338/2007
Tuesday,February 04 ,2025
10:35 AM

पावती

Original/Duplicate
नोदणी क्र. :39म
Regn..39M

पावती क्रं.: 2168 दिनाक: 04/02/2025

गावाचे नाव: गं.भा.पाथर्ली
दस्तऐवजाचा अनुक्रमांक: कलन4-2007-2025
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: धनश्री संयाजी जोंधळे - -

नोदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 960.00
पृष्ठांची सख्या: 48	
एकूण:	रु. 30960.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
10:53 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4
सह.दुय्यम निबंधक कल्याण - ४

बाजार मुल्य: रु.3617000 /-
मोबदला रु.5000000/-
भरलेले मुद्राक शुल्क : रु. 300000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.960/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225035020147 दिनांक: 04/02/2025
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमाक: MH015524387202425E दिनांक: 04/02/2025
बँकेचे नाव व पत्ता:
मुद्रांक शुल्क माफी असल्यास तपशिल :-
1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women Corporations Area

मूळ दस्तऐवज परत मिळाला
S. Jondhale
स्वाक्षरी संही
सह.दुय्यम निबंधक कल्याण

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202502041147 04 February 2025,11 17 16 AM

मूल्याकनाचे वर्ष	2024
जिल्हा	ठाणे
मूल्य विभाग	तालुका · कल्याण
उप मूल्य विभाग	8/32-विभाग 19क ट्रान्समिशन लाइन चा पूर्वेकडील भाग (पाथर्ली गाव)
क्षेत्राचे नाव	Kalyan/Dombival Muncipal Corporation सर्व्हे नंबर /न भू क्रमांक · सि टी एस नंबर#9570

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
24500	64800	74500	88500	74500	चौ मीटर

बांधीव क्षेत्राची माहिती

बाधकाम क्षेत्र(Built Up)-	55 7971चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बाधकामाचे वर्गीकरण-	I-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 26620/-
उद्वाहन सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	50 7246चौ मीटर

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs 64800/-
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)
	= (((64800-24500) * (100 / 100)) + 24500)
	= Rs.64800/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 64800 * 55.7971
	= Rs 3615652.08/-
Applicable Rules	= 3, 9, 18, 19
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बदिस्त बाल्कनी + स्वयचलित वाहनतळ
	= A + B + C + D + E + F + G + H + I + J
	= 3615652 08 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	=Rs.3615652/-
	= ₹ छत्तीस लाख पंधरा हजार सहा शे बावन्न /-

Home Print

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THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 सह दुय्यम निबंधक, कल्याण-४ यांची मुद्रा सत्यमेव जयते जि. ठाणे Dist. Thane

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0225035020147	Date	03/02/2025
Received from JOINT SUB REGISTRAR KALYAN , Mobile number 9619580403, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.			
	Payment Details		
Bank Name	IBKL	Date	03/02/2025
Bank CIN	10004152025020318982	REF No.	2953613716
This is computer generated receipt, hence no signature is required.			

कलन - ४
दस्त क्र. २००७/२०२५
२/४

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4
सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा
सत्यमेव जयते
जि. ठाणे
Dist. Thane

CHALLAN
MTR Form Number-6

GRN MH015524387202425E	BARCODE	Date 03/02/2025-18:43:27	Form ID 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AVIPJ6104H
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR	Full Name	DHANASHREE SAYAJI JONDHALE
Location	THANE		
Year	2024-2025 One Time	Flat/Block No. Premises/Building	SAKET IMPERIAL, FLAT NO 104, 1ST FLOOR
Account Head Details	**Amount In Rs.**		
0030046401 Stamp Duty	300000.00	Road/Street	GAJBANDHAN PATHARLI, TAL KALYAN, DIST THANE
0030063301 Registration Fee	30000.00	Area/Locality Town/City/District	DOMBIVLI EAST
		PIN	4 2 1 2 0 1
		Remarks (If Any)	PAN2=AASFN9046K~SecondPartyName=NIRMAAN REALTY~
Total	3,30,000.00	Amount In Words	Three Lakh Thirty Thousand Rupees Only
Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**	
	Cheque-DD Details	Bank CIN / Ref. No.	69103332025020314147 / 752857781
Cheque/DD No.		Bank Date / RBI Date	03/02/2025-18:45:22 / Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

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दस्त क्र. २००७ /२०२५
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THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 दुय्यम निबंधक कल्याण-४ सत्यमेव जयते जि. ठाणे Dist Thane

Department ID . Mobile No. 9619580403

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

D. S. Jondhale

Print Date 03-02-2025 06:45:34

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AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") executed on this 4th day of February 2025

BY AND BETWEEN

M/s **NIRMAAN REALTY**, Dombivli, a partnership firm, duly formed and constituted under the provision of Indian Partnership Act 1932 and having its Registered Office at' Office No .101, Jai Saket Society, Savarkar Road, Dombivli East, Taluka Kalyan, District Thane, hereinafter referred to as "PROMOTER/THE DEVELOPERS" through its Managing/Authorized Partner **Mr.Rupesh R.Soshte, Age: 38** (Which expression shall unless it be repugnant to the context o0r meaning thereof be deemed to mean and include the partners for the time being of the said firm, the last surviving partner, his heirs, executors, administrators and assigns) of the **OTHER PART;**

AND

Miss. Dhanashree Sayaji Jondhale (Aadhar no. 2014 3568 7040), (PAN – AVIPJ6104H), aged about –33 years, residing at B/410 Milind CHS, Road No.4, Near Andhra Bank, Pendse Nagar, Dombivali East – 421201, hereinafter called the "Allottee" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

The Promoter and Allottee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

AND WHEREAS, M/s. JAI SAKET CHS Ltd. are in possession of land bearing **City Survey No. 9570 & 9571** of revenue village **G.B.Patharli** admeasuring **475.50 Sq. meters**, Savarkar Road, Dombivli (East), Tal - Kalyan, Dist –Thane - 421 201.

AND WHEREAS, originally the piece and parcel of land was belongings to Mr. Divakar Atmaram Nigudkar who passed away leaving behind the legal heirs Shri. Avinash Divakar Nigudkar, Smt. Shaila Arun khadilkar, Smt. Maitreyee Sudhir Shevade and Smt. Sushma Vasant Karandikar.

AND WHEREAS, Shri. Avinash Divakar Nigudkar, Smt. Shaila Arun khadilkar, Smt. Maitreyee Sudhir Shevade and Smt. Sushma Vasant Karandikar have given general power of attorney dated 10/11/1982 to Smt. Sumati Divakar Nigudkar.

AND WHEREAS, Smt. Sumati Divakar Nigudkar after obtaining the approval of Dombivli Municipal corporation vide no. DOM/PWD/1456 dated 22/02/1979 has constructed the building known as "JAI SAKET" as per the plan.

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AND WHEREAS, Smt. Sumati Divakar Nigudkar had completed the construction work and obtained completion certificate from Dombivli Municipal Corporation vide letter no. DOM/PWD/919 on 27/11/1982.

AND WHEREAS, the said land was sub divided into non-agricultural plot pursuant to the order of Additional Collector of Thane vide order no. **CB/NAP/346 dated 07/07/1961**

AND WHEREAS, Smt. Sumati Divakar Nigudkar had conveyance said land in the name **JAI SAKET CHS Ltd.** As per registered document bearing no.KLN-5/2869/2015 dated 21/04/2015.

AND WHEREAS the said **Society/Owner/s** is comprising of 14 Members and the establishment of the said Society is valid and continuing and the membership of all its members is valid.

AND WHEREAS the said "Society/Owner's" desires to re-develop the said Property by demolition of existing Building/s and re-constructing a building/s thereon, but are unable to do so personally for lack of expertise & knowledge and want of finance and other difficulties & the Developers being experts into the field of Construction & Development have offered to develop the said Property described in the schedule hereunder written on the following terms and conditions.

AND WHEREAS the said Society/ Owner have passed resolution dated 19.06.2022 to redevelop & accordingly the said Society/ Owner agreed to execute this present Development Agreement and a relevant irrevocable Power of Attorney for Re-Development of the said Property in favour of the Developers so as the said Developers to function smoothly and more efficiently for such re-development and to sell such surplus area to the prospective Buyers/ Purchaser.

AND WHEREAS the said "Society/Owner's " showed relevant deeds, documents pertaining to the said property to the Developers who in turn agreed to re-develop the said property, provided the said Society/ Owner made various declarations, representations about the title, situations, zone of the said property and the said "Society/Owner's " agreed to assign the development rights of the said property in favour of Developers and/or their nominees, assignees as the case may be subject to confirmation of consideration and terms and conditions as agreed upon in the Final Meeting, conducted at the Society Arena on 19.06.2022.

AND WHEREAS the said Society/Owner have agreed to authorize the Developers to re-develop the said Property described in the schedule hereunder written by demolition of existing Building/s and re-constructing a building/s thereon and to provide the existing members the Flat having carpet area equivalent to the existing carpet area, forever on their individual ownership basis along-with the **amenities as mentioned in the Annexure-A**, annexed hereto and to sell the surplus area in such re-constructed building on Ownership basis to the prospective Buyers/ Purchaser and the said Society shall include/accept/adopt such prospective Buyers/ Purchaser as their additional members, on the following

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terms and conditions agreed to between the parties hereto. **Existing carpet area is as per Annexure - B**

AND WHEREAS the parties hereto are desirous of recording the terms and conditions agreed between them in writing.

A. The KALYAN DOMBIVILI MUNICIPAL CORPORTION has granted the commencement certificate to develop the Project vide approval, dated **12/04/2023**, bearing no. **KDMC/TPD/BP/DOM/2022-23/73/22.** To the said Promoters.

B. The KALYAN DOMBIVILI MUNICIPAL CORPORTION has granted the Occupancy certificate to the Project vide approval, dated **24/12/2024**, bearing no. **KDMCC/FO/2024/APL/00097** to the said Promoters.

C. The TAHSHIL DEPARTMENT, Kalyan has granted the NA order, dated - 07/07/1961, bearing no. NAP/SR/346, Office of Sub Divisional officer, Thana Division, Thane.

D. The Promoters has obtained the final layout plan approvals for the Project from the KALYAN DOMBIVILI MUNICIPAL CORPORTION. The Promoter agrees and undertakes that it shall not make any changes to these layout plans except in strict compliance with section 14 of the Act and other laws as applicable.

