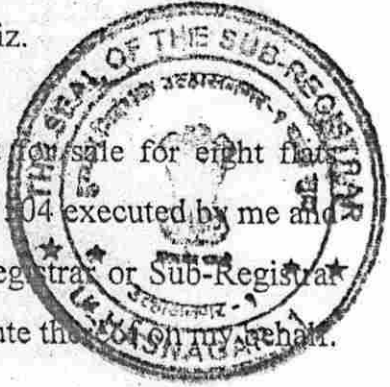
AND WHEREAS in order to present and admit execution of Sale Agreement, Agreement For Sale, Correction Deed if any executed by me/or in favour of the prospective purchaser/s. I have proposed to appoint Miss Sharda Govind Chaudhary, as my express

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दस्त क्र. 430
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ye

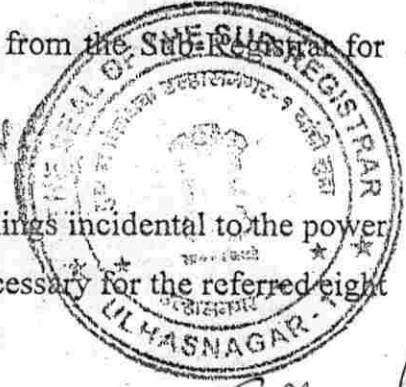
and authorized attorney on my behalf and my firms behalf and do the following acts as mentioned herein below and they have agreed to

NOW KNOW YOU ALL AND THESE PRESENT WITNESSES that I M/S. DIVINE BUILDERS & DEVELOPERS through its Partner Shri Nirmal Parsram Kalani hereby appoint and constitute Miss Sharda Govind Chaudhary, Hindu, Adult, Aged about 40 years, having office at 1, Maina's Tower, Pawai Chowk, Ulhasnagar-3, Dist. Thane, to be my true and lawful attorney with full authority or power to do and admit the following acts, deeds and things in my name and on my behalf of me viz.

1. To present and admit the agreement for sale for eight flats namely 301, 302, 303, 304, 501, 502, 503 & 504 executed by me and requiring registration in the office of the Registrar or Sub-Registrar of Assurances, concerned and to admit execute the same on my behalf.



2. To receive the original document from the Sub-Registrar for the above eight flats only.



3. And generally to do all acts and things incidental to the power hereinabove and other acts and things necessary for the referred eight flats only.



Handwritten signatures and names: D. Kalani, M. Mandal, and others.

उह न - 9
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उह न - 9
 2015

4. And I agree to ratify and lawful acts things done and executed by the said attorney pursuant to the powers for the said eight fl only.

IN WITNESS WHEREOF I have signed and executed the said Irrevocable Power of Attorney on this 14th day of Mar at Ulhasnagar.

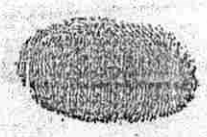
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 दस्त क्र. 9204/2015
 73 40

M/s. Divine Builders & Developers
 through its Partner Shri Nirmal
 Parsram Kalani.

P. Kalani



"Executant"



Miss Sharda Govind Chaudhary.

[Signature]

"Attorney Holder"

WITNESSES:

1. *Jecti S. Ranwani*
 502, Sai Sadam Apt,
 Ulhasnagar

2. *Shri. Brajesh R. Nandwani*
 Sai Arcade, Ground Floor,
 Shop No. 1, Opp. Krishna
 Talkies, Kalyan (W)



E. Mandak
[Signature]



6/33

77 ye

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 दस्त क्र. 630 2098
 4 ye

"Hari Om Tabaat"
VIMLA K. ATMARAMANI
 STAMP VENDOR
 OPP. TAHSILDAR OFFICE,
 ULHASNAGAR-5.
 LICENCE No. 1212002

SERIAL No. 3226 DATE 14/5/2015
 PURCHASER'S NAME Sharda G. Choudhary
 ADD. umra
 THROUGH SHRI / SMT. Self.
 STAMP PAPERS SALES AS UNDER :

STAMP VALUE	PIECES	TOTAL STAMP AMOUNT
20	X	
50	X	
100	X	
500	X 1	500
1,000	X	
5,000	X	
10,000	X	

TOTAL AMOUNT : 500/-

IN WORDS Five Hundred ONLY.

