

541/1615

Monday, February 03, 2025

10:41 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1737 दिनांक: 03/02/2025

गावाचे नाव: कुळगाव

दस्तऐवजाचा अनुक्रमांक: उहत4-1615-2025

दस्तऐवजाचा प्रकार : करारनामा

मादर करपाऱ्याचे नाव: अंकिता अनंत शिंदे

नोंदणी फी

रु. 26700.00

दस्त द्वाताळणी फी

रु. 1680.00

पृष्ठांची संख्या: 84

एकूण:

रु. 28380.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

10:59 AM ह्या वेळेस मिळेल.

Joint S.R.Ulhasnagar 4-2
उल्हासनगर क्र. 4

वाजार मुल्य: रु.2272000 /-

मोवदला रु.2670000/-

भरलेले मुद्रांक शुल्क : रु. 133500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1680/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0125312613200 दिनांक: 03/02/2025

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.26700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015408467202425E दिनांक: 03/02/2025

वैकेचे 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

ShindCA A



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		03 February 2025, 10:03:36 AM	
Valuation ID	20250203280		
मूल्यांकनाचे वर्ष	2024		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका : अंबरनाथ		
उप मूल्य विभाग	2/8-बी-1/क-2) सर्वे नंबर		
क्षेत्राचे नांव	A Class Palika	सर्वे नंबर / न. भू. क्रमांक :	सर्वे नंबर#17
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
8510	43000	46600	53800
			औद्योगिक
			मोजमापनाचे एकक
			चौ मीटर
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)-	50.314 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor
			मिळकतीचा प्रकार-
			बांधकामाचा दर-
			बांधीव
			Rs.25289/-
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt.02/01/2018		
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.45150/-		
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर		
	= ((45150-8510) * (100 / 100)) + 8510		
	= Rs.45150/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 45150 * 50.314		
	= Rs.2271677.1/-		
Applicable Rules	= 3, 9, 18, 19		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + भेदोनाई न मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 2271677.1 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs.2271677/-		
	= २ बावीस लाख एकाहत्तर हजार सहा शे सत्याहत्तर /-		

Home Print



सहसुबम निबंधक वर्ग-२
उल्हासनगर क्र. ४

उद्दन - ४	
द. क्र. १८९५	२०२५
पाने १	५

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0125312613200	Date 31/01/2025
Received from ANKITA A SHINDE, Mobile number 0000000000, an amount of Rs.1680/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Ulhasnagar 2 of the District Thane Grm.	
Payment Details	
Bank Name IBKL	Date 31/01/2025
Bank CIN 10004152025013112366	REF No. 2953028992
This is computer generated receipt, hence no signature is required.	

84

Shinde A. A.
 श्री. गीता अं. शिंदे



84

Department of Stamp & Registration, Maharashtra	
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Payment Details	
Bank Name IBKL	Date 31/01/2025
Bank CIN 10004152025013112366	REF No. 2953028992
This is computer generated receipt, hence no signature is required.	

Shinde A.A.
सौ. अनिता अ. शिंदे





CHALLAN
MTR Form Number-6



GRN	MH015408467202425E	BARCODE			Date	31/01/2025-18:40:47	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)				
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR			Full Name	ASHISH GOLE PROMOTERS AND BUILDERS			
Location	THANE			Flat/Block No.	ALANKAPURI BUILDING, B WING, FLAT NO.			
Year	2024-2025 One Time			Premises/Building	501, 5TH FLOOR			

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN	
0030046401 Stamp Duty	133500.00	KULGAON	BADLAPUR		4 2 1 5 0 3	
0030063301 Registration Fee	26700.00					
Remarks (If Any)						
SecondPartyName=ANKITA A SHINDE--						
Total		1,60,200.00	Amount In	One Lakh Sixty Thousand Two Hundred Rupees Only		
			Words			



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332025013122842	2912368430
Cheque/DD No.		Bank Date	RBI Date	31/01/2025-18:41:43	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	100 , 01/02/2025		

Department ID :

Mobile No. : 0000000000

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

सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-541-1615	0008540639202425	03/02/2025-10:41:45	IGR129	26700.00



पुस्तक क्र. - ४
प. क्र. 9694 २०२५
पान 3/4

2	(IS)-541-1615	0008540639202425	03/02/2025-10:41:45	IGR129	133500.00
Total Deafacement Amount					1,60,200.00





CHALLAN
MTR Form Number-6



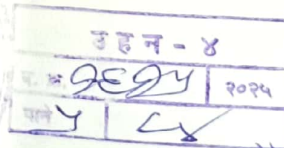
GRN	MH015408467202425E	BARCODE			Date	31/01/2025-18:40:47	Form ID	25.2				
Department	Inspector General Of Registration			Payer Details								
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)								
				PAN No.(If Applicable)								
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR			Full Name	ASHISH GOLE PROMOTERS AND BUILDERS							
Location	THANE			Flat/Block No.	ALANKAPURI BUILDING, B WING, FLAT NO.							
Year	2024-2025 One Time			Premises/Building	501, 5TH FLOOR							
Account Head Details				Amount In Rs.								
0030046401 Stamp Duty				133500.00		Road/Street	KULGAON					
0030063301 Registration Fee				26700.00		Area/Locality	BADLAPUR					
						Town/City/District						
						PIN	4	2	1	5	0	3
						Remarks (If Any)	SecondPartyName=ANKITA A SHINDE-					
						Amount In	One Lakh Sixty Thousand Two Hundred Rupees Only					
Total				1,60,200.00		Words						
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	69103332025013122842	2912368430					
Cheque/DD No.				Bank Date	RBI Date	31/01/2025-18:41:43	Not Verified with RBI					
Name of Bank				Bank-Branch		IDBI BANK						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID :

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

Mobile No. : 0000000000

सदर चलन केवल दुय्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



सौ. गीता अं. शिंदे

Shinde A.A.



Ward No. :- 28
Village :- Kulgaon, Tal.Ambarnath, Dist.Thane
Residential Flat no. :- 501, Fifth Floor Wing - B
Rera Carpet Area :- 39.48 Sq. Mtrs. + Excl. area 6.26 sq. mtrs.
Building is :- Stilt / Ground floor + 7 Upper floors.
Market Value :- Rs. 22,72,000/-
Actual Value :- Rs. 26,70,000/-
Stamp Duty :- Rs. 1,33,500/-
Registration Fee :- Rs. 26,700 /-

AGREEMENT FOR SALE

This Agreement is made at Badlapur, Tal. Ambarnath, Dist. Thane,
on this 03rd day of February, 2025.

BETWEEN

M/s. ASHISH GOLE PROMOTERS AND BUILDERS through proprietary Mr. ASHISH WAMAN GOLE Age 59 yrs., Having office at Kulgaon, Badlapur (E) hereinafter referred to as "Developers" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective legal heirs, executors' successors, survivors, administrators and assigns) of the One Part.

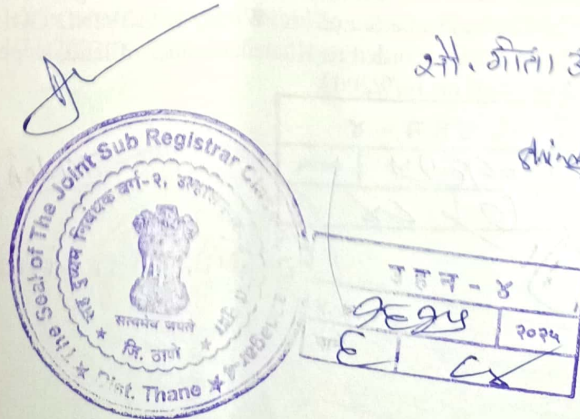
AND

- 1) Miss Ankita Anant Shinde, Age 26 years, Aadhar No. 5056 8495 6002, Pan No. JMIPS0860K, Occupation: Service & Residing at: Bankar Phata, At-Post: Udapur, Near Bharat Petrol Pump, Tal. Junnar, Dist, Pune, Pincode-412409,
- 2) Mrs. Gita Anant Shinde, Age 48 years, Aadhar No. 4134 1577 8860, Pan No. NXIPS5067M, Occupation: Housewife & Residing at: Bankar Phata, At-Post: Udapur, Near Bharat Petrol Pump, Tal. Junnar, Dist, Pune, Pincode-412409,

Hereinafter referred to as "THE ALLOTTEE/ FLAT PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof and include their respective heirs, executors, administrators and assigns) party of the **SECOND PART**;

WHEREAS;

a) Mr. ASHISH WAMAN GOLE, is the owner of below mentioned N.A. Land, and he decided to develop the below mentioned Land as Proprietary concerned in the name and style of M/s. ASHISH GOLE PROMOTERS AND BUILDERS through proprietary Mr. ASHISH WAMAN GOLE details are as under viz.



VILLAGE NAME	SURVEY NO	HISSA NO.	AREA IN SQ.MTRS.	N.A.ASSESSMENT RS.PS.
Village Kulgaon Tal. Ambernath, Dist.Thane,	17	1	0-18-20	1.25

All that piece and parcel of Land hereinafter shall together be referred to as as "the said Project Land property No.I" for the sake of brevity.

FLOW OF TITLE OF THE PROJECT LAND PROPERTY NO.I SHOWING RIGHTS OF PROMOTER AS UNDER :-

WHEREAS N.A. Land bearing Survey no. 17/1, Area admeasuring 0-18-20 Aar. Sq.mtrs., Assessment Rs.1.25 paise, village Kulgaon, Tal. Ambernath, Dist. Thane, previously owned by Khatedar MR. ANANT GOVIND BAPAT.