E. The Promoters has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Maharashtra on Mumbai under registration no. **P51700050395** authenticated copy is attached in Annexure 'F'

F. The Allottee had applied for an apartment in the said Project **Saket Imperial** and has been allotted apartment no **104, 1BHK having Rera carpet area of 479.00 Sq. ft., enclosed balcony 15.00 Sq. ft., balcony 52.00 Sq.ft..**, Type residential, on **1st floor** (hereinafter referred to as the "Apartment" more particularly described in Schedule A and the floor plan of the apartment is annexed hereto and marked as Schedule B).

G. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

H. And Whereas the said Promoters have appointed **Mr. Rupesh Soshte** as its architect for construction of the Residential Building on the said Plot of Land.

I. AND WHEREAS the Promoter has proposed to construct on the project land one building having stilt plus seven floors.

J. And Whereas the said Promoters have got verified the title of the said Plot of Land from

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Mrs.Smita Sansare-Parab, Advocate High Court and based on his Title Certificate, dated – **01/11/2022** the said Plot of Land is adjudged clear and marketable.

K. The Parties have gone through all the documents in respect of title of said Plot and Title Certificate, Architect Lay Out Plans, Commencement Certificate and other sanctions given by the KALYAN-DOMBIVLI MUNICIPAL CORPORATION;

L. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

M. 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;

N. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Apartment and the garage/closed parking (if applicable) as specified herein: -

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. The Promoter shall construct the said building/s consisting of Stilt and 7 upper floors on the project land in accordance with the plans, designs and specifications as approved by the KDMC local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.a (i)The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment No. **104, 1BHK having Rera carpet area of 479.00 Sq. ft., enclosed balcony 15.00 Sq. ft., balcony 52.00 Sq.ft..**, Type residential, on **1st floor** in the building (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto a annexed and marked Annexures C-1 and C-2 for the consideration of **Rs. 50,00,000/-** excluding proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (The price of the Apartment including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

(ii)The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking Nos. not applicable situated at - Basement and/or stilt and /or ____podium being constructed in the layout for the consideration of **Rs.00/-**

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1(b)The total aggregate consideration amount for the apartment is thus **Rs.50,00,000/-**

1(c) The Allottee has paid on or before execution of this agreement a sum of **Rs. 1,00,000/- (Rupees One Lakh only)** (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of **Rs.49,00,000/- (Rupees Forty nine lakh only)** as per **SCHEDULE 'C'**

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 सह उप निबंधक कल्याण-४ सत्यमेव जयते जि. ठाणे Dist. Thane

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/ order/rule/ regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @12% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee 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 Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee 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. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee 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.

1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

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2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1(c) herein above. ("Payment Plan").

3.The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **1676.25** square meters only and Promoter has planned to utilize Floor Space Index of **1675.08** square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of **0.99** as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the [Apartment/Plot] to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.

4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause

4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement: Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, 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 fails to rectify the breach or

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breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.

5.The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.

6.The Promoter shall give possession of the Apartment to the Allottee on or before 7 day of August 2025. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

(i) War, flood, drought, fire, cyclone, earthquake civil commotion or act of God;

(ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

7.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the [Apartment/Plot], to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the [Apartment/Plot] to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the promotor to the Allottee intimating that the said Apartments are ready for use and occupancy:

7.3 Failure of Allottee to take Possession of [Apartment/Plot]: Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the [Apartment/Plot] from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the [Apartment/Plot] to the allottee. In case

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the Allottee fails to take possession within the time provided in clause 8.1 such Allottee 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 Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of *residence/office/show-room/shop/godown for carrying on any industry or business.(*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other allottee(s)s of Apartments in the building shall join informing and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter shall, within three months of 51% of allottees having booked their flat, Submit application for society formation under 1960 Maharashtra cooperative societies act registration of the Society.

9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/ Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that theApartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) 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,

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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 shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs ...per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall bepaid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-

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

(ii)Rs.....for formation and registration of the Society or Limited Company/Federation/ Apex body.

(iii)Rs.....for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body

(iv)Rs.....for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

(v) Rs..... For Deposit towards Water, Electric, and other utility and services connection charges &

(vi) Rs.....for deposits of electrical receiving and Sub Station provided in Layout

11. The Allottee shall pay to the Promoter a sum of Rs .....for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' 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 shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

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13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

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 Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi.The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot]to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said

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property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment 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 Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Apartment 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 Apartment 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 Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment 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 committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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

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

vii.Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment 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 user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee 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 Apartments 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 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 Apartment 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 Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the

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Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[Apartment/] 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 Allottee who has taken or agreed to take such [Apartment/plot].

18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee 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 and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee 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 supersede 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 apartment/plot/building, 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 /SUBSEQUENT ALLOTTEES

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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 Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] 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 thereunder 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 thereunder 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 has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the [Apartments/Plots] 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 Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Dombivli.

26. The Allottee and/or Promoter shall present this Agreement as well as the Conveyance/ assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

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Miss. Dhanashree Sayaji Jondhale, residing at B/410 Milind CHS, Road No.4, Near Andhra Bank, Pendse Nagar, Dombivali East – 421201.
And Notified Email ID: _____

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 सह दुय्यम निबंधक कल्याण-४ सत्यमेव जयते जि. ठाणे Dist. Thane

M/s NIRMAAN REALTY

101 JAI SAKET CHS, SAVARKAR ROAD, DOMBIVLI EAST.

Email ID: nirmaanrealty09@gmail.com

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

28. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by Promoter to the Allottee 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 Allottees.

29. Stamp Duty and Registration: - The charges towards stamp duty and Registration Of this Agreement shall be borne by the promoter.

30. 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 Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. GOVERNING LAW

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

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

SIGNED AND DELIVERED BY THE WITHIN NAMED

Allottee:

Miss. Dhanashree Sayaji Jondhale

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 सह दुय्यम निबंधक कल्याण ४ & यांची हद्दीत सत्यमेव जयते जि. ठाणे Dist. Thane

D.S. Jondhale

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoters: Nirmaan Realty

Mr.Rupesh R.Soshte

(Authorized Signatory)

WITNESSES:

1. Signature H.S. Jondhale

Name Harshal Sayaji Jondhale

Address B/410, Milind CHS, Pendse Nagar Road No.04, Dombivli East

2. Signature

Name Sudhakar Khetle

Address Sunil Nagar, Dom(E)

SCHEDULE 'A' - DESCRIPTION OF THE APARTMENT/PLOT AND THE PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN ALL FOUR DIRECTIONS

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Flat No.: 104

Flat Details: RERA Carpet Area - 479 Sq.Ft.

Enclosed balcony – 15.00 Sq.Ft.

Balcony – 52.00 Sq.ft.

Parking – NA

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-४ सह दुय्यम निबंधक कल्याण-४ ठाणे मुंबई सत्यमेव जयते जि. ठाणे Dist. Thane

On or towards the North **East:** 15.00 m wide DP road

On or towards the South **West:** CTS No. 9557,9558

On or towards the **North West:** CTS No.9559 to 9568

On or towards the **south East** : CTS No. 9572, 9573

****

SCHEDULE 'B' - FLOOR PLAN AND OTHER RELETED DOCUMENTS OF THE APARTMENT

SCHEDULE 'C' - PAYMENT PLAN BY THE ALLOTTEE

I. 10 % At the time of Booking

II. 15% At the Commencement of Plinth

III. 6% at the time of 1st Slab

IV. 6% at the time of 2nd Slab

V. 6% at the time of 3rd Slab

VI. 6% at the time of 4th Slab

VII. 6% at the time of 5th Slab

VIII. 5% at the time of 6th Slab

IX. 5% at the time of 7th Slab

X. 5% at the time of 8th Slab

XI. 6% at the Starting of brick work

XII. 6% at the Starting Internal Plumbing

XIII. 6% at the Starting External Plaster

XIV. 6% at the Starting Electrical, Flooring, Tiling

XV. 6% On possession

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THE SEAL OF THE JOINT SUB REGISTRAR सह दुय्यम निबंधक कल्याण-४ Dist. ठाणे

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
DHANASHREE SAYAJI JONDHALE
SAYAJI PUNJAJI JONDHALE
16/12/1991
Permanent Account Number
AVIPJ6104H
Signature

D. S. Jondhale

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AASFN9046K
नाम/Name
NIRMAAN REALTY
Date of Incorporation/Formation
06/07/2021

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA
SUDHAKAR DAMAJI KHETLE
DAMAJI DONDU KHETLE
06/08/1968
Permanent Account Number
AHNPK8894N
Signature
06122012

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THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4
सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा
सत्यमेव जयते
जि. ठाणे
Dist. Thane

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA
HARSHAL SAYAJI JONDHALE
SAYAJI PUNJAJI JONDHALE
21/05/1997
Permanent Account Number
BDLPJ1612A
Signature
06122019

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THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4
सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा
सत्यमेव जयते
जि. ठाणे
Dist. Thane

Annexure-A

AMENITIES

- CCTV Surveillance to all campus.
- Firefighting system.
- Decorative compound walls.
- Rain Water Harvesting System.
- T.V. & telephone point in living room.
- Power back-up provision for every flat.
- Exhaust fan point in kitchen.
- Individual letter box.
- Name plates on main door & at building entrance lobby.
- Bore wells for additional water for domestic use.
- Solar water heating system
- Elegant building elevations.
- Designer entrance lobbies & passages.
- Internal paved or concrete roads.

SPECIFICATIONS

➢ **Structure**

- Earthquake resistant R.C.C. framed structure.

➢ Masonry

- External walls in 6" thick fly ash/ Red /CLC bricks.
- Internal walls in 4" thick fly ash/ Red /CLC bricks.

➢ Plaster

- Single coat plaster with gypsum finished for internal walls.
- Sand faced double coat cement plaster for external walls.

➢ Lift

- Minimum 8 Passenger Standard Make Elevator.

➢ Doors

- Decorative both side designer laminated door for main entrance.
- Branded Modular fittings for main door.
- Both side designer Laminated doors for all bedrooms
- 100% waterproof F.R.P / P.V.C. doors for bathrooms.
- Laminated plywood door frames for all rooms.
- Granite frames for bathrooms.