RECEIVED STAMP PAPERS



SIGNATURE (PURCHASER)

[Handwritten signature]



Vimla K. Atmaramani
 STAMP VENDOR
 OPP. TAHSILDAR OFFICE,
 ULHASNAGAR-5.
 LICENCE No. 1212002



Akalan
x Akalan
Akalan
S. Mandel
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S. Mandel
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दस्त क्र. १२६५ २०१५

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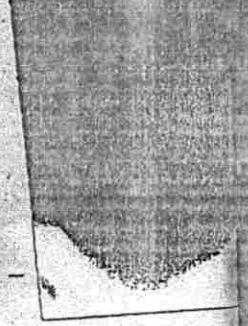
शासन निर्णय क्रमांक- प्रसुधा 1614/345/प्र.क्र.71/18- अ. दिनांक:- 09 मार्च 2015

प्रपत्र - ब

स्वयं-साक्षात्कनासाठी स्वयं घोषणापत्र. (Self Declaration)

उह न - १
दस्त क्र. ८३७ २०१६
४६ ४६

लिहून देणार व लिहून घेणार यांचा पासपोर्ट साईज



मी लि. देणार श्री./श्रीमती/मेसर्स मे. दिवाशन बिल्डिंग्स आणी डेव्हलपर्स तर्फे
राहणार:- श्री. निर्मल प्रबसिराम छालानी
फ्लॉर नं. २७४, खेमान्नी, उल्हासनगर-२
वय वर्ष:- ५७ आधार क्रमांक असल्यास ----- व्यवसाय:- धंद्या

मी लि. घेणार श्री./श्रीमती/मेसर्स शारदा गीर्वंद चौधरी
राहणार:- ५, सैजास टॉवर, जवई चौक, उल्हासनगर-३
वय वर्ष:- ४० आधार क्रमांक असल्यास ----- व्यवसाय:- नोकरी

याद्वारे घोषित करतो/करते की, मी स्वयं साक्षात्कित (Self Attested) केलेल्या प्रती कागदपत्राच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिता महाराष्ट्र नोंदणी अधिनियम 1908 किंवा संबंधीत कायद्यानुसार माझ्यावर खटला भरला जाऊन त्यानुसार मी शिक्षेस पात्र राहिन. याची सत्य पूर्ण जाणीव आहे.

लि. देणार सही/

Okale



ठिकाण:- उल्हासनगर

दिनांक:- १४/५/२०१५

Okale
Amendal
Red

Okale

Korshi
Latacha

Amendal
Red

2015

क. २४/२०१३
२/१३

दस्त. २३७ २०१३
घोषणापत्र / शपथपत्र
४६

गैट साईज

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म

मी आम्ही खालील सहा करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे यांचे दि. 30/11/2013 रोजीच परिपत्रक वाचून असे घोषित करतो की नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही, दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आले आहे.

सादर नोंदणीचा दस्तऐवज निष्पादीत करताना नोंदणी प्रक्रियेवर आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार ह्यात आहे व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सदयाची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे, बँक बोजे, शासन बोजे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराचा अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारांसमक्ष निष्पादीत केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयांची मनाई नाही, तसेच महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही. याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम 1961 चे नियम 44 व वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषयी सध्या होत असलेली फसवणूक / यनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 62 नुसार मी / आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार असल्याची आम्हांस पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा प्रश्न उद्भवणारे कृत्य केलेले नाही. जर कोणत्याही प्रकारचा प्रश्न उद्भवला तर मी / आम्ही नोंदणी अधिनियम 1908 चे कलम 83 व त्याच्या अन्वयेत नोंदणी अधिकाऱ्याच्या शिक्केसह आम्ही या प्रश्नाबाबत नोंदणी कार्यालयात जाऊन तक्रार आहोत याची मला / आमच्याला जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र स्वतःच्या भाग म्हणून जोडत आहोत.



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