AND WHEREAS MR. ANANT GOVIND BAPAT, old Khatedar before survey, use to pay Cess to Inamdar as per section 2(2) B, which is recorded as per **Mutation Entry No.3.**

AND WHEREAS Mr. GOVIND GOLE use to cultivate land of Khatedar MR. ANANT GOVIND BAPAT hence name of MR. GOVIND GOLE recorded as the Protected tenant as per **Mutation Entry No.173.**

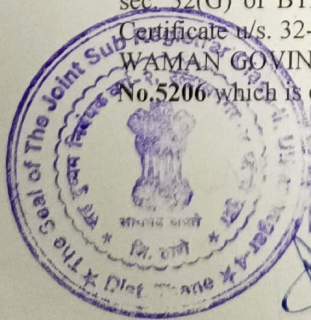
AND WHEREAS as per Resolution No 5869-1957 dated 17-5-1957 passed by Mumbai Sarkar in respect of Land Abolition Act.1952, standered area fixed for Village Kulgaon for Varkas Land, Khari Land, Kharip Land and Bagayat Land, which is recorded as per **Mutation Entry 354** dated 1-4-1959.

AND WHEREAS as per order of Agricultural Land Tribunal and Additional Mamlatdar Kalyan vide order dated 3/10/1963 Mr. GOVIND VISHNU GOLE purchased the said land u/s. 32(G) of BTAL Act. from MR. ANANT GOVIND BAPAT by virtue of Sale Deed dated 21-8-1964, and the encumbrance of said consideration amount recorded to the other rights column of 7/12 Extract in the Revenue record, as per **Mutation entry No.655.**

AND WHEREAS GOVIND VISHNU GOLE expired on 26/12/85 and name of 1)Mr. WAMAN GOVIND GOLE, 2)Mr. VISHWAS GOVIND GOLE, 3)Smt. VINAYA SUBHASH PANDIT recorded as Legal heirs as per **Mutation Entry No. 4000**, dated 14/09/1987, certified on 27/11/1987 by Circle officer, Ambernath.

AND WHEREAS the property bearing S. No. 17, H. No.1 Village Kulgaon, has been declared as surplus land under Urban land (Celling and Regulation) Act, 1976, therefore in the other rights column of 7/12 extract it has been recorded as surplus land, which is recorded as per **Mutation Entry No. 4179**, dated 12/06/1988 and certified on 3/8/1988 by cirle officer Ambarnath.

AND WHEREAS Mr. WAMAN GOVIND GOLE, paid consideration amount fixed as per sec. 32(G) of BTAL Act. , the encumbrance in the other rights column cancelled and Certificate u/s. 32-M issued in favour of Mr. WAMAN GOVIND GOLE and name of Mr. WAMAN GOVIND GOLE recorded as Khatedar/holder of land, as per **Mutation Entry No.5206** which is certified on 16/9/2002.



उत्तर - ४	
१९९५	२०२५
५०	५४

Shinde A.

श्री. गीता उ. शिंदे

AND WHEREAS as per order issued by Hon'ble Sub-Divisional Officer Ulhasnagar vide order No. UP.SHA/T-2/SHART SHITHIL /SR/36/05, dated 22/02/2006 issued order of "शर्त शिथिल" for use of the said property bearing survey No. 17/1, Area admeasuring 0-18-20 Aar. Sq.mtrs., owned by Mr. WAMAN GOVIND GOLE & 2 Others, for the purpose of Non Agricultural use and cancelled condition U/s. 43 of BTAL Act. as per **Mutation Entry No. 5544**, dated 06/08/2008.

AND WHEREAS Mutation Entry 5631, which is mentioned in the 7/12 Extract of the said property, is not applicable to the said property, as in the Survey Number column Survey number mentioned as 65/2, and such type of transitioned not occurred in respect of the title property.

AND WHEREAS as per section 20/21 of Urban land Ceiling & Regulation Act, 1976, as per order of Taluka, and as per letter of Ulhasnagar Development Authority Mantralay, Mumbai the Authority grant permission to retain the said land in favour of MR. WAMAN G. GOLE. to be utilized for the construction of dwelling units (each such dwelling unit having a plinth area not exceeding eighty square meters) for the accommodation of the weaker sections of the society, and which is recorded in the other rights column, which is recorded as per **Mutation Entry No. 5633**, dated 07/05/2009.

AND WHEREAS as per order issued by Development Officer, Mantralay, Mumbai u/s. section 20/21 of Urban land Ceiling & Regulation Act, 1976, remark of Property restricted to be transfer without permission of Dy. Collector & Competent Authority Ulhasnagar urban Agglomeration, Thane, which is recorded in the Other rights column, as per **Mutation Entry No. 5642**, dated 25/06/2009,.

AND WHEREAS by virtue of Release Deed dated 23/12/2010 1)Mr. VISHWAS GOVIND GOLE & 2)Smt. VINAYA SUBHASH PANDIT Released their share of subject matter of property alongwith other various properties located in the Village Kulgaon in favour of Mr. WAMAN GOVIND GOLE and the said Release Deed duly registered under Registration No. : UHN-2-11986/2010, which is recorded to the Revenue Record as per **Mutation Entry No.5866** Dated 7/2/2011.

AND WHEREAS as per Mah. Government Circular No. RA. BHU. A. /PRA. N.180/L-1, dated 07/05/2016 and as per order dated 17/02/2018 issued by Tehsildar Ambernath , Dist. Thane, the survey No. and Hissa No. compared and rectified by using Computerized edit Module under E-Mutation Project, which is recorded as per **Mutation Entry No.6852** certified on 20/2/2018.

AND WHEREAS as per Order No ULC/ULN/Sec.20/SR-541/229/22, dated 7/11/2022, issued by Hon'ble Collector and Competent Authority Ulhasnagar Urban Agglomeration , Thane and order issued by Tehsildar and Executive Magistrate Ambernath, vide No. Hakka Nond 2/table 4/kv 1285/2022 dated 7/11/2022 , the entry of ban on transfer as per ULC Act under section 20/21 cancelled from the other rights column of 7/12 extract of the said Land, and it is recorded in the other rights column that, "80 चौरस मीटर चटई क्षेत्राच्या मर्यादित सदनिका बांधणेसाठीचे क्षेत्र" (permission granted for construction of Flat having maximum area admn. 80 sq.mtrs., which is recorded as per **Mutation Entry No 7567** dated 9/11/2022 which is certified on 14/11/2022 by Circle Officer, Kulgaon, Tal.Ambernath, Dist.Thane.



AND WHEREAS the said property No.1 purchased by Mr. Ashish Waman Gole for an amount of Rs.1,43,65,000/- from Land Owner WAMAN GOVIND GOLE, by virtue of Conveyance Deed dated 22/11/2022, duly registered before the Sub-registrar, Ulhasnagar-4, Under Registration UHN-4-10133/2022 and name of Mr. Ashish Waman Gole recorded to the 7/12 Extract in the holder column, as per **Mutation Entry No. 7575** Dated 25/11/2022, Certified on 13/12/2022 by Circle Officer, Kulgaon, Tal. Ambarnath.

AND WHEREAS NA Order issued by Hon'ble Collector Thane, vide No. Mahsul/K-1/T-14/NAP/SR-(71/2009)55/2010 dated 7/2/2011.

Thus the said Property No. I is owned and possessed by MR. ASHISH WAMAN GOLE by virtue of Conveyance Deed dated 22/11/2022, duly registered before the Sub-registrar, Ulhasnagar-4, Under Registration UHN-4-10133/2022.

B) The party of the FIRST PART PROMOTER/DEVELOPERS obtained development rights in respect of non-agricultural Landed property No. II viz.

VILLAGE NAME	SURVEY NO	HISSA NO.	Plot No.	AREA IN SQ.MTRS.	N.A.ASSESSMENT RS.PS.
Village Kulgaon Tal. Ambarnath, Dist.Thane,	17	8	Old Plot No.1	24H-28R- 08P, out of which Area admn. 865.75 sq. mtrs.	720.30

All that piece and parcel of Land hereinafter shall together be referred to as "the said Project Land property No.II" for the sake of brevity.

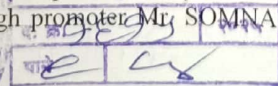
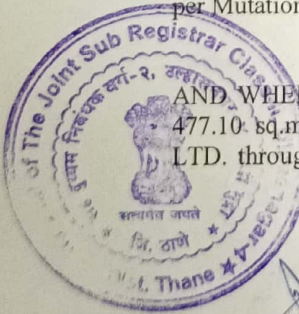
FLOW OF TITLE OF THE PROJECT LAND PROPERTY NO.II SHOWING RIGHTS OF PROMOTER AS UNDER :-

WHEREAS N.A. Land bearing Survey No.17, Hissa No.8, Area admn. About 24H-28R-08P, Asst.2020.16 Rs. Ps., at Village Kulgaon Tal. Ambarnath, Dist. Thane, owned by MR. MADHAV PANDURANG JOSHI, and his name recorded as per Mutation Entry No.70.

AND WHEREAS MR. BUVAJI KONDU MARGAJ use to cultivate land of MR. MADHAV PANDURANG JOSHI hence name of MR. BUVAJI KONDU MARGAJ recorded as the Protected tenant, as per Mutation Entry No.240.

AND WHEREAS MR. BUVAJI KONDU MARGAJ purchased the said land as per new undivided condition for an amount of Rs.248 dated 30/9/1964 as per order of Hon'ble ALT & Addl. Mamlatdar Saheb, Kalyan, from MR. MADHAV P. JOSHI which is recorded as per Mutation Entry No.813 dated 5/9/1965, certified on 8/10/1965.