D.S. Jondhale

कलन - ४
दस्त क्र. २००७ /२०२५
२४ / ४८

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-४
सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा
सत्यमेव जयते
जि. ठाणे
Dist. Thane

➢ **Windows**

- Aluminum sliding windows
- M.S. railings for balconies.
- Granite window frame for all windows.

➢ **Plumbing**

- Branded CPVC/ UPVC concealed piping.
- Hot & cold mixer unit with shower.
- Jaguar/ equivalent fittings.
- Washing machine inlet/outlet with electrical point.

➢ **Electrification**

- Adequate concealed electrical points with branded copper wiring (Finolex/ Polycab etc)
- Branded switches (Legrand/GM/Anchor etc.)
- Each flat with earth leakage circuit breaker for electrical safety

➢ **Kitchen**

- Premium quality granite for kitchen platform.
- L- shaped/as per design platforms or with extra service platform in granite.
- Good quality stainless steel sink.

➢ **Flooring & Tiling**

- 1m x 1m good quality branded vitrified tiles for all rooms with skirting.
- Full Height Designer concept wall Tiles in all bathrooms.
- Dado up to window top level in kitchen.
- Anti-skid or rust finish floor tiles for bathroom, W.C., & terraces.
- Checkered tiles flooring in parking/ Trimix concrete.
- Wash basin with 2' height dado

➢ **Painting**

- Internal plastic emulsion or oil bond paint in entire flat.
- External acrylic & semi acrylic/ apex paint for entire building.

D.S. Jondhale

कलन - ४
दस्त क्र. २००७ /२०२५
२५/४८

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-४ सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा
सत्यमेव जयते
जि. ठाणे
Dist. Thane

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 : **P51700050395**

*Project: **Saket Imperial** , Plot Bearing / CTS / Survey / Final Plot No.:9570,9571 at **DOMBIVLI, Kalyan, Thane, 421201;***

1. **Nirmaan Realty** having its registered office / principal place of business at *Tehsil: **Kalyan**, District: **Thane**, Pin: **421201.***
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 **05/04/2023** and ending with **07/08/2025** 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.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:05-04-2023 16:48:04

Dated: **05/04/2023**
Place: **Mumbai**

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

कलन - ४
दस्त क्र. २००७ /२०२५
२६/४

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम [illegible] नमुना "ड"]

ULPIN: 79154718041

79154718041

गाव/पेठ : डोबिवली (नवी)	तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, कल्याण	जिल्हा : ठाणे

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अहस्तांतरणाचा किंवा मुदतीचा तपशील आणि त्याच्या फेरतपासणीचा नियत वेळ
९५७०	३६		४०१.९०	क	रू १३.३०/ १.८.६२ सि.स.नं ९५७० ते ९५७१ सह

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९७१	[दिवाकर आत्माराम निगूडकर - खरेदीने]
	[जमीन इंदीराबाई पुटाघा नाडकर्णी यांचेकडून]
	[दि ७.१२.६७ रोजी रू १४५००/-]
	[त्याची नोंद सब रजि कल्याण यांचेकडील]
	[अ नं ३२१ ने झाली]
पट्टेदार :	
इतर भार :	
इतर शेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
09/01/1981	जवाब व जि नि भू अ. तथा न.भू अ.उ. याचे आदेश क्रं ९५७०/९५७१/९.१.८१ अन्वये वैंकेचा बोजा कमी केला	SIF		सही- 30/01/1981 जि नि.भू अ.तथा न.भू अ.उल्हासनगर
22/10/1982	मा जि नि भू अ. तथा न.भू.अ.उ. याचे दि २२ १०.८२ चे आदेशान्वये वारसाची नोद केली	SIF	H [१) सुमती दिवाकर निगूडकर] [२) अविनाश दिवाकर निगूडकर] [३) विद्या वसत करंदीकर] [४) शैला अरूण खाडीलकर] [५) मैत्रेयी सुधीर शेवडे]	सही- 22/11/1982 जि.नि भू.अ.तथा न.भू.अ.उल्हासनगर
24/07/2015	मा.जमाबंदी आयुक्त आणि सचालक भूमि अभिलेख (म.राज्य) पुणे याचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोद/२०१५ दि.१६/२/२०१५ व या कार्यालयाकडील आदेश क्र.न.भू फेरफार.क्र ३६१ आदेश दिनाक २४/०७/२०१५ अन्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र चारशे एक पुर्णांक नऊ दशांश चौ.मी दाखल केले			फेरफार क्रं. ३६१ प्रमाणे सही- 24/07/2015 उ अ.भू.अ.कल्याण
19/04/2022	खरेदी नोद - सह दु नि. कल्याण ५ याचेकडील र.द.क्र. २८६९/२०१५ दिनाक २१/०४/२०१५ अन्वये जमीन इदीराबाई पुटाघा नाडकर्णी याचेकडून, दि ७.१२.६७ रोजी रू १४५००/- , त्याची नोंद सब रजि कल्याण यांचेकडील , अ नं ३२१ ने झाली , सुमती दिवाकर निगूडकर, अविनाश दिवाकर निगूडकर, विद्या वसत करदीकर, शैला अरूण खाडीलकर, मैत्रेयी सुधीर शेवडे यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार याचे नाव कमी करुन खरेदी घेणार यांचे नाव दाखल केले.	सह दु.नि. कल्याण 5 2869/2015 21/04/2015	H जय साकेत को ऑ हौ सो लि ४०१.९० चौ.मी	फेरफार क्र. ६८३ प्रमाणे सही- 19/04/2022 उ अ.भू अ , उ.अ.भू अ. कल्याण

हे मालमत्ता पत्रक डिजिटली साक्षरित केलेले आहे

हि मिळकत पत्रिका (दिनाक 19/04/2022 04:04:37 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 18/01/2024 11:01:21 AM

वेधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 2112100002379499 हा क्रमांक वापरावा.

कलन - ४
दस्त क्र. २००७ /२०२५
२७ / ४८

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम,१९६९ यातील नियम ७ नुसार]

ULPIN: 58463813275

58463813275

गाव/पेठ : डोंबिवली (नवी)	तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, कल्याण	जिल्हा : ठाणे

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीची किंवा महसुलाचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
९५७१	३६		७३.६०	क	सि.स.न ९५७० प्रमाणे

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९७१	[दिवाकर आत्माराम निगूडकर - खरेदीने]
पट्टेदार :	
इतर भार :	
इतर शेरे :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
09/01/1981	न.भू.क्र ९५७० प्रो नोद	SIF		सही- 30/01/1981 जि नि भू अ तथा न.भू अ उल्हासनगर
22/10/1982	न.भु.क्र ९५७० प्रो नोद	SIF	H [१) सुमती दिवाकर निगूडकर] [२) अविनाश दिवाकर निगूडकर] [३) विद्या वसत करंदीकर] [४) शैला अरूण खाडीलकर] [५) मैत्रेयी सुधीर शेवडे]	सही- 22/11/1982 जि.नि.भू.अ तथा न.भू.अ.उल्हासनगर.
24/07/2015	मा.जमाबंदी आयुक्त आणि सचालक भूमि अभिलेख (म.राज्य) पुणे याचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोद/२०१५ दि.१६/२/२०१५ व या कार्यालयाकडील आदेश क्र.न.भू.फेरफार.क्र ३६१ आदेश दिनांक २४/०७/२०१५ अन्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र त्र्याहत्तर पुर्णांक सहा दशाश चौ.मी दाखल केले			फेरफार क्र. ३६१ प्रमाणे सही- 24/07/2015 उ.अ.भू.अ.कल्याण
19/04/2022	खरेदी नोद - सह दु.नि. कल्याण ५ यांचेकडील र.द.क्रं. २८६९/२०१५ दिनांक २१/०४/२०१५ अन्वये सुमती दिवाकर निगूडकर, अविनाश दिवाकर निगूडकर, विद्या वसंत करदीकर, शैला अरूण खाडीलकर, मैत्रेयी सुधीर शेवडे यांनी खरेदी दिल्याने खरेदी क्षेत्रासाठी खरेदी देणार यांचे नाव कमी करुन खरेदी घेणार याचे नाव दाखल केले.	सह दु नि. कल्याण 5 2869/2015 21/04/2015	H जय साकेत को ऑ हौ सो लि ७३.६० चौ मी	फेरफार क्र. ६८३ प्रमाणे सही- 19/04/2022 उ.अ.भू.अ., उ.अ.भू.अ. कल्याण

हि मिळकत पत्रिका (दिनांक 19/04/2022 04:04:37 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 18/01/2024 11:01:29 AM

वैधता पडताळणी साठी https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard या संकेत स्थळावर 211210000237950O हा क्रमाक वापरावा

कलन - ४
दस्त क्र. २००७ /२०२५
२८ / १८

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 संयुक्त निबंधक कल्याण-४ सत्यमेव जयते जि. ठाणे Dist. Thane

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
CHAIRMAN / SECRETARY, JAY SAKET CO. OP. HSG. SOC. LTD.
P.O.A. M/S. NIRMAAN REALTY THROUGH PARTNER
MR. ANURAG PRAVIN DUDHE & OTHERS.
Address: 101, Jay Saket Society, Savarkar Road, Dombivali (E)
Contact : 8108401918.
ARCHITECT – MR. RUPESH R. SOSHTE, DOMBIVALI (E)

With reference to your application dated 21/03/2023 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 **C.T.S. No. 9570 To 9571, Village :- Mauje GAJBANDHAN PATAHRLI** Dombivali (E). 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. KDMC/TPD/BP/DOM/2022-23/73/22.
Office Stamp
Date : 12/04/2023.

KALYAN DOMBIVLI MUNICIPAL CORPORATION

Yours faithfully,

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

कलम - ४
दस्त क्र. २००७ /२०२५
२९ / ४८

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 Dist. Thane

KALYAN DOMBIVLI MUNICIPAL CORPORATION कल्याण डोंबिवली महानगरपालिका जि. ठाणे DIST. THANE

कल्याण डोंबिवली महानगरपालिका

नगर रचना विभाग

अटी व शर्ती

ह.वि.ह.सहित सुधारीत बांधकाम परवानगी क्र: KDMC/TPD/BP/DOM/2022-23/73/22.
Dt: 12/04/2023.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे– गजबंधन पाथर्ली, डोंबिवली पूर्व येथील सि.स.न. ९५७० ते ९५७१ मध्ये ४७५.५० चौ.मी क्षेत्राच्या भूखंडावर सध्यस्थितीत UDCPR नुसार Basic FSI, Ancillary FSI, Premium FSI व TDR चे क्षेत्र विचारात घेऊन एकूण १६७५.०८ चौ.मी. क्षेत्राच्या भुखंडाचा विकास करावयास ह.वि.ह सहित सुधारीत बांधकाम परवानगी मिळणेकामी दिनांक २१/०३/२०२३ च्या अर्जास अनुसरुन खालील अटी व शर्तीस अधिन राहून ह.वि.ह सहित सुधारीत बांधकाम परवानगी देण्यात येत आहे.

बांधकामाचा तपशील :–

इमारत – स्टिल्ट (पै) (वाणिज्य) + पहिला मजला ते सातवा मजला (रहिवास)

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

२) UDCPR मधील विनियम क्र.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहील.

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

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

५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करु नये, तसे केल्याचे आढळून आल्यास सदरची 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 Enineer 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 भाडेकरु असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरु 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 जलनि:सारण विभाग, (क.डों.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करु नये.

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११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहील व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) परवानगी लागेल तसेच निरुपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहील.

१२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिक्रमीत (Supersede) झाला असे समजण्यात यावे.

१३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करुन घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.

१४) भूखंडातील आरक्षित भाग समतल करुन व वाडेभिंतीचे बांधकाम करुन तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डों.म.पा.स. विनामूल्य हस्तांतरित करावे.

१५) वापर परवाना दाखला घेण्यापुर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना–हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहील.

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

१७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंडयांची व्यवस्था करणे आपणावर बंधनकारक राहील.

१८) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा प्रकल्प बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहील.

१९) UDCPR मधील विनियम क्र. १३.३ नुसार भुखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणांवर बंधनकारक राहील.

२०) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहील.

२१) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहील.

२२) UDCPR मधील विनियम क्र. १३.४ नुसार ग्रे–वॉटर रिसायकलींग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहील.

२३) UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहील.

२४) नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक राहतील.

२५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटींप्रमाणे करणे आपणावर बंधनकारक राहील.

२६) सदर प्रकरणी चुकीची व अपूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 संयुक्त दुय्यम निबंधक कल्याण-४ जि. ठाणे Dist. Thane

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२७) प्रकरणी जोता प्रमाणाचा दाखला देणेपूर्वी १५.०० मी रुंद रस्त्याने बाधीत क्षेत्राचा महसूल दफ्तरी ७/१२ उतारा महानगरपालिकेच्या नावे करणे आपणावर बंधनकारक राहील तोपर्यंत सदर चटईक्षेत्राचे बांधकाम करण्यात येवू नये, याची नोंद घ्यावी.

टिप:– UDCPR नुसार वरीलपैकी आपणास लागु असलेल्या अटींची पूर्तता करणे आपणावर बंधनकारक राहील, 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 गुन्हयास पात्र राहाल.

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रक्कमेचा तपशिल:

अ.क्र.	लेखाशिर्ष	रक्कम	पावती क्र.	दिनांक	यापुर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101	2,05,800/-	AC1177	12/04/2023		
२	ARI 020102					
३	ARI 020103	2100/-	AC1177	12/04/2023		
४	ARI 020104	3,87,100/-	AC1177	12/04/2023		
५	ARI 020105					
६	ARI 020108					
७	ARI 020109					
	ARI 020110	5,91,675/-	AC1177	12/04/2023		
९	ASI 010304	1,68,000/-	AC1181	12/04/2023		
१०	ASI 010513	1,11,804/-	AC1177	12/04/2023		
११	ASI 010518	2,05,800/-	AC1184	12/04/2023		
१२	ASI 010519	5,91,675/-	AC1177	12/04/2023		
	TOTAL	22,63,954/-				

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

प्रत :–
१) करनिर्धारक व संकलक क.डो.म.पा. कल्याण.
२) प्रभाग क्षेत्र अधिकारी 'फ' प्रभाग क्षेत्र.

Kalyan Dombivli Municipal Corporation

FULL OCCUPANCY CERTIFICATE

लोकसेवा हक्क कायदा
Right to Public Service Act
आपली सेवा आमचे कर्तव्य

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Approval No. : KDMCC/FO/2024/APL/00097
Proposal Code : KDMCC-24-ENTRY-118221

Building Proposal Number - 1475416
Date : 24/12/2024

Building Name :	SAKET IMPERIAL(Mixed)	Floor :	GROUND(599.62 Sq mt),TYPICAL 1ST,2ND,3RD,4TH,5TH,6TH,7TH(225.08 Sq mt)(Typical Floor)

THE SEAL OF JOINT SUB REGISTRAR KALYAN-2 सह दुय्यम निबंधक कल्याण-२ सत्यमेव जयते जि. ठाणे Dist. Thane

To,
i)Nirmaan Realty,
CTS NO. 9570 TO 9571, VILLAGE G.B.PATHARLI,DOMBIVALI EAST
ii) Rupesh Soshte (Architect)

Sir/Madam,

The FULL development work / erection re-erection / or alteration in of building / part building No / Name **SAKET IMPERIAL(Mixed)** Plot No -, Final Plot No , City Survey No./Survey No./Khasara No./ Gut No. **9570,9571**, Village Name/Mouje **G B PATHARLI**, Sector No. 5 completed under the supervision of **Architect**, License No **CA/2010/50294** as per approved plan vide Permission No. **KDMC/TPD/BP/DOM/2022-23/73/22** Date **12/04/2023** 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 separatly along with this letter. Hence, please refer approved plan issued vide Permission No KDMC/TPD/BP/DOM/2022-23/73/22 Date 12/04/2023

Validity unknown

Digitally signed by Surwase Parshuram Tukaram
Date: 2024.12.24 18:21:06 IST
Reason: Approved Certificate
Designation : EXECUTIVE ENGINEER/TOWN DEVELOPMENT OFFICER
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMCC-24-ENTRY-118221
Application Number : KDMC/2024/APL/61785
Proposal Number : 1475416
Certificate Number : KDMCC/FO/2024/APL/00097

Yours faithfully,
EXECUTIVE ENGINEER/TOWN DEVELOPMENT OFFICER.
Kalyan Dombivli Municipal Corporation,

Scan QR code for verification of authenticity.

Scan QR code for Building Details.

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३३/४८

From: D.A. Nigudkar
'Saket' Plot No. 3,
Kalyan Road,
Dombivli

Date : 9th June, 1980

To,

The Collector,
Thane

Your ref. N.A.P. 346 dated 7.7.61

Sub: N.A. permission for the additional construction on plot No. 3 S.No. 70-B, H.No. 1 of G.B. Fatharli - for Mr. D.A. Nigudkar

Dear Sir,

I am enclosing herewith four sets of plans, showing proposed additions on the above plot. The land for existing building was converted into non-agricultural use under your letter No. N.A.P. 346 dated 7.7.61. Kindly grant me the permission to use the land for non-agricultural purpose for additional construction at your earliest.

I am enclosing following documents for your ready reference.

1) Copy of an extract from property card for C.S.No. 9570.
2) Application on prescribed form.

Kindly do the needful at your earliest.

Thanking you in anticipation,

Yours faithfully,

D.A. Nigudkar

D.A. Nigudkar.

Encl: as above.

1506/230

COLLECTORATE OF THANE
22 JUL 1980
BRANCH

SUB REGISTRAR KALYAN
सत्यमेव जयते
जि. ठाणे
Dist. Thane

Stamp of Approval of Plans

PROPOSED PARTLY RESIDENTIAL & PARTLY COMMERCIAL BUILDING ON C.T.S. NO. 9570 AND 9571 Mouje - (G.B. PATHARLI) Dombivli (E).

SHEET NO. 01/02

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permission No. KDMC/E/B/2024/APP/00097

Date: 24/12/2024

OCCUPATION GRANTED

कलन - ४
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३४ / ४८

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-४ सह दुय्यम निबंधक कल्याण-४ सत्यमेव जयते जि. ठाणे Dist. Thane

Sr. No.	AREA STATEMENT		
1	Area of plot area of a, b, c to be considered		(Minimum)
(a)	As per ownership document (7/12, CTS extract)		1975.50
(b)	As per measurement sheet		1975.50
(c)	As per site		1975.50
2	Deductions for		
(a)	Proposed D.P. Road widening Area/Service Road/Reservation		270.00
(b)	Any D.P. Reservation		0.00
	Total a+b		270.00
3	Balance area of plot (1-2)		1705.50
4	Amenity Space (Minimum 5% of 3)		
(a)	Required		
(b)	Adjustment of 3(b) (if any)		
(c)	Balance Proposed		1705.50
5	Net Plot (Item 3-4(c))		1705.50
6	Recreational Open space (If applicable)		
(a)	Required		
(b)	Proposed		
7	Internal Road area		N.A.
8	Plotable area (if applicable)		N.A.
9	Built up area in FSI (refer to note 1 in basic FSI)	S.T. area per road width (Sr. No. 2x 3.1 BASIC FSI)	2460.03
10	Addition FSI as per payment of premium		
(a)	Maximum permissible premium FSI based on road width / TOD zone		2375.75
(b)	Proposed FSI on payment of premium		357.12
11	In-situ FSI / TDR building		
(a)	In situ area as per D.P. Road (2x0 x Sr No. 7(a))		140.00
(b)	In-situ area as per (Sr. No. 7(b) Amenity Space handed over 3.00 or 1.5 x Sr. No. 7(b) and 7(c))		0.00
(c)	TDR 50% on 1.5 m road (475.50 X 50%) - ROAD TDR 237.75 - 140 = 237.75		100.00
(d)	Total in situ / TDR FSI proposed (11(a)+(b)+(c))		240.00
12	Additional FSI as per Under Chapter No. 7 (14 members x 15 sq.m) (12)		210.00
13	Total entitlement of FSI in the proposal		
(a)	(9 + 10(b) + 11(d) + 12)	Higher FSI is applicable	3104.1117
(b)	Common area FSI (Upto 33% as per RESOLUTION NO. MUD/2017 CO-MUD/2017 dt. 31/03/2017 of charges)		
	Commercial Premium	153.22 x 50% = 44.24	44.24
	Residential Premium	284.72 x 50% = 592.44	592.44
(c)	Total premium (a+b)		1676.25
14	Maximum utilization of FSI as per road width (taking into consideration permissible road width (as per development plan) Dev. Control and Promotion Regulations)		N.A.
15	Total Built up Area	proposed (excluding area at Sr. No. 7(b))	4675.00
(a)	Existing Built up Area	N.A.	2155.85
(b)	Proposed built up Area	as per drawing	4675.00
(c)	Total (a+b)		4675.00
16	FSI Consumed (15/13)	Not to be more than Sr. No. 14 (c)	0.98
17	Area for tenements (Sr. No. 7)		
(a)	Required (20 sq.m. x No. 7)		140.00
(b)	Proposed		140.00

Certificate of Area - CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME / US AND THE DIMENSIONS OF SITE OR PLOT STATED ON PLAN ARE AS FOUND ON THE SITE AND THE AREA STATED ON PLAN IS AS PER OWNERSHIP / TRACING / RECORDS DEPT. / AS PER 7/12 RECORDS.