AND WHEREAS out of total land of the said survey No.17/8 adjacent land area admn. 477.10 sq.mtrs. purchased by VRINDAVAN CO-OPERATIVE HOUSING SOCIETY LTD. through promoter Mr. SOMNATH CHANGANLAL SHAH and Others from Mr.



SRINDEAA

सो. गीता डा. शिंदे

NATHU RAGHU PAWAR and Others, by virtue of sale deed dated 03/10/1985, for total consideration of Rs. 42,592/-

AND WHEREAS the property bearing S. No. 17, H. No.8 Village Kulgaon, has been declared surplus land under Urban land (Celling and Regulation) Act, 1976, therefore in the other rights column of 7/12 extract it has been recorded as surplus land, which is recorded as per Mutation Entry No. 4179, dated 12/06/1988.

AND WHEREAS on the Appeal filed by MR. BUVAJI KONDU MARGAJ, the Hon'ble Dy. Dist. Officer passed order u/s.8(4) of cancellation of surplus land by their order dated 25/2/1982 hence the Mutation Entry No.4179 has been cancelled from the other rights column of the said Land, which is recorded as per Mutation Entry No. 4886, 3/5/1997, which is certified by Circle Officer, Ambernath on 2/5/1997.

AND WHEREAS on the application given by Smt. Vimalaben Dhumal, after the death of Chief Director of Vrundavan society, AMRUTLAL SHAHA AND SOMALAL SHAHA, new Chief Director VIMALABEN K DHUVAD AND MAHENDRA SOMALAL SHAHA recorded as per Resolution passed in Meeting dated 1/7/1998, which is recorded as per Mutation Entry No.4982, Dated 5-8-1998 recorded that, (this Mutation Entry is not related to Title Property)

AND WHEREAS VRINDAVAN CO-OPERATIVE HOUSING SOCIETY LTD. member SOMALAL CHAGANLAL SHAHA expired on 24/09/1995 and name of 1)MANGLABEN SOMALAL SHAHA 2)Mrs. KANUBAI SOMALAL SHAHA, 3)Mrs. GEETA GIRISHCHANDRA SHAH, 4)Mrs. KANCHAN V. SHAHA, 5)REKHA PRADEEP SHAHA, 6)Mr. MAHENDRA SOMALAL SHAHA recorded as Legal heirs to the Landed property bearing S.No. 17/8 area admn. 477.10 sq.mtrs., which is recorded as per Mutation Entry No.4983, dated 05/08/1998 (this Mutation Entry is not related to Title Property).

AND WHEREAS as per Mah. Government Circular No. RA. BHU. A. /PRA. N.180/L-1, dated 07/05/2016 and order dated 17/02/2018 issued by Tehsildar Ambernath, Dist. Thane, the survey No. and Hissa No. compared and rectified by using Computerized edit Module under E-Mutation Project, which is recorded as per Mutation Entry No.6852 dated 20/2/2018.

AND WHEREAS the Said Property No.2 purchased by YAMUNA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD. through Chairman Mr. ANUP RAMANLAL DHUWAD, 2)Mr. JATIN PANKAJ SHAH (Secretary) 3)Mr. NATWAR C. SHAH (Member) (Khata No. 2076), from VRINDAVAN CO-OPERATIVE HOUSING SOCIETY LTD. Society member 1)MANGLABEN SOMALAL SHAHA 2)Mrs. KANUBAI SOMALAL SHAHA, 3)Mrs. GEETA GIRISHCHANDRA SHAH, 4)Mrs. KANCHAN V. SHAHA, 5)REKHA PRADEEP SHAHA, 6)Mr. MAHENDRA SOMALAL SHAHA and Others with confirmation of M/s. SHREE SAI SAMARTH DEVELOPER through Partner Mr. JIGNESH BHARATBHAI SHAH(Khata No.2076) by virtue of Sale Deed dated 28/09/2021 duly registered vide No.14023/2021, which is recorded as per Mutation Entry No. 7337, dated 07/10/2021 and certified by Circle Officer Kuglaon, Tal.Ambernath Dist.Thane on 12/1/2022.

AND WHEREAS 1)Mr. MAHENDRA SOMALAL SHAHA 2)Mrs. KANUBAI SOMALAL SHAHA, 3)Mrs. KANCHAN V. SHAHA, 4)Mrs. GEETA GIRISHCHANDRA SHAH 5)MANGLABEN SOMALAL SHAHA 6)REKHA PRADEEP



SHAHA (Khata No.2076) agreed to sell adjacent land (bearing area admn. 6-10-48 H.Aar sq.mtrs.) to the said landed property to M/s. OM SAI DEEP CO-OPERATIVE HOUSING SOCIETY LTD. through Chairman Mr. MADHUKAR KESHAV DALVI, Mr. GANESH SURESH MASURKAR, Mr. YAMAJI RAMU NAIK (Secretary) (New Khate), by virtue of Sale Deed dated 14/10/2021, Reg. No. 15013/2021, which is recorded as per Mutation Entry No.7342, dated 25/10/2021 (this Mutation Entry is not related to Title Property)

AND WHEREAS Redevelopment Order Assistant Registrar Co-op. Society, ambernath issued in favour of YAMUNA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD., vide No. Sani/Ambarnath /B-3/ Yamuna Kutir/Redevelopment/ permission Order-4076/Year-2022, dated 08/02/2022.

AND WHEREAS ULC order issued by Hon'ble Collector & Competent Authority, Ulhasnagar Urban Agglomeration , Thane, vide No. ULC/ULN/Sec 6(1)/SR-9, dated 25/02/1982.

AND WHEREAS NA Order issued by Hon'ble Collector Thane, vide No. NAP-VIII/SR-417, dated 17/05/1983.

AND WHEREAS by virtue of Redevelopment Agreement & Power of Attorney dated 28/10/2022 YAMUNA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD. entrusted Redevelopment rights of the said Land area admn. 865.75 sq.mtrs in favour of M/s. ASHISH GOLE PROMOTERS AND BUILDERS through proprietary Mr. ASHISH WAMAN GOLE duly registered before the Sub-registrar, Ulhasnagar-4, Under Registration UHN-4-9275/2022 & 9276/2022, respectively.

Thus the said Property No. I is owned and possessed by Mr. ASHISH WAMAN GOLE, who has decided to develop the said property as Proprietor of **M/s. ASHISH GOLE PROMOTERS AND BUILDERS** and said Property No. II is possessed by the Promoter through Redevelopment Agreement dated 28/10/2022 and thus the Promoter has got every right to develop the said property No.1 & 2 as per Revised sanctioned plan vide no. KBNP/NRV/BP/338/2022-2023, Unique No. 169, dated 15/02/2023 granted by Kulgaon Badlapur Municipal Council, Kulgaon, for construction of Building-A Ground + 7 Floor, Building-B – Stilt + Seven Floor, Building-C Stilt+ First Floor & Building-D – Stilt+ First Floor.

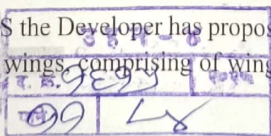
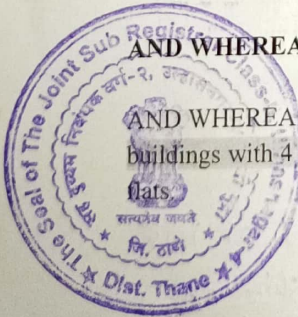
The property No.I and Property No.II described hereinabove called as "**the said Project Land property**".

The proposed construction of the project and building shall be carried out in the name and style of "**ALANKAPURI**"

AND WHEREAS the PROMOTORS/OWNERS are entitled and enjoined upon to construct building on the project land in accordance with the recitals hereinabove;

AND WHEREAS the PROMOTORS/OWNERS is in possession of the project land.

AND WHEREAS the Developer has proposed to construct on the project land 2 Number of buildings with 4 wings, comprising of wing "A", "B", "C" & "D" which consist of shops/



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AND WHEREAS THE DEVELOPERS intend to acquire either additional TDR in the form of FSI and/or additional FSI by paying premium to the Council/Competent Authority and consume and utilize the same on the Buildings in order to construct the building comprising of additional upper floors as per D. C. R. & KBMC rules.

AND WHEREAS the Allottee is offered an ~~Apartment / Shop/ Office /~~ **Flat bearing number 501 on the Fifth Floor**, (herein after referred to as the said "Apartment/ Flat/ Shop/ Office/ Parking / Garage") in the Building called "**ALANKAPURI**" "**WING -B**" (herein after referred to as the said "Building") being constructed by the Promoter/owners.

AND WHEREAS the Developer has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

AND WHEREAS the Developer has registered the Project on **10/10/2023** under the provisions of the Act with the Maharashtra Real Estate Regulatory Authority at **Mumbai** vide no **P51700053040**, authenticated copy is attached in Annexure 'F'.

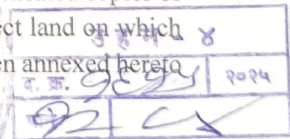
AND WHEREAS the Developer has appointed M/s. ATUL KUDTARKAR & ASSOCIATES as structural Engineer for the preparation of the structural design and drawings of the building and the Developer accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS by virtue of the Development Agreement the Developer has sole and exclusive right to sell the Apartment / Shop/ Office / Flat in the said building/s to be constructed by the Developer on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartment / Shop/ Office/shop / Flat to receive the sale consideration in respect thereof.

AND WHEREAS on demand from the allottee, the Developer has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Developer's Architects Mr. Hemant V. Vaidya - URBAN VASTU DESIGNER and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.