Description Of Proposal

Owner's Declaration

FOR NIRMAAN REALTY

PARTNER

OWNER (S) NAME AND SIGNATURE

WE UNDERSIGNED HEREBY CONFIRM THAT WE WOULD ADHERE PLANS APPROVED BY MUNICIPAL / CIDCO AUTHORITY. WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS AND WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ASSURE THE QUALITY AND SAFETY OF THE WORK SITE.

ENGINEER'S DECLARATION

ADITYA RAJAN DESHMUKH
STRUCTURAL CONSULTANT
K.D.M.C. LICENSE NO. 580
NAME AND SIGNATURE OF ENGINEER

I HEREBY CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWINGS ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED IN THE K.D.M.C. BUILDING PROPOSAL REGULATIONS AND ACCORDANCE WITH THE INDIAN STANDARD CODE OF PRACTICE. I AM ALSO RESPONSIBLE FOR ANY HARM CAUSED TO ANY PERSON DUE TO NON-COMPLIANCE OF STANDARDS.

Architect / Licensed Engineer / Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect
001-AR	MD DWG	As Shown	AJASH	AR. RUPESH SOSHTE	CA/2010/50294

NAME AND ADDRESS OF ARCHITECT

AR. RUPESH R. SOSHTE

AR. RUPESH R. SOSHTE
B. ARCH. CA/2010/50294

Architect / Licensed Engineer

2384371 27-01-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	**सूची क्र.2**	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 23843/2022 नोदंणी : Regn:63m

गावाचे नाव : गं.भा.पाथर्ली

कल्याण - ४
दस्त क्र. २००७ /२०२५
३५ / ४८

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: मौजे गजबंधन पाथर्ली येथील सिटी सर्व्हे नं 9570 व 9571,क्षेत्र 475.50 चौमी ही जमीन मिळकत(सोसायटी व सभासदांच्या मोबदल्याचे बाजारमूल्य रु 2,30,00,500/- विकसनकर्त्याच्या हिश्याचे बाजारमूल्य रु 2,30,67,500/-)((C.T.S. Number : 9570 & 9571 ;))
(5) क्षेत्रफळ	475.50 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता पुष्पलता रामचंद्र गुरव वय:-69 पत्ता:-प्लॉट नं: 1, माळा नं: तळमजला , इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:- 2): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता विद्या सुरेश पुराणिक वय:-72 पत्ता:-प्लॉट नं: 2, माळा नं: तळमजला , इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:- 3): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता रेखा प्रविण दुधे वय:-59 पत्ता:-प्लॉट नं: 01, माळा नं: पहिला मजला , इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, THANE पिन कोड:-421201 पॅन नं:- 4). नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता अनुराग प्रविण दुधे वय:-32 पत्ता:-प्लॉट नं: 01, माळा नं. पहिला मजला , इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:- 5): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता डॉ विनायक केशव गोरे यांचे कु मु धारक म्हणून अर्चना चंद्रशेखर कुलकर्णी वय:-46 पत्ता:-प्लॉट नं: 02, माळा नं: पहिला मजला, इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:- 6): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता रोहिणी विनायक गोरे यांचे कु मु धारक म्हणून अर्चना चंद्रशेखर कुलकर्णी वय:-46 पत्ता:-प्लॉट नं: 02, माळा नं: पहिला मजला, इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं.- 7): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता प्रसाद प्रल्हाद गोखले वय.-48 पत्ता:-प्लॉट नं: 03, माळा नं. पहिला मजला, इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड न: सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:- 8): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता शितल भावेश भट यांचे कु मु धारक म्हणून दर्शन प्रविण भट वय:-28 पत्ता:-प्लॉट नं: 01, माळा नं: दुसरा मजला, इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:- 9): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता भावेश प्रविणकुमार भट यांचे कु मु धारक म्हणून दर्शन प्रविण भट वय:-28 पत्ता:-प्लॉट नं: 02, माळा नं: दुसरा मजला, इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:- 10): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता अनुराग प्रविण दुधे वय:-32 पत्ता:-प्लॉट नं: 03, माळा नं: दुसरा मजला, इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं.- 11): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता जयराम धर्मराव कोनापाला वय.-47 पत्ता:-प्लॉट नं: 01, माळा नं: तिसरा मजला, इमारतीचे नाव: जय

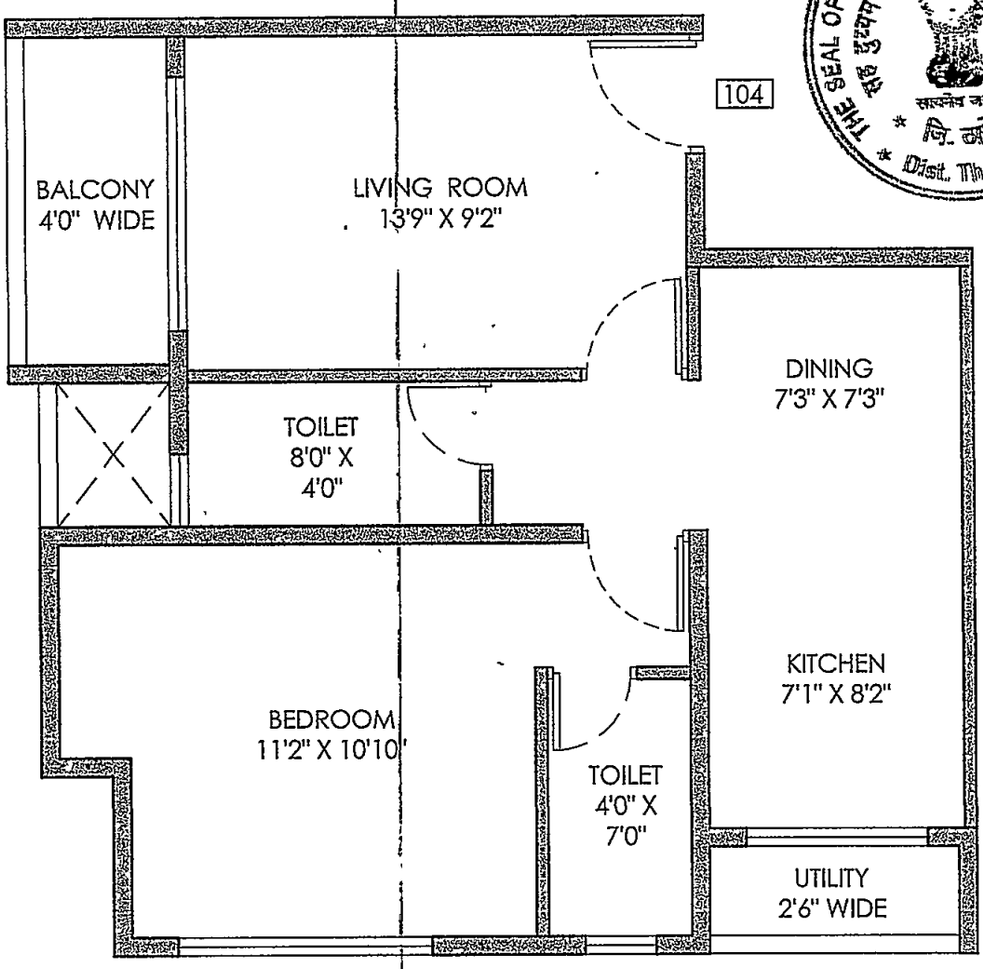
	साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:- 12): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता जोगराव - कोनापाला वय:-41 पत्ता:-प्लॉट नं: 01, माळा नं: तिसरा मजला, इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:- 13): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता हेमावती जयराम कोनापाला वय:-37 पत्ता:-प्लॉट नं: 01, माळा नं: तिसरा मजला, इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:- 14): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता नीरज अविनाश निगुडकर वय:-40 पत्ता:-प्लॉट नं: 02, माळा नं: तिसरा मजला, इमारतीचे नाव: जय साकेत को ऑप हौसिग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:- 15): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता मंदाकिनी अशोक भंगाळे वय:-68 पत्ता:-प्लॉट नं: दुकान नं 01, माळा नं: -, इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:- 16): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता रमेश राजाभाई पटेल वय:-58 पत्ता:-प्लॉट नं: दुकान क्र 02, माळा नं: -, इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:- 17): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता भूषण मधुकर पै वय:-67 पत्ता:-प्लॉट नं: दुकान क्र 03 , माळा नं: -, इमारतीचे नाव. जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:- 18): नाव:-जय साकेत को ऑप हौसिंग सोसायटी लि तर्फे अधिकृत स्वाक्षरीकरिता मृदुला अविनाश निगुडकर वय:-61 पत्ता:-प्लॉट नं: दुकान क्र 04, माळा नं: -, इमारतीचे नाव: जय साकेत को ऑप हौसिंग सोसायटी लि, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. निर्माण रिअल्टी तर्फे अधिकृत भागीदार अनुराग प्रविण दुधे वय:-32; पत्ता:-प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: जय साकेत सोसायटी, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:- 2): नाव:-मे. निर्माण रिअल्टी तर्फे अधिकृत भागीदार श्रद्धा रुपेश सोष्टे वय:-34; पत्ता:-प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: जय साकेत सोसायटी, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:- 3): नाव:-मे. निर्माण रियअल्टी तर्फे अधिकृत भागीदार प्रविण वसंत दुधे वय:-60; पत्ता:-प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: जय साकेत सोसायटी, ब्लॉक नं: -, रोड नं: सावरकर रोड, डोबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:- 4): नाव:-मे. निर्माण रिअल्टी तर्फे अधिकृत भागीदार मिताली किशोर तेरसे वय:-60; पत्ता:-प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: जय साकेत सोसायटी, ब्लॉक नं: -, रोड नं. सावरकर रोड, डोंबिवली पूर्व , महाराष्ट्र, THANE. पिन कोड:-421201 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/10/2022
(10)दस्त नोंदणी केल्याचा दिनांक	19/10/2022
(11)अनुक्रमांक,खंड व पृष्ठ	23843/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1240100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

कलन - ४
दस्त क्र.२००७ /२०२५
३६/४

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-४ सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा
सत्यमेव जयते
जि. ठाणे
Dist. Thane

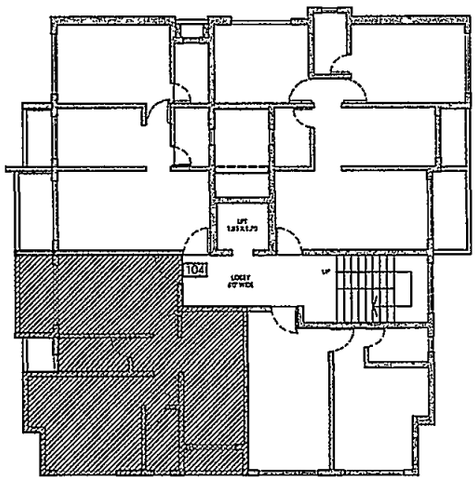
कलन - ४
दस्त क्र. २००७ /२०२५
३७ / ४८

104 FLAT LAYOUT -SAKET IMPERIAL



THE SEAL OF THE SUB REGISTRAR KALYAN
सत्यमेव जयते
कि. ठाणे
Dist. Thane

D.S. Jondhale



KEY PLAN

N

104 FLAT LAYOUT
SAKET IMPERIAL

N

DRAWING NO	R1
SCALE	DRAWN BY
DATE	DESIGNED BY
ARCHITECTS	

RNI No. MAHBIL /2009/37831

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग चार-ब

वर्ष ९, अंक ७१] शुक्रवार, मे २६, २०२३/ ज्येष्ठ ५, शके १९४५ [पृष्ठे ३, किंमत : रुपये ९.००

असाधारण क्रमांक २०८

प्राधिकृत प्रकाशन

महाराष्ट्र शासनाने महाराष्ट्र अधिनियमांन्वये तयार केलेले
(भाग एक, एक-अ आणि एक-ल यांमध्ये प्रसिद्ध केलेले नियम व आदेश यांव्यतिरिक्त) नियम व आदेश.

महसूल व वन विभाग

मंत्रालय, मादाम कामा मार्ग, हुतात्मा राजगुरू चौक,
मुंबई ४०० ०३२, दिनांक २६ मे, २०२३.

आदेश

महाराष्ट्र मुद्रांक अधिनियम.

क्रमांक मुद्रांक-२०२१/अ.नौ.सं.क्र.१२/प्र.क्र.१०७/म-१(धोरण).- ज्याअर्थी, महाराष्ट्र शासनाने, महाराष्ट्र मुद्रांक अधिनियम (१९५८ चा ६०) (यात यापुढे ज्याचा निर्देश, "उक्त अधिनियम" असा केला आहे) याच्या कलम ९ च्या खंड (अ) द्वारे प्रदान केलेल्या अधिकारांचा वापर करून काढलेला शासन आदेश, महसूल व वन विभाग, क्रमांक मुद्रांक-२०२१/अ.नौ.सं.क्र.१२/प्र.क्र.१०७/म-१(धोरण), दिनांक ३१ मार्च २०२१ (यात यापुढे ज्याचा निर्देश, "उक्त आदेश" असा केला आहे) याद्वारे, "महिला /महिला खरेदीदार/ खरेदीदांर आणि कोणताही विक्रेता किंवा उक्त दस्तऐवजाचा किंवा संलेखाचा अन्य निष्पादक यांच्यामध्ये निष्पादित केलेल्या किंवा निष्पादित करण्यात येणाऱ्या कोणत्याही प्रकारच्या निवासी युनिटाच्या अभिहस्तांतरणाच्या किंवा करारनाम्याच्या दस्तऐवजावर किंवा संलेखावर, उक्त अधिनियमास जोडलेल्या अनुसूची- एकच्या अनुच्छेद २५ च्या खंड (ब) अन्वये अन्यथा आकारणीयोग्य असलेले मुद्रांक शुल्क, उक्त आदेशामध्ये नमूद केलेल्या शर्तींच्या अधीन राहून, एक टक्क्याने कमी केले आहे ;

आणि ज्याअर्थी, महाराष्ट्र शासनास, जनहितार्थ तसे करणे आवश्यक असल्याबद्दल त्याची खात्री पटल्याने, अशा प्रकारच्या निवासी युनिटाच्या खरेदीच्या तारखेपासून १५ वर्षाच्या कालावधीमध्ये त्या नंतरच्या कोणत्याही पुरुष खरेदीदारास/खरेदीदारांस अशा प्रकारच्या निवासी युनिटाची विक्री करण्यावर निर्बंध घालण्याकरिता शर्त क्रमांक (२) वगळण्यासाठी उक्त आदेशात सुधारणा करणे इष्ट असल्याचे वाटत आहे ;

महाराष्ट्र शासन राजपत्र असाधारण भाग चार-ब, मे २६, २०२३/ज्येष्ठ ५, शके १९४५

REVENUE AND FORESTS DEPARTMENT

Mantralaya, Madam Cama Marg, Hutatma Rajguru Chowk,
Mumbai 400 032, dated the 26th May, 2023.

Order

MAHARASHTRA STAMP ACT.

No. Mudrank-2021/U.O.R.No.12/C.R.107/M-1(Policy).— Whereas, the Government of Maharashtra has, *vide* Government Order, Revenue and Forests Department, No.Mudrank-2021/U.O.R.No.12/C.R.107/M-1(Policy), dated the 31st March 2021 (hereinafter referred to as "the said Order"), issued in exercise of the powers conferred by clause (*a*) of section 9 of the Maharashtra Stamp Act (LX of 1958) (hereinafter referred to as "the said Act"), reduced the stamp duty by One per cent, as otherwise chargeable under clause (*b*) of Article 25 of Schedule–I appended to the said Act, on the document or instrument of Conveyance or Agreement to Sell of any type of residential unit, executed or being executed between, "the Women /Women Purchaser/s and any Seller or other executant of the said document or instrument ", subject to the conditions mentioned in the said Order ;

And Whereas, the Government of Maharashtra, being satisfied that it is necessary to do so in the public interest, considers it expedient to amend the said Order to delete the condition number (*2*) to restrict the sale of such type of residential unit to any subsequent Male Purchaser/s within the period of 15 years from the date of purchase of such type of residential unit.

Now, therefore, in exercise of the powers conferred by clause (*a*) of section 9 of the said Act, and of all other powers enabling it in this behalf, the Government of Maharashtra, being satisfied that it is necessary to do so in the public interest, hereby amends the said Order, as follows, namely :—

In the said Order, condition Number (*2*) shall be deleted.

By order and in the name of the Governor of Maharashtra,

SATYANARAYAN BAJAJ,
Deputy Secretary to Government.

ON BEHALF OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATION, PRINTED AND PUBLISHED BY DIRECTOR, RUPENDRA DINESH MORE, PRINTED AT GOVERNMENT CENTRAL PRESS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004 AND PUBLISHED AT DIRECTORATE OF GOVERNMENT PRINTING, STATIONERY AND PUBLICATIONS, 21-A, NETAJI SUBHASH ROAD, CHARNI ROAD, MUMBAI 400 004. EDITOR : DIRECTOR, RUPENDRA DINESH MORE

त्याअर्थी,आता, उक्त अधिनियमाच्या कलम ९ च्या खंड (अ) द्वारे प्रदान केलेल्या अधिकारांचा, आणि याबाबतीत त्यास समर्थ करणाऱ्या इतर सर्व अधिकारांचा वापर करून, महाराष्ट्र शासन, जनहितार्थ तसे करणे आवश्यक असल्याबद्दल त्याची खात्री पटल्याने, याद्वारे, उक्त आदेशामध्ये पुढीलप्रमाणे सुधारणा करीत आहे :—

उक्त आदेशामधील, शर्त क्रमांक (२) वगळण्यात येईल.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

सत्यनारायण बजाज,
शासनाचे उप सचिव.

कलन - ४
दस्त क्र. २००७ /२०२५
३९/४८

SEAL OF THE SUB REGISTRAR KALYAN-4 सिक्का दुय्यम निबंधक कल्याण-४ यांची मुद्रा सत्यमेव जयते जि. ठाणे Dist. Thane

कलन - ४
दस्त क्र. २००७ /२०२५
४१/४८

आदेश

महसूल व वन विभाग
मादाम कामा मार्ग,
हुतात्मा राजगुरू चौक,
मंत्रालय, मुंबई-४०००३२.
दिनांक: ३१ मार्च, २०२१.

महाराष्ट्र मुद्रांक अधिनियम.