AND WHEREAS the authenticated copies of **Certificate of Title** issued by MRS. SHRUTI SACHIN MALBARI, Advocate of the BUILDER/DEVELOPERS, authenticated copies of **7/12** Extracts showing the nature of the title of the Developer to the project land on which the Apartment/ Flat/ Shop are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

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



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

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

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

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

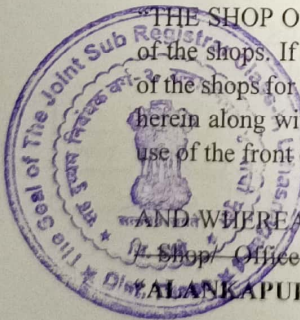
AND WHEREAS it is brought to the notice of the Purchaser that, the DEVELOPERS propose to construct the "**ALANKAPURI**", as per the Plans and specification approved by Kulgaon Badlapur Municipal Council, Kulgaon, vide No. KBNP/NRV/BP/338/2022-2023, Unique No. 169, dated 15/02/2023, for construction of Building-A Ground + 7 Floor, Building-B - Stilt + Seven Floor, Building-C Stilt+ First Floor & Building-D - Stilt+ First Floor.

AND WHEREAS the Developer has accordingly commenced construction of the said building in accordance with the said plans.

"THE PROMOTERS/BUILDERS shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes, Hotel, Restaurant and for other non-residential purpose and the purchaser herein along with the other purchasers shall not raise any objection for such non-residential use of the premises sold by the promoters to the intending purchasers".

"THE SHOP OWNERS shall have exclusive rights to have shed on the front open space of the shops. If required they shall erect weather shed and shall use the front open space of the shops for keeping goods or for commercial purposes. The residential unit purchasers herein along with the other purchasers shall not raise any objection for such commercial use of the front open space sold by the promoters to the SHOP OWNERS".

AND WHEREAS the Allottee has applied to the Developer for allotment of an Apartment / Shop / Office / **Flat No. 501 on Fifth floor** situated in the building called as "**ALANKAPURI**" "**WING - B**", being constructed of the said Project.



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AND WHEREAS the Rera carpet area of the said Apartment/ Shop/ Flat is **39.48 square meters** and "Rera carpet area" means the net usable floor area of an Apartment/ Flat/ Shop excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment/ Flat/ Shop for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment/ Flat/ Shop for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Apartment/ Flat/ Shop

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

AND WHEREAS, prior to the execution of these presents the Allottee has paid to the Developer a sum of **Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand only)**, being **part payment / Advance** of the sale consideration of the Apartment / Shop / Flat agreed to be sold by the Developer to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Developer both hereby admit and acknowledge) and the Allottee has agreed to pay to the Developer the balance of the sale consideration in the manner hereinafter appearing.

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

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Allottee hereby agrees to purchase the (Apartment/ Flat/ Shop) and the covered parking (if applicable).

NOW THESE PRESENTS WITNESSETH

and the parties herein agree as follows:

1. a (i) **The Promoter shall construct 2 number of buildings with 4 wings**

- i) Wing - A Ground + 7 Floors
- ii) Wing - B – Stilt + 7 Floors
- iii) Wing - C Stilt+ First Floor
- iv) Wing - D – Stilt+ First Floor.

Therefore, total Number of Building proposed to be constructed on the project land are 2 buildings with 4 wings, and out of which Wing A Ground Floor, First Floor and Second Floor will be use for the purpose of Hospital in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.



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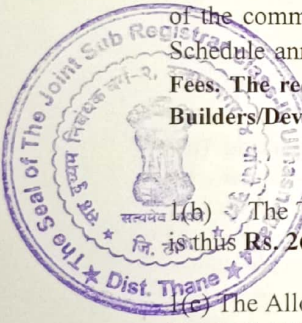
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a(ii)The Owners/Developers hereby declare and confirm that by virtue of the Development Agreement and Deed of Conveyance, they are having all the rights and absolute authority to develop the said project Land property by constructing thereon building/s containing of self-contained Apartment, flats, offices, shops, units and other premises as may be permissible by Planning Authority and law. The Owners/Developers hereby further confirm that they have prepared the building plans of the proposed complex/buildings through their **Architect Mr. HEMANT VAIDYA** and the same has been sanctioned by the Kulgaon-Badlapur Municipal Council. The copy of the said sanctioned plans duly signed by the Owners/Developers and the architect has been handed over to the Purchaser/s.

a(iii)The OWNERS/DEVELOPERS shall construct the 2 number of building with 4 wings on the said property in accordance with the building plans sanctioned by the KBMC and which has been shown to the Purchaser/s.

a (iv)The Party of the First Part hereby agrees to sell to the Party of the Second Part; and the Party of the Second Part has agreed to Purchase from the Party of the First Part one self-contained Apartment / **Flat bearing No. 501**, on the **Fifth floor** in the **Wing** known as "**B**", in the Project named "**ALANKAPURI**", situated on Survey No.17, Hissa No.1 & Survey No.17 Hissa No. 8, Old Plot No.1 (area admn. 1820 + 865.75 sq. mtrs) total Area admn. 2685.75 Sq. mtrs. at Village Kulgaon Tal. Ambarnath, Dist. Thane, Within the Sub-registration District Ulhasnagar-II, III & IV, and Registration District Thane & Within the Limits of Kulgaon Badlapur Municipal Council, Kulgaon, hereinafter totally referred to as "**The said Apartment**" which is more particularly described in details in the schedule hereunder written) as shown in the Floor plan thereof hereto annexed for **the total consideration of Rs. 26,70,000/- (Rupees Twenty-Six Lakh Seventy Thousand Only)** including the proportionate price of the common areas and the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. **The above flat cost is inclusive of Stamp Duty & Registration Fees. The requisite Stamp Duty & Registration Fee for the above said flat is borne by the Builders/Developers, M/s. Ashish Gole Promoters & Builders.**



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1(h) The Total Aggregate consideration amount for the Apartment / Office / Shop / Flat is this **Rs. 26,70,000/- (Rupees Twenty-Six Lakh Seventy Thousand Only)**

1(c) The Allottee has paid on or **before execution of this agreement** a sum of **Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only)** as **advance payment or application fee** in the following manner: -

Date	Bank Name	Cheque No.	Amount
16/12/2024	Bank of India	NEFT	Rs. 50,000/-
16/12/2024	Bank of India	NEFT	Rs. 50,000/-
22/01/2025	Bank of India	NEFT	Rs. 50,000/-
22/01/2025	Bank of India	NEFT	Rs. 50,000/-
30/01/2025	Bank of India	NEFT	Rs. 70,000/-
		Total	Rs. 2,70,000/-

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ii) The Allottee hereby agrees to pay to the Promoter the balance amount of **Rs. 24,00,000/- (Rupees Twenty-Four Lakh Only)** in the following manner: -

PAYMENT SCHEDULE FOR GROUND + 7 FLOOR BUILDING

Sr. No	Particulars	%
1	On Booking	10%
2	On The Execution Of Agreement For Sale	8%
3	On Completion Of Plinth Work	6%
4	On Completion Of Ground floor / Stilt Slab	6%
5	On Completion Of 1 st floor Slab	6%
6	On Completion Of 2 nd floor Slab	6%
7	On Completion Of 3 rd floor Slab	6%
8	On completion of 4 th floor Slab	6%
9	On Completion of 5 th floor Slab	6%
10	On Completion of 6 th floor Slab	6%
11	On completion of 7 th floor Slab	6%
12	On Completion Of Brick work	8%
13	On Completion Of Internal Plaster	5%
14	On Completion of External Plaster	5%
15	On Completion Of Tiling, External Plumbing & electric work	5%
16	Balance At The Time Of Possession	5%
	Total	100%

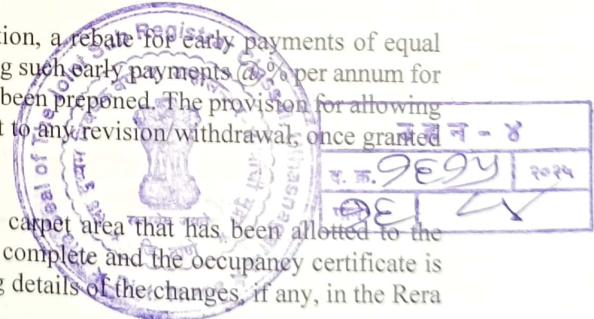
1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [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 @ % 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 Rera 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 Rera



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carpet area, subject to a variation cap of three percent. The total price payable for the Rera carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the Rera 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 Rera 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.

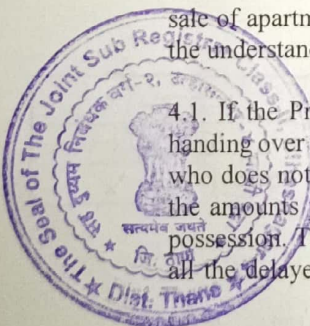
1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner. Note: Each of the instalments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple instalments linked to number of basements/podiums/floors in case of multi-storied building /wing.

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

2.2 Time 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 3134.83 square meters only and Promoter has planned to utilize Floor Space Index of 1276.05 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 if 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 4410.88 square meters 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



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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 instalment, 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 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 a period of thirty days of the termination, the installments 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 **May, 2027**. 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.

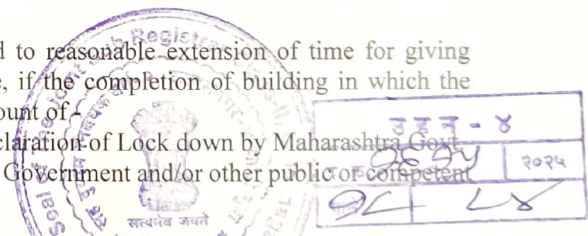
Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of

- (i) War, civil commotion or act of God or declaration of Lock down by Maharashtra Govt.
- (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 fulfillment 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.

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7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the promoter 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 7.1, 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 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.