क्र.मुद्रांक-२०२१/सा.नो.सं.क्र.१२/प्र.क्र.१०७/म-१(धोरण).-ज्याअर्थी, महाराष्ट्र शासनाने, लोकहितास्तव कोणत्याही प्रकारच्या रहिवासी घटकाकरीता, 'महिला खरेदीदार आणि कोणताही विक्रेता किंवा दस्त तथा संलेख निष्पादित करणारा अन्य पक्षकार' यांच्या दरम्यान निष्पादित केलेल्या किंवा निष्पादित करण्यात येत असलेल्या अभिहस्तांतरणपत्र किंवा विक्री करारपत्राबाबतच्या दस्तावर महाराष्ट्र मुद्रांक अधिनियम (१९५८ चा ६०) (यात यापुढे ज्याचा निर्देश "उक्त अधिनियम" असा करण्यात आला आहे) यास जोडलेल्या अनुसूची-१ च्या अनुच्छेद २५ च्या खंड (ब) अन्वये अन्यथा आकारणीयोग्य असलेले मुद्रांक शुल्क १ टक्केने कमी करण्याचे ठरविले आहे;

त्याअर्थी आता, उक्त अधिनियमाच्या कलम ९ च्या खंड (अ) व्दारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करुन, लोकहितास्तव तसे करणे आवश्यक आहे, अशी महाराष्ट्र शासनाची खात्री पटल्यामुळे, याव्दारे, दि.०१ एप्रिल, २०२१ पासुन कोणत्याही प्रकारच्या रहिवासी घटकाकरीता, 'महिला खरेदीदार/खरेदीदारांचे आणि कोणताही विक्रेता किंवा दस्त तथा संलेख निष्पादित करणारा अन्य पक्षकार' यांच्या दरम्यान निष्पादित केलेल्या किंवा निष्पादित करण्यात येत असलेल्या अभिहस्तांतरणपत्र किंवा विक्री करारपत्राबाबतच्या दस्तावर (यात यापुढे ज्याचा निर्देश "उक्त संलेख" असा करण्यात आला आहे) उक्त अधिनियमास जोडलेल्या अनुसूची-१ च्या अनुच्छेद २५ च्या खंड (ब) अन्वये अन्यथा आकारणीयोग्य असलेले मुद्रांक शुल्क पुढील अटी तथा शर्तींच्या अधीन राहुन १ टक्केने कमी करीत आहे;-

अटी तथा शर्ती:-

(१) हा आदेश, महाराष्ट्र शासन राजपत्रात प्रसिध्द करण्याच्या दिनांकापूर्वी, उक्त संलेखाशी संबंधित कोणत्याही पक्षकाराने अगोदरच मुद्रांक शुल्क भरले असेल त्याबाबतीत, कोणताही परतावा देण्यात येणार नाही.

(२) सदर आदेशाखाली मुद्रांक शुल्क सवलतीचा लाभ घेतलेल्या कोणत्याही महिला खरेदीदाराला/खरेदीदारांना उक्त दस्तामध्ये नमुद रहिवासी घटक उक्त रहिवासी घटकाच्या खरेदीच्या दिनांकापासुन पुढे १५ वर्षाच्या कालावधीपर्यंत कोणत्याही पुरुष खरेदीदाराला विकता येणार नाही, उक्त अटी तथा शर्तीची पुर्तता करण्यात कसुर केल्यास, जणूकाही सुरवातीपासुनच मुद्रांक शुल्कामध्ये सुट देण्यात आली नाही, असे गृहित धरुन, उक्त रहिवासी घटकाची संबंधित महिला विक्रेता/विक्रेत्यांकडुन उक्त कमी भरलेले १% मुद्रांक शुल्क व लागु होणारा दंड भरण्यास पात्र असेल.

क स न - ४
दस्त क्र. २००७ /२०२५
४२/४८

परंतु, आणखी असे की, उक्त रहिवासी घटकाशी संबंधित महिला खरेदीदार/खरेदीदारांचे निधन झाल्यास अशा प्रकरणी तिच्या वारसदारांच्या नावे उक्त रहिवासी मालमत्ता हस्तांतरीत झाल्यास अशा प्रकरणी वर नमुद अटीचे बंधन राहणार नाही.

स्पष्टीकरण:-

सदर आदेशांन्वये देण्यात आलेल्या मुद्रांक शुल्क सवलतीचा लाभ हा केवळ एक किंवा अनेक महिला खरेदीदार असलेल्या केवळ कोणत्याही प्रकरच्या रहिवाशी घटकाशी संबंधित जसे की, फ्लॅट किंवा वैयक्तिक बंगला किंवा रो-हाऊस किंवा कोणतेही स्वतंत्र घर किंवा कोणत्याही प्रकारची सदनिकाच्या अभिहस्तांतरणपत्र किंवा विक्रीकरारपत्राच्या संलेख तथा दस्तांवर देय राहील.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

(प्रितमकुमार व. जावळे)
शासनाचे कार्यासन अधिकारी

C:\Users\pritamkumar.jawale\Desktop\Government Press ३१ ०३ २०२१\GR १०७ महिलांना १% मुद्रांक शुल्क सवलत.docx

कलम - ४
दस्त क्र. २००७ /२०२५
४३/४८

ORDER

Revenue & Forest Department,
Madam Kama Marg,
Hutatma Rajguru Chowk,
Mantralaya, Mumbai-32,
Dated the 31st March, 2021.

Maharashtra Stamp Act

No.Mudrank-2021/UOR.12/CR.107/M-1 (Policy).- Whereas, the Government of Maharashtra, in the public interest, has decided to reduce the stamp duty by One per cent., as otherwise chargeable under clause (*b*) of Article 25 of Schedule-I appended to the Maharashtra Stamp Act (LX of 1958) (herein after referred to as "the said Act"), on the document or instrument of Conveyance or Agreement to Sell of any type of residential unit, executed or being executed between, "the Woman/Women Purchaser/s and any Seller or other executant of the said document or instrument";

Now, therefore, in exercise of the powers conferred by clause *(a)* of section 9 of the said Act, the Government of Maharashtra, being satisfied that it is necessary to do so in the public interest, hereby reduces the stamp duty from 1st of April, 2021 by One per cent., as otherwise chargeable under clause*(b)* of Article 25 of Schedule-I appended to the said Act, on the document or instrument of Conveyance or Agreement to Sell of any type of residential unit (herein after referred to as "the said instrument"), executed or being executed between, "the Woman/Women Purchaser/s and any Seller or other executant of the said document or instrument", subject to the following conditions, namely:-

Conditions-

(1) No refund shall be granted where the stamp duty has already been paid by any of the parties to the Said instrument, prior to the date of publication of this Order in the *Maharashtra Government Gazette.*

(2) Any Woman/Women Purchaser/s of the Said instrument availing of remission in the Stamp duty provided by this Order shall not sell any such type of residential unit to any subsequent Male Purchaser/s with in the period of 15 years from the date of purchase of any such type of residential unit, On failure to abide by this condition; such Woman/Women Seller/s of such type of residential unit shall be liable to pay the remitted One per cent. Stamp duty and penalty, as changeable, as if there was no remission in the stamp duty from the beginning;

Provided further that, no such restriction will apply in case of transfer by heirship in case of death of such Woman/Women purchaser/s.

Explanation;-

The benefit of reducation in stamp duty provided by this order shall be applicable only for the documents or instruments of Conveyance or Agreement to Sell of any type of residential unit i.e. the flat or individual bungalow or row house or any independent house or any type of tenement where Woman/Women are the Only Purchaser/s of such type of residential unit.

By order and in the name of the Governor of Maharashtra,

(Pritamkumar V. Jawale)
Desk Officer to Government

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कलन - ४
दस्त क्र. २००७ /२०२५
४८ /४८

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4
सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा
सत्यमेव जयते
जि. ठाणे
Dist. Thane

कोरे पृष्ठ
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CHALLAN
MTR Form Number-6

GRN	MH015524387202425E	BARCODE		Date 03/02/2025-18:43.27	Form ID 25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AVIPJ6104H
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR	Full Name	DHANASHREE SAYAJI JONDHALE
Location	THANE		
Year	2024-2025 One Time	Flat/Block No. Premises/Building	SAKET IMPERIAL, FLAT NO 104, 1ST FLOOR

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	300000.00
0030063301 Registration Fee	30000.00
Total	3,30,000.00

Road/Street	GAJBANDHAN PATHARLI, TAL KALYAN, DIST THANE						
Area/Locality Town/City/District	DOMBIVLI EAST						
PIN		4	2	1	2	0	1
Remarks (If Any)	PAN2=AASFN9046K~SecondPartyName=NIRMAAN REALTY~						
Amount In Words	Three Lakh Thirty Thousand Rupees Only						

दस्त क्र. 2006 /2024

DEFACED ₹330000.00 DEFACED

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा सत्यमेव जयते जि. ठाणे Dist. Thane

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	69103332025020314147 / 752857781
Cheque/DD No.		Bank Date / RBI Date	03/02/2025-18 45:22 / Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No. . 9619580403

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-338-2007	0008584480202425	04/02/2025-10:35:15	IGR127	30000.00
2	(IS)-338-2007	0008584480202425	04/02/2025-10.35 15	IGR127	300000.00
			Total Defacement Amount		3,30,000.00

Print Date 04-02-2025 10:40:25

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0225035020147	Receipt Date	04/02/2025

Received from JOINT SUB REGISTRAR KALYAN , Mobile number 9619580403, an amount of Rs.960/-, towards Document Handling Charges for the Document to be registered on Document No. 2007 dated 04/02/2025 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.

DEFACED
₹ 960
DEFACED

Payment Details

Bank Name	IBKL	Payment Date	03/02/2025
Bank CIN	10004152025020318982	REF No.	2953613716
Deface No	0225035020147D	Deface Date	04/02/2025

This is computer generated receipt, hence no signature is required.

कलन - ४
दस्त क्र. २००७ /२०२५

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-४
सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा
सत्यमेव जयते
जि. ठाणे
Dist. Thane

338/2007
मगळवार,04 फेब्रुवारी 2025 10:36 म.पू.

दस्त गोषवारा भाग-1

कलन4 ४८/४८
दस्त क्रमांक: 2007/2025

दस्त क्रमांक: कलन4 /2007/2025

बाजार मुल्य: रु. 36,17,000/- मोबदला: रु. 50,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,00,000/-

मुद्राक शुल्क माफी असल्यास तपशिल :-

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

दु. नि. मह. दु. नि. कलन4 यांचे कार्यालयात

अ. क्रं. 2007 वर दि.04-02-2025

रोजी 10:32 म.पू. वा. हजर केला.

पावती:2168 पावती दिनांक: 04/02/2025

सादरकरणाराचे नाव: धनश्री सयाजी जोंधळे - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 960.00
पृष्ठांची संख्या: 48	
एकुण:	30960.00

D.S. Jondhale

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 4

Joint Sub Registrar Kalyan 4

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 04 / 02 / 2025 10 : 32 : 12 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 04 / 02 / 2025 10 : 33 : 16 AM ची वेळ: (फी)

— प्रतिज्ञा पत्र —

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर निष्पादक व्यक्ती,साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर दस्तामुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 सह दुय्यम निबंधक कल्याण-४ सत्यमेव जयते जि. ठाणे Dist. Thane

लिहन घेणार सही

लिहुन देणार सही

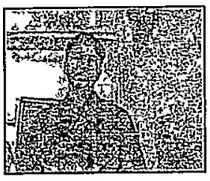
D.S. Jondhale

04/02/2025 10 39:14 AM

दस्त गोपवारा भाग-2

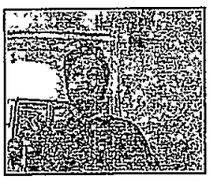
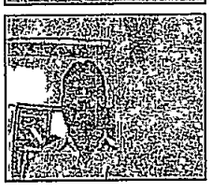
कलन4 ४८/४८
दस्त क्रमाक:2007/2025

दस्त क्रमाक :कलन4/2007/2025
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मेसर्स निर्माण रिअल्टी तर्फे भागीदार रुपेश राजाराम सोष्टे - - पत्ता:प्लॉट नं. -, माळा न: -, इमारतीचे नाव: जय साकेत सोसायटी , ब्लॉक नं: ऑफिस न. 101 , रोड न: सावरकर रोड डोंबिवली पूर्व ता. कल्याण जि. ठाणे , महाराष्ट्र, ठाणे. पॅन नवर:AASFN9046K	लिहून देणार वय :-38 स्वाक्षरी:-		✓
2	नाव.धनश्री सयाजी जोधळे - - पत्ता.प्लॉट न: -, माळा न: -, इमारतीचे नाव: मिलिंद सी एच एस , ब्लॉक नं: बी 410, रोड नं. 4, रोड न: आझा बँक जवळ, पेडमे नगर, डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पॅन नवर AVIPJ6104H	लिहून घेणार वय :-33 स्वाक्षरी:-		✓

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र 3 ची वेळ:04 / 02 / 2025 10 . 35 : 18 AM

ओळख.-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-याना व्यक्तीश ओळखतात, व त्याची ओळख पटवितात

अनु क्र	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:हर्षल सयाजी जोधळे - - वय 27 पत्ता डोंबिवली पूर्व पिन कोड:421201	स्वाक्षरी		✓
2	नाव.सुधाकर खेतले - - वय 56 पत्ता डोंबिवली पूर्व पिन कोड:421201	स्वाक्षरी		✓

प्रमाणीत करण्यात येते की सदर दस्त क्र.2000 मध्ये ४८ पाने आहेत. पुस्तक क्रमांक 9 वर नोंदला दि. 04/02/2025

प्र सह. दुय्यम निबंधक कल्याण-४

शिक्का क्र.4 ची वेळ:04 / 02 / 2025 10 : 36 : 51 AM

शिक्का क्र.5 ची वेळ:04 / 02 / 2025 10 37 . 19 AM नोदणी पुस्तक 1 मध्ये

प्र Joint Sub Registrar Kalyan 4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DHANASHREE SAYAJI JONDHALE	eChallan	69103332025020314147	MH015524387202425E	300000.00	SD	0008584480202425	04/02/2025
2		DHC		0225035020147	960	RF	0225035020147D	04/02/2025
3	DHANASHREE SAYAJI JONDHALE	eChallan		MH015524387202425E	30000	RF	0008584480202425	04/02/2025

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

2007 /2025

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN जि. ठाणे Dist. Thane

Know Your Rights as Registrants

1 Verify Scanned Document for correctness through thumbnail images on a side preview after scanning

2 Get print immediately after registration

For feedback please write to us at feedback isarita@gmail.com

04/02/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि कल्याण 4
दस्त क्रमांक : 2007/2025
नोदंणी
Regn:63m

गावाचे नाव : गं.भा.पाथर्ली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	3617000
(4) भू-मापन,पोटहिस्सा व घरक्रमाक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोबिवली इतर वर्णन :, इतर माहिती: विभाग क्र. 8/32 दर 64800/-मौजे गजबधन पाथर्ली येथील सी टी स. नं 9570 आणि 9571 यावरील साकेत इम्पेरिअल विल्डीग मधील सदनिका न. 104,पहिला मजला,क्षेत्र 479 चौ फुट कारपेट + 15.00 चौ फुट एनक्लोज बाल्कनी + 52.00 चौ फुट बाल्कनी क्षेत्र(महिला खरेदीदार असल्याने महाराष्ट्र शासन परिपत्र क्र. मुद्रांक-2021/अनौ.स.क्र.12/प्र/क्र.107/ म-1(धोरण)नुसार 1% मुद्राक शुल्क सूट)((C T.S Number : 9570 and 9571 ;))
(5) क्षेत्रफळ	1) 546 चौ.फूट
(6)आकारणी किवा जुडी देण्यात अमेल तेव्हा	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स निर्माण रिअल्टी तर्फे भागीदार रुपेश राजाराम सोष्टे - - वय -38, पत्ता:-प्लॉट नं: -, माळा न -, इमारतीचे नाव: जय साकेत सोसायटी , ब्लॉक नं. ऑफिस नं 101 , रोड नं: सावरकर रोड डोंबिवली पूर्व ता. कल्याण जि. ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AASFN9046K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-धनश्री सयाजी जोधळे - - वय:-33; पत्ता -प्लॉट न. -, माळा न: -, इमारतीचे नाव: मिलिंद सी एच एस , ब्लॉक नं: बी 410, रोड नं. 4, रोड नं: आंध्रा बँक जवळ, पेडसे नगर, डोबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन न:-AVIPJ6104H
(9) दस्तऐवज करुन दिल्याचा दिनाक	04/02/2025
(10)दस्त नोदणी केल्याचा दिनांक	04/02/2025
(11)अनुक्रमाक,खंड व पृष्ठ	2007/2025
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	300000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	

मुल्याकनासाठी विचारात घेतलेला तपशील.-

मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 सह दुय्यम निबंधक कल्याण-४ सत्यमेव जयते जि. ठाणे Dist. Thane

सह.दुय्यम निबंधक कल्याण - ४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DHANASHREE SAYAJI JONDHALE	eChallan	69103332025020314147	MH015524387202425E	300000.00	SD	0008584480202425	04/02/2025
2		DHC		0225035020147	960	RF	0225035020147D	04/02/2025
3	DHANASHREE SAYAJI JONDHALE	eChallan		MH015524387202425E	30000	RF	0008584480202425	04/02/2025

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

NirmAn REALTY

Date : 05/02/2025

To:
The Assistant General Manager
State Bank of India
RACPC, Thane

Dear Sir,

I/We, M/s. **Nirmaan Realty** (name of the builder/society), and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **Miss. Dhanashree Sayaji Jondhale** (name of the borrowers) herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 04/02/2025 (herein after referred to as the "Sale document")

Description of the property	Saket Imperial
Flat No./ House No.	104
Building No./Name	Saket Imperial CHS.
Plot No	
Street No./Name	Savarkar Road,
Locality Name	
Area Name	Ambedkar Nagar
City Name	Dombivli East
Pin Code	421201

2. That the total consideration for this transaction is Rs. 50,00,000/- (Rs.Fifty Lakhs Only) towards sale document and Rs. 50,00,000/- (Rs.Fifty Lakhs Only)towards _____.(name any other agreement, if any)

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

4. I/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 (herein after referred to as "the Bank") 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.

Cell- 8108401918 Email: nirmaanrealty09@gmail.com
101, Jay Saket CHSL, Besides Sai Baba Mandir, Savarkar Road, Dombivli (E)-421201. Dist. Thane

NirmAn REALTY

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned 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.

6. 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 above named purchaser for the property described above and once the nomination favouring 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.

7. 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.

8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring **"Nirmaan Realty (Name TJSB Sahakari Bank Ltd (Bank Name) Dombivli(E). Branch, Account No. 020120900000027, & IFSC code – TJSB0000020".**

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C "_____ (name of the purchaser)", and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide _____ (description of document of delegation of authority to the signatory.)

Yours faithfully,
FOR NIRMAAN REALTY

PARTNER

Authorized Signatory.
Name – Rupesh Soshte
Designation – Partner
Place - Dombivali
Date – 05/02/2025

Cell: 8108401918 Email: nirmaanrealty09@gmail.com
101, Jay Saket CHSL, Besides Sai Baba Mandir, Savarkar Road, Dombivli (E)-421201. Dist. Thane.

NirmAan REALTY

DEMAND LETTER

Date: 05/02/2025

To,

Miss. Dhanashree Sayaji Jondhale

Ref:- Flat no. **104 on 1st floor in Saket Imperial** situated in Savarkar Road, Dombivli East.

Respected Sir,

This is in reference to your purchased of **Flat no. 104 on 1st floor in Saket Imperial** situated in Savarkar Road, Dombivli East.The construction work of the above building is completed with respect to all RCC work, brickwork, plasterwork, internal plumbing, electrical work, floor & tiling, finishing work completed. Also we have received **Occupancy Certificates** for the same.

Flat cost	50,00,000/-	Fifty lakh only
Due amount (100%)	50,00,000/-	Fifty lakh only
Received amount	5,00,000/-	Five Lakh Only.
Net Demand	**45,00,000/-**	**Forty Five lakh only.**

You are requested to pay amount within ten days and oblige. Please avoid the late payment interest @ 24% p.a. or it will be charged after 15 days on your due instalment.

Our bank details are as below

Company name – Nirmaan Realty

Bank Name – TJSB Sahakari Bank Ltd.

Account No. – 020120900000027.

IFSC code – TJSB0000020

Branch - Dombivli(E).

Thanking you.

FOR NIRMAAN REALTY

PARTNER

Cell: 8108401918 Email: nirmaanrealty09@gmail.com

101, Jay Saket CHSL, Besides Sai Baba Mandir, Savarkar Road, Dombivli (E)-421201. Dist. Thane.

NirmAan REALTY

Date: 05/02/2025

Receipt

Received with thanks From **Miss. Dhanashree Sayaji Jondhale** The sum of **Rs. 5,00,000/-** (Rupees Five lakh only) by following details

NO.	DATE	AMOUNT	DETAILS
1	22/01/2025	1,00,000/-	Che.no.041882
2	29/01/2025	4,00,000/-	Che.no.041883

The part payment against Flat No.104 in Saket Imperial situated at Savarkar Road, Dombivali East – 421201. District Thane, State Maharashtra.

FOR NIRMAAN REALTY

PARTNER

Cell: 8108401918 Email: nirmaanrealty09@gmail.com
101, Jay Saket CHSL, Besides Sai Baba Mandir, Savarkar Road, Dombivli (E)-421201. Dist. Thane.