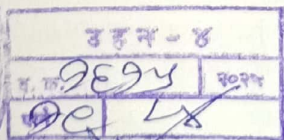
7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision 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) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws 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 organization 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 registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

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



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9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment 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 outgoing in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoing 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. 2/- per Sq. ft. on Built-up area, towards the outgoing. 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 be paid over by the Promoter to the Society or the Limited Company, as the case may be.

Provisional monthly contribution of Rs. 2/- per sq. ft. on Built-up area per month per Flat and Rs. 2/- per sq. ft. on Built-up area per month per Shop or Office towards the outgoing. The allottee has to pay the Builder 3 month's Provisional monthly contribution per Flat/Shop/Office towards the outgoing, before taking possession of the Flat/Shop/Office. The Builder is not liable to pay monthly contribution to the proposed Society for the Residential Flats/Shop/Office which is unsold and unoccupied.

"The Promoter / Developer shall register separate societies as Alankapuri Wing A, Alankapuri Wing B, Alankapuri Wing C and Alankapuri Wing D. OR shall register Alankapuri Wing A and Alankapuri wing B together as one society, AND Alankapuri Wing C and Alankapuri wing D together as other one society". The said decision depends on the situation at the time of project completion or at the time of Society Registration.

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

(i) Rs. 6,000/- for share money, application entrance fee, formation and registration of the Society, proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body.

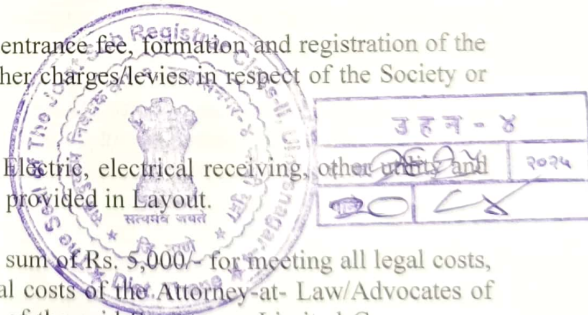
(ii) Rs. 5,000/- for Deposit towards Water, Electric, electrical receiving, other utility and services connection charges and Sub Station provided in Layout.

11. The Allottee shall pay to the Promoter a sum of Rs. 5,000/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share stamp duty and registration charges payable and, by the said Society or Limited Company on such

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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.

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;

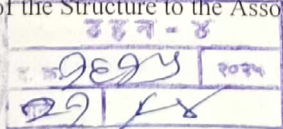
v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities 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 following 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 area of the Structure to the Association of the Allottees.



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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 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.

xii. It is brought to the knowledge of the Allottee that, total 2 number of buildings with 4 wings shall be constructed and out of which Building A Ground Floor, First Floor and Second Floor will be use for the purpose of constructing Hospital or Commercial Premises.

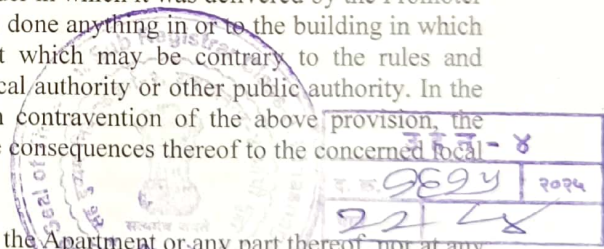
14. THE ALLOTTEE/S OR HIMSELF/THEMSELVES WITH INTENTION TO BRING ALL PERSONS INTO WHOSOEVER HANDS THE APARTMENT MAY COME, HEREBY COVENANTS WITH THE PROMOTER AS FOLLOWS: -

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 colour 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



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without the prior written permission of the Promoter and/or the Society or the Limited Company.

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.

43. The Promoter undertake to 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 Co-operative Society or association or Company or towards



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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. THE PROMOTER UNDERTAKE THAT, HE SHALL NOT MORTGAGE OR CREATE CHARGE after the Promoter executes this Agreement, he shall not mortgage or create charge on the "Flat / Shop" 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].

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

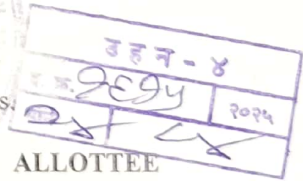
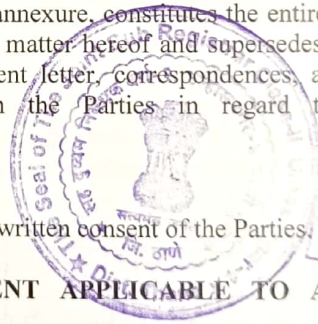
This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said 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

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.



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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 Rera carpet area of the [Apartment] to the total Rera carpet area of all the [Apartments] 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. PARKING

The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos ___ situated at ___ Basement and/or stilt and /or ___ podium being constructed in the layout for the consideration of Rs. ___/-.

26. 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, 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 Sub-registrar Ulhasnagar-2/4.

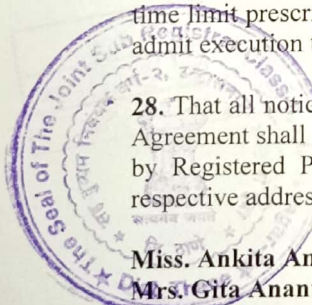
27. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

28. 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:

Miss. Ankita Anant Shinde

Mrs. Gita Anant Shinde

Residing at – Bankar Phata, At-Post: Udapur, Near Bharat Petrol Pump, Tal. Junnar, Dist, Pune, Pincode-412409,



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Email Id:- ANKITASHINDE118@GMAIL.COM

M/s. ASHISH GOLE PROMOTERS AND BUILDERS

Through proprietary Mr. ASHISH WAMAN GOLE

Address: Golewadi, Gandhi Chowk, Kulgaon, Badlapur East.

Notified Email ID: ASHISGOLE808@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.

29. JOINT ALLOTTEES

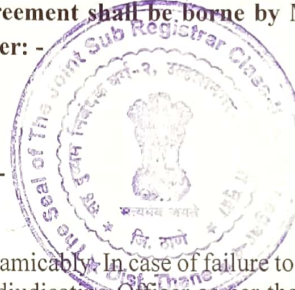
That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

30. Stamp Duty and Registration: -

The flat cost is inclusive of Stamp Duty & Registration Fees. The charges towards stamp duty and Registration of this Agreement shall be borne by M/s. Ashish Gole Promoters & Builders. Which are as under: -

STAMP DUTY CHARGES: Rs. 1,33,500

REGISTRATION CHARGES: Rs. 26,700/-



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31. Dispute Resolution: -

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Adjudicating Officer as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

32. 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 Ulhasnagar/Kalyan/Mumbai courts will have the jurisdiction for this Agreement

33. The name of the Project and building shall be "ALANKAPURI" and this name shall not be changed without the written consent of the Promoters. The name of association shall also be decided by the Promoters at their discretion.

34. It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Purchaser and the same are not agreed to be provided by the promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in Elevations, Designs, and Colures of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Purchaser/s.

35. The Promoter has opened Escrow Account in the name & style of
Escrow Account bearing account No.....withBank
..... Branch.

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36. The Promoter declares that the project has been mortgaged with and the said Finance company has issued conditional no objection certificate dated and the Promoter agreed to deposit all the consideration in respect of the said transaction with aforesaid Escrow Account and all the cheques/demand draft etc. shall be drawn in favour of the aforesaid Escrow Account and till the deposit of full consideration with the aforesaid Escrow Account the Flat/Unit shall remain mortgaged with

37. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

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

SCHEDULE - I
SCHEDULE OF THE SAID LAND HERETO DESCRIBED

ALL THAT PIECE AND PARCEL OF non-agricultural Landed property viz

VILLAGE NAME	SURVEY NO.	HISSA NO.	PLOT No.	AREA IN SQ. MTRS.	ASSESSMENT RS.
MOUJE KULGAON, TAL.AMBERNATH, DIST.THANE	17	1	-	1820	1.25
	17	8	Old Plot No.1	865.75 (redevelopment)	720.30

Within The Sub Registration District Ulhasnagar-II, III & IV and Registration District Thane and within the Local Limits of Kulgaon Badlapur Municipal Council Kulgaon

Together with all easement rights

BOUNDARIES OF THE TOTAL PROJECT LAND ARE AS UNDER:

On Or Towards The East : Shri Om Sai Deep CHS (S.no. 17/2)
On Or Towards The West : Jay Siddhi Ganesh CHS
On Or Towards The South : 40 ft. Road
On Or Towards The North : Mr. Kishor Salunke Property



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SCHEDULE - II
SCHEDULE OF FLAT HERETO DESCRIBED

NAME OF PROJECT	WING NAME	FLAT NO./ SHOP NO.	AREA CARPET Sq. mtrs.	FLOOR
"ALANKAPURI"	"B" WING	501	39.48	FIFTH

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Exclusive Facility	* BALCONY EXCLUSIVE AREA 6.26 Sq. mtrs.
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ANNEXURE - I

Description of the Common Areas provided:

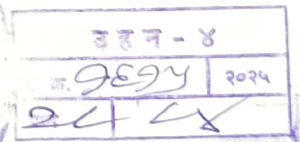
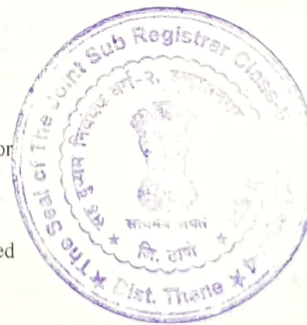
Sr. no.	Type of common areas provided	Proposed Date of Occupancy Cert.	Proposed Date of handover for use	Size / area of the common areas provided
1.	Parking	----	----	Open parking to all flat holders

Details and Specification of the Lift:

Sr. no.	Type Lift (passenger / service / stretcher / goods / fire evacuation / any other)	Total no. of Lifts provided	Number of passenger or carrying capacity in weight (kg)	Speed (mtr / sec)
1.	Passenger Lift	ONE	6 persons or 408 kg.	1.0000 mtr / sec

COMMON AMENITIES FOR FLATS

1. RCC Frame Super Structure for Building
2. AAC Block or Brick Masonry for walls
3. Internal Single coat plastering
4. External Two coat plastering
5. Internal distemper painting with wall putty or Gypsum
6. Bath & W/C Full wall Tiles or up to 6ft.
7. Concealed Plumbing CPVC & Downtake line is UPVC
8. CP Fitting for all taps & Bathroom Diverter fitting with Spout
9. Kitchen Platform Granite with S.S. Sink
10. Kitchen Drinking water Tap & Aqua Guard Tap Provision
11. Floor Tiles is vitrified Tiles
12. Ceramic tiles for wall Tiles
13. Concealed Electrical point for all rooms
14. Flush door shutter with door frame for main door
15. All window sills are marble framing
16. All windows Sliding is aluminum powder Coated
17. Good quality lift with Inverter battery backup.





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IN WITNESS WHEREOF the Parties hereto have signed and delivered these presents the day and year herein above mentioned.

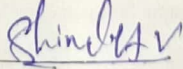
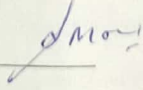
SIGNED AND DELIVERED BY THE WITHIN NAMED PROMOTER

NAME OF PROMOTER/BUILDER	SIGNATURE/ L.H.THUMB IMPRESSION	PHOTOGRAPH
M/s. ASHISH GOLE PROMOTERS AND BUILDERS through proprietor MR. ASHISH WAMAN GOLE (PAN NO. ADOPG4721F)		

SIGNED AND DELIVERED BY THE WITHIN NAMED ALLOTTEE

NAME OF PURCHASER/S	SIGNATURE/ L.H.THUMB IMPRESSION	PHOTOGRAPH
MISS. ANKITA ANANT SHINDE (PAN NO. JMIPS0860K)		
MRS. GITA ANANT SHINDE (PAN NO. NXIPS5067M)		

WITNESSES:

- 1) शुभान शिंदे 
- 2) अम्पत ल. मोरे 



RECEIPT

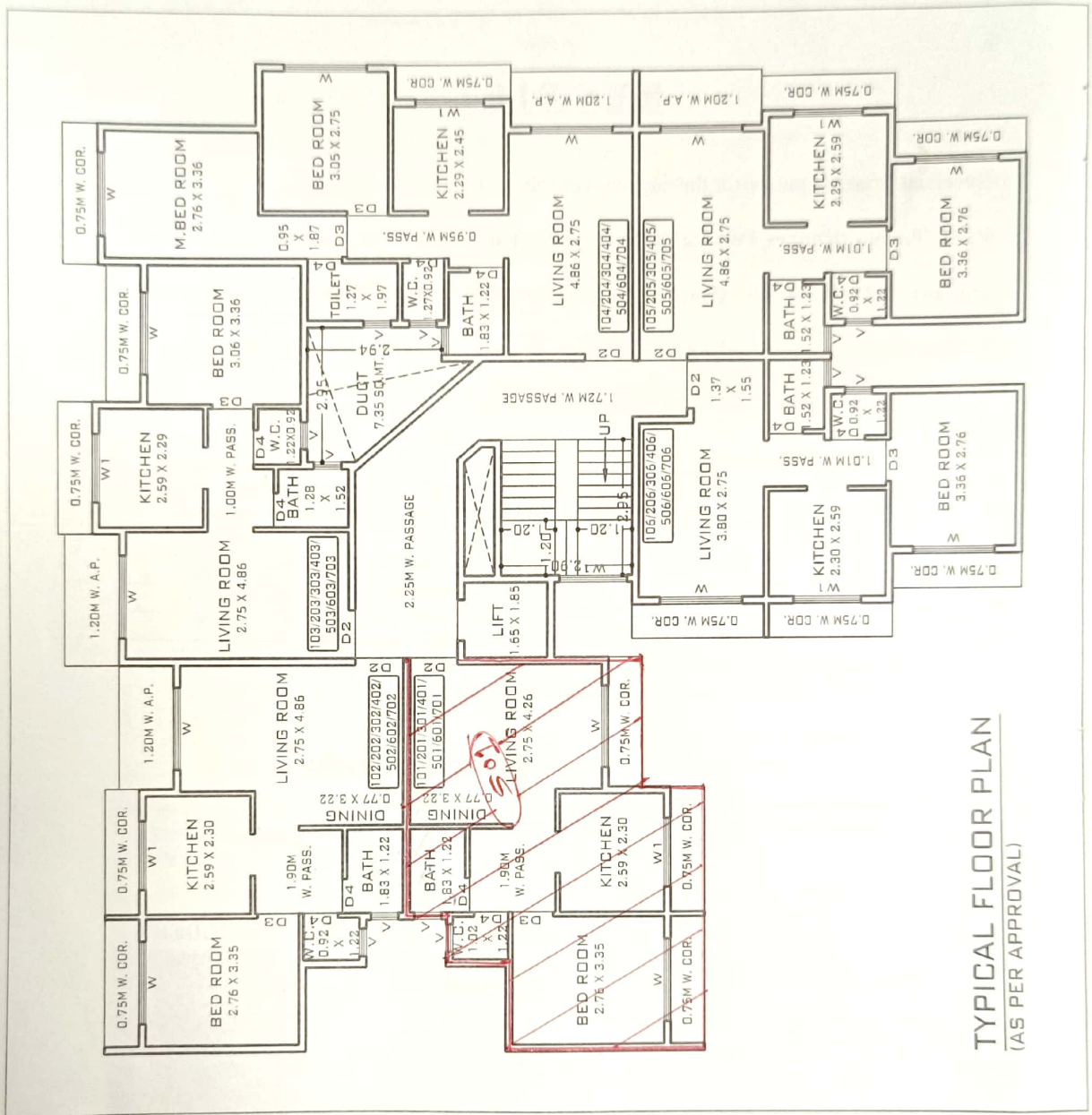
Received from the purchaser the day and year above mentioned a sum of
Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only) out of total consideration
amount of Rs. 26,70,000/- (Rupees Twenty-Six Lakh Seventy Thousand Only) as and
by way of part-payment / advance / ~~full Sale Consideration~~ herein above mentioned by
virtue of below mentioned cheque / RTGS / NEFT viz.: -

Date	Bank Name	Cheque No.	Amount
16/12/2024	Bank of India	NEFT	Rs. 50,000/-
16/12/2024	Bank of India	NEFT	Rs. 50,000/-
22/01/2025	Bank of India	NEFT	Rs. 50,000/-
22/01/2025	Bank of India	NEFT	Rs. 50,000/-
30/01/2025	Bank of India	NEFT	Rs. 70,000/-
		Total	Rs. 2,70,000/-

WE SAY RECEIVED

M/s. ASHISH GOLE PROMOTERS AND BUILDERS
Through proprietor
Mr. ASHISH WAMAN GOLE





[Handwritten signature]

सौ. गीता अ. शिंदे

शुंदरा



उत्तर-४	
१०१५	१०१५
४९	४९



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 :
P51700053040

Project: **Alankapuri**, Plot Bearing / CTS / Survey / Final Plot No.: **S.No 17/H.No 1 & H.No 8/Plot No. 1st Badlapur (M C), Ambarnath, Thane, 421503;**

1. Mr./Ms. **Ashish Waman Gole** son/daughter of Mr./Ms. **Waman Govind Gole** Tehsil: **Ambarnath, District: Thane, Pin: 421503**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o 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 (l) 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.
 - o The Registration shall be valid for a period commencing from **10/10/2023** and ending with **01/05/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - o 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.



Dated: **10/10/2023**
Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date:10-10-2023 12:34:28

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





कुळगांव बदलापूर नगरपरिषद

नगरपरिषद नुवे रुग्णालय इमारत, पहिला मजला, जावरी विद्यामंदिर संत, बदलापूर लगे कुळगांव, ता. अंबरनाथ, जिल्हा. ता. अंबरनाथ जि. ठाणे.
ईमेल: - coud.kulgaonbadalapur@maharashtra.gov.in वेबसाईट: - https://kshmc.gov.in

अपॅडिक्स डी - १

जा. क्र.कु.ब.न.प./नरवि/बां.प./ 334 /२०२२-२०२३ युनिक नं. १६२ दिनांक: १५/०२/२०२३

प्रति,

श्री.आशिष वामन गोळे व यमुना कुटीर को.ऑप.हौ.सोसा.लि. यांचे कु.मु.प.धारक
मे.आशिष गोळे प्रोमोटर्स अॅन्ड बिल्डर्स चे प्रोप्रायटर श्री.आशिष वामन गोळे
द्वारा श्री.हेमंत वैद्य, वास्तुशिल्पकार, कुळगांव-बदलापूर

विषय: महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५
स.नं.१७, हि.नं.१ व स.नं.१७, हि.नं.८, प्लॉट नं.१, मौजे कुळगांव, ता.अंबरनाथ येथे इमारत पुनर्विकास
करण्याच्या बांधकाम मंजूरीबाबत.

संदर्भ: आपला दि.१२/१०/२०२२ रोजीचा श्री.हेमंत वैद्य, वास्तुशिल्पकार, कुळगांव-बदलापूर यांचे मार्फत
सादर केलेला अर्ज क्र.१६६२६.

वरील संदर्भाधीन अर्जांन्वये विषयांकित स.नं.१७, हि.नं.१ व स.नं.१७, हि.नं.८, प्लॉट नं.१, मौजे कुळगांव,
ता.अंबरनाथ मध्ये महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४४ व महाराष्ट्र नगरपरिषद अधिनियम
१९६५ चे कलम १८९ अन्वये इमारत पुनर्विकासाच्या बांधकाम परवानगीकरीता अर्ज या कार्यालयास प्राप्त झाला
आहे. सदर जागा मंजूर विकास योजना कुळगांव बदलापूर प्रमाणे निवासी विभागात समाविष्ट असून सदर जागा मंजूर
विकास योजनेतील १२.० मी. रुंद विद्यमान रस्त्यावर दर्शनी आहे. स.नं.१७, हि.नं.१ व इतर च्या मंजूर नकाशा क्षेत्रात
लगतचे स.नं.१७, हि.नं.८, प्लॉट नं.१ एकत्रिकृत करून परवानगी अपेक्षिलेली आहे. स.नं.१७, हि.नं.१ चे पूर्णभूवेष्टीत
(Land Locked) स्थान बघून वरीलप्रमाणे जमीनीचे एकत्रिकरणास मान्यता देण्यात येत आहे.

सबब, विषयांकित प्रकरणातील (१८२०.०० चौ.मी. क्षेत्र) + (८६५.७५ चौ.मी पुनर्विकास क्षेत्र) असे एकूण
२६८५.७५चौ.मी. क्षेत्र भूखंडामध्ये एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीच्या तरतूदीनुसार पुनर्विकास
प्रोत्साहन FSI २७०.०० चौ.मी (Incentive) देण्यात आलेला आहे व १२७६.०५ चौ.मी. अॅन्सेलरी क्षेत्रासह एकूण
अनुज्ञेय क्षेत्र ४४१०.८८ चौ.मी. पैकी ४४१०.८८ चौ.मी. नियोजित बांधकाम क्षेत्र प्रस्तावित करून बांधकाम
करण्यासाठी केलेल्या दि.१२/१०/२०२२ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत,
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये स्टिल्ट, तळ + सात मजले/ हॉस्पिटल/
राहणेसाठी व वाणीज्यसाठी/ ड्रायव्हर रुम/ सोसा.ऑफिस/ सॅनिटरी रुम/ वाडे भितीच्या इमारतीच्या बांधकामाबाबत,
बांधकाम परवाना/ प्रारंभ प्रमाणपत्र देण्यात येत आहे. [बिल्डींग-अ-तळ + सात मजले, बिल्डींग-बी-स्टिल्ट + सात
मजले, बिल्डींग-सी-स्टिल्ट + पहिला मजला व बिल्डींग -डी-स्टिल्ट + पहिल्या मजल्याकरीता]

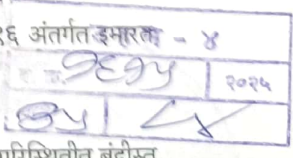
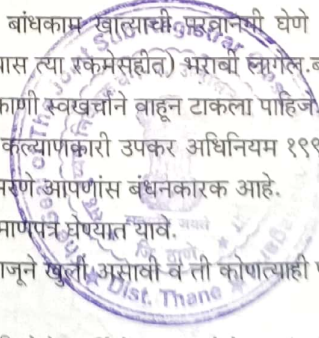
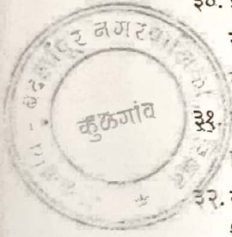
--: अटी :-

- महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम १५१ (३) नुसार मुंबई महानगर प्रदेश विकास प्राधिकरणाने प्रदान केलेल्या विकास नियंत्रण व जमिन वापर या बाबतचे अधिकारांस अधिन राहून ही परवानगी देण्यात येत आहे.
- नकाशात दाखविल्याप्रमाणे नियोजित इमारतीचा वापर निवासी वापरासाठी करावा व बांधकाम मंजूर ४ नकाशाप्रमाणे असावे.
- महसूल व वन विभाग, महाराष्ट्र शासन, यांचेकडील बिनशर्तीबाबत दि.१५ जानेवारी २०१७ चे अध्यादेश क्र.२४ मधील लागू असलेल्या आदेशांचे पालन करणे आपणांवर बंधनकारक राहिले.
- स्थळदर्शक नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर असली पाहिजेत व त्याखालील जागा कायम खुली ठेवावी. या सामासिक अंतरात सेप्टिक टँक चे बांधकाम करावयाचे झाल्यास, सदर सेप्टिक टँक चा स्लॅब सभोवतालच्या फ्लोरींगशी एकपातळी असावा जेणेकरून वाहतूक व्यवस्थेला बाधा होणार नाही. कोणत्याही बांधकामामुळे तळमजल्याची सामासिक अंतरे कमी होणार नाहीत याची दक्षता घ्यावी.

५. सेटबॅक नियमांच्या अंमलबजावणीसाठी मोकळी केलेली/ सोडण्यात आलेली जागा ही सार्वजनिक रस्त्याचा भाग समजण्यात येईल.
६. ही बांधकाम परवानग/ प्रारंभ प्रमाणपत्र दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल, नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्षे करता येईल. वैध मुदतीत बांधकाम किमान प्लिथ लेव्हल पर्यंत पूर्ण करणे आवश्यक आहे.
७. बांधकाम चालू करण्यापूर्वी नगर भूमापन अधिकारी/ भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरु करावे.
८. मंजूर नकाशाबाबत जागेवर प्रारंभ प्रमाण पत्राचा क्रमांक/ दिनांक आणि इतर माहिती लिहून फलक लावावा.
९. भूखंडाचे क्षेत्रफळात व हद्दीमध्ये फरक आढळल्यास सुधारीत परवानगी घेणे बंधनकारक राहिल. तसेच प्रकरणी प्रस्तावासोबत आपण सादर केलेल्या कागदपत्रांवरून जागेची मालकी निश्चित केलेली आहे, त्यामुळे जागेच्या मालकी हक्काबाबत/ वहीवाटीबाबत वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासकर्ता/ कु.मु.प.धारक/ जमिन मालक यांची राहिल.
१०. कुलमुखत्यार पत्र धारक/ भाडेकरु/ गाळेधारक/ मुळ मालक यांच्यात काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी वास्तुशिल्पकार/ विकासकर्ता यांचेवर राहिल.
११. कुळ कायदयांची जमिन असल्यास टेनन्सी अॅक्ट कलम ४३ प्रमाणे मा.जिल्हाधिकारी, ठाणे यांची मंजूरी घेतल्याशिवाय बांधकाम करू नये.
१२. प्रस्तावा सोबत सादर केलेले ७/१२ उतारे, फेरफार उतारे, करारनामा, नोंदणी दस्त, मोजणी नकाशा, कुळमुखत्यार पत्राच्या आधारे सदरहू बांधकाम परवानगी देण्यात आलेली असून ती बनावट किंवा दिशाभूल करणारी आढळून आल्यास ही बांधकाम परवानगी संपुष्टात येईल.
१३. कोविड-१९ प्रादुर्भावाच्या अनुषंगाने शासनाने जाहिर केलेल्या लॉकडाऊन कालावधीमध्ये सदर जागा भविष्यात कन्टेनमेंट झोनमध्ये आल्यास त्या कालावधीमध्ये काम करता येणार नाही.
१४. बांधकाम सुरु करण्यापूर्वी इमारतीच्या पाया उत्खननासाठी आवश्यक असलेल्या गौण खनिजाचे स्वामित्वधन जिल्हाधिकारी कार्यालयात भरले असल्याचा दाखला सादर करणे आवश्यक आहे.
१५. जागेत जून भाडेकरु असल्यास त्याच्या बाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरु यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्यांचे निवारण मालकाने कलम आवश्यक राहिल व त्याबाबतीत नगरपरिषद जबाबदार राहणार नाही.
१६. मंजूर नकाशानुसार बांधकाम न करणे तसेच प्रचलित विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम/ वापर करणे महाराष्ट्र प्रादेशिक व नगररचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुन्हा आहे. त्यामुळे मंजूर बांधकाम परवानगीच्या विपरीत बांधकाम करण्यापूर्वी अथवा मंजूर परवानगीच्या अनुषंगाने बांधकामात फेरफार करण्यापूर्वी सुधारीत बांधकाम परवानगी घेणे आवश्यक राहिल.
१७. बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करावे. जोत्यापर्यंत बांधकाम झाल्यानंतर मंजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे वास्तुशिल्पकाराचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे त्यानंतरच पुढील बांधकाम सुरु करावे.
१८. बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे व ही परवानगी आपल्या मालकीच्या कब्जातील जमिनीव्यतिरिक्त इतर जमिनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
१९. विषयाधिन जागेवरील बांधकाम करताना आय एस १३९२०-१९९३ भुकंपरोधक आर.सी.सी. डीझाईननुसार बांधकाम घटकांचे नियोजन अहर्ताप्राप्त नोंदणीकृत स्ट्रक्चरल इंजिनिअर यांचेकडून करून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/विकासकर्ता यांचेवर बंधनकारक राहिल. इमारतीच्या बांधकाम सुरक्षिततेची (Structural Safety) जबाबदारी सर्वस्वी आपल्या स्थापत्य-विशारद/ स्ट्रक्चरल इंजिनिअर यांचेवर राहिल.
२०. सोडण्याचे व पागोळ्याचे पाणी नगरपरिषदेच्या गटारीस स्वखर्चाने नगरपरिषद अभियंता यांचे पसंतीप्रमाणे सोडविणे व पागोळ्याच्या बाबतीत आरोग्य खात्याचे घेण्यात यावे.
२१. सदर प्रकल्पातील धनकचराची विल्हेवाट सुरक्षितपणे लावण्यासाठी योग्य ती व्यवस्था विकासकर्ता/ सहकारी गृहनिर्माण संस्थेनी स्वतःच्या जबाबदारीवर करणे आवश्यक राहिल. धनकचरा व्यवस्थापनासाठी ओला कचरा/ सुका कचरा स्वतंत्रपणे उचलण्याची त्याचा सादर प्रक्रीया करण्याची व त्याकरीता संयंत्र उभारण्याची जबाबदारी विकासकर्ता/ सहकारी गृहनिर्माण संस्थेची राहिल.
२२. मंजूर नकाशा प्रमाणे संपूर्ण पाहिले व मलनिःसारण नलिका भविष्य काळात जवळच्या मलनिःसारण नलिकेस स्वखर्चाने नगरपरिषद अभियंता यांचे परवानगीने जोडणे आवश्यक राहिल.

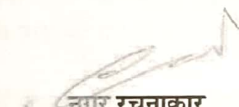


२३. उक्त जमीनीवर विकास करतांना जागेवरील भूपृष्ठ रचनेत अनावश्यक बदल करू नये व सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय वळवू अथवा बंद करू नये.
२४. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम नगरपरिषदेच्या सौयीप्रमाणे व प्राधान्यतेप्रमाणे केले जाईल तसा रस्ता होईपावेतो इमारतीकडे जाण्यायेण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल.
२५. नागरी जमीन कमाल धारणा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बाधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
२६. जागेतून किंवा जागे जवळून अतिदाब विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधित खात्याकडून ना हरकत दाखला घेतला पाहिजे. तसेच अशा विद्युतवाहिनीपासून सुरक्षित अंतर ठेवले जाईल याची खबरदारी घेण्याची जबाबदारी विकासकाची राहिल.
२७. जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख लागून किंवा जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापूर्वी नाहरकत दाखला घेतला पाहिजे.
२८. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत कमीत कमी १) अशोक, २) गुलमोहर, ३) निलगिरी, ४) करंज, ५) आंबा, इ. पैकी एकूण दहा झाडे लावून त्यांची जोपासना केली पाहिजे तसेच सध्या अस्तित्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.
२९. ५०० चौ.मी. वरील भूखंडास नैसर्गिक पावसाळी पाण्याचा पुनर्वापर करणेसाठी रेन वॉटर हार्वेस्टिंग (Rain water harvesting) ची यंत्रणा उभारण्यात यावी. तसेच रुफ टॉपचे पावसाळी पाणी जमिनीमध्ये जिरेल अशा पध्दतीने खुद्द घेवून पार्सप व्यवस्था करणेत यावी. जेणेकरून पावसाचे पाणी वाहून वाया जाणार नाही व ते जमिनीमध्ये मुरेल. बांधकाम पूर्णतेचा दाखला सादर करतेवेळी सदर योजना राबिल्या बाबत त्याचे फोटो व ज्या अभिकर्ता (एजेन्सी) मार्फत ही योजना तयार करण्यात आली आहे त्यांचेकडील, योजना सुस्थितीत असलेबाबत प्रमाणपत्र जोडावे त्याशिवाय बांधकाम भोगवटा प्रमाणपत्र देण्यात येणार नाही याची नोंद घ्यावी. सदर यंत्रणा भविष्यात निष्क्रीय किंवा निकामी झाल्यास, इमारतीच्या प्रत्येक १०० चौ.मी. बांधकाम क्षेत्रासाठी रु.१०००/- प्रतीवर्ष प्रमाणे दंड होऊ शकतो.
३०. इमारतीसाठी बसविली जाणारी लिफ्ट हि ISI मार्क असलेली दर्जेदार व नामांकित कंपनीची असावी. लिफ्टच्या सुरक्षिततेच्या संदर्भात संबंधित सक्षम अधिकाऱ्याची मान्यता घ्यावी. तसेच तीची भविष्यात वेळोवेळी सुरक्षिततेचे दृष्टीने तपासणी करण्यात यावी, तसेच लिफ्ट ला पॉवर बँक अप असावा.
३१. सदर इमारत बांधकामामुळे काही वृक्ष बाधीत होत असल्यास वृक्ष अधिकारी यांचा विहित पध्दतीने परवाना प्राप्त करून त्यांचे आदेशाप्रमाणेच वृक्षतोडीनंतर इमारत बांधकाम हाती घेणेची कार्यवाही करावी.
३२. बांधकाम साहित्यात फ्लाय अॅश विटा व फ्लाय अॅश आधारीत साहित्याचा वापर करण्यासाठी केंद्र शासनाच्या नियमांची अंमलबजावणी करणे बंधनकारक राहिल.
३३. बांधकाम पुर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्याकरिता नगरपरिषदेवर जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी नगरपरिषद हमी घेणार नाही. तसेच बांधकाम करण्यासाठी पिण्याचे पाणी अजिबात वापरू नये.
३४. बांधकाम पुर्णतेचा दाखला/ वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पुर्ण झाले आहे त्याचा नकाशा वास्तुशिल्पकार व स्थापत्य विशारद यांच्यामार्फत विकास नियंत्रण नियमावलीतील अर्पीडिक्स-एच मध्ये आवेदकाने पुर्ण झालेल्या बांधकामाच्या पाच प्रतीसह व इतर आवश्यक कागद पत्रासह सादर करण्यात यावा. वापर प्रमाणपत्राशिवाय इमारतीचा वापर सुरु केल्यास संपूर्ण इमारत अनाधिकृत ठरविली जाईल.
३५. बांधकामाचे मटेरीयल रस्त्यावर टाकावयाचे झाल्यास बांधकाम खात्याच्या परवानगी घेणे आवश्यक राहिल त्याकरिता नियमाप्रमाणे लागणारी रक्कम (व दंड झाल्यास त्या रकमेसहीत) भरावी लागेल. बांधकामाच्या वेळी निरुपयोगी माल (मटेरीयल) नगरपरिषद सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकला पाहिजे.
३६. शासन निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणकारी उपकर अधिनियम १९९६ अंतर्गत इमारत - ४ बांधकामाच्या मुल्यावर १% उपकर नगरपरिषदेमार्फत भरणे आपणांस बंधनकारक आहे.
३७. सदर इमारतीसाठी अग्निशमन विभाग यांचे नाहरकत प्रमाणपत्र घेण्यात यावे.
३८. स्टील्टची कमाल उंची नियमानुसार असावी व ती चहूबाजूने खुली असावी व ती कोणत्याही परिस्थितीत बंदीस्त करू नये.
३९. बांधकाम नकाशात खिडकीबाहेर/ बाल्कनीलगत दाखविलेले आर्किटेक्चरल प्रोजेक्शन/ कॉर्निस/ इलेवेशनल प्रोजेक्शन हे कोणत्याही परिस्थितीत रेलिंग किंवा पॅरापेट वॉल ने बंदीस्त करू नये अथवा वापरात आणण्यायोग्य करू नये. सदरचे क्षेत्र बांधकाम क्षेत्रात गणले जाईल.




४०. सदर जाग्रेस माथेरान इको सॅसेटिव्ह तसेच महाराष्ट्र खाजगी वने (संपादन) अधिनियम १९७५ चे कलम २२ अ व ६ च्या तरतुदी लागू झाल्यास सदरची बांधकाम परवानगी रद्द समजण्यात येईल.
४१. स्टॅप पेपरवर स्टॅप नं.१७AA ६२२३१६, दि.१२/१२/२०२२ व स्टॅप नं. १७AA ६२२३१८, दि.१२/१२/२०२२ रोजी बंधपत्र लिहून दिल्याप्रमाणे मुळ जमिन मालकास ते बंधनकारक राहिल. त्यास नगरपालिका जबाबदार राहणार नाही.
४२. कामगार विभागाने निर्गमित केलेल्या नियम/परिपत्रक/प्रचलित आदेश यांची जमिन मालक/ विकासक यांनी पूर्तता करणे बंधनकारक राहिल. बांधकाम करताना कामगारांच्या व लगतच्या वहीवाटदारांच्या सुरक्षिततेची पूर्ण जबाबदारी संबंधित विकासक यांची राहिल.
४४. सांडपाण्यावर प्रक्रिया करून व शुद्धीकरण करून पाण्याचा पुनर्वापर प्रकल्प करणे बंधनकारक राहिल. गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरिता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत व भूखंडासमोरील रस्ता पक्क्या स्वरूपात गटारासह तयार केल्याखेरीज वापर परवाना मिळणार नाही.
४५. इमारतीचे बांधकाम करणाऱ्या कामगारांसाठी स्वच्छतागृहांची (Toilet) व्यवस्था करण्याची जबाबदारी विकासकाची राहिल. कामगारांनी आजूबाजूचा परिसर अस्वच्छ केल्यास, इमारतीच्या बांधकामाविरुद्ध कार्यवाही करण्याचे अधिकार नगरपरिषदेस असतील.
४६. कुळगांव बदलापूर नगरपरिषद क्षेत्राकरीता हवा प्रदुषण नियंत्रण कृती आराखड्यात सुचविल्याप्रमाणे, बांधकाम साहित्य जसे वाळू, सिमेंट यांना अच्छादित ठेवणे, बांधकाम भूखंडावर ट्रकच्या आवागमनाने होणारी धूळ नियंत्रणात ठेवण्याचे दृष्टीने, आत व बाहेर जाणाऱ्या गेट वर पाणी फवारण्याची व्यवस्था करणे, बांधकाम भूखंडावर ये-जा करणाऱ्या वाहनांच्या चाकांवर पाणी फवारणी व्यवस्था करणे इ. बाबी आवश्यक आहेत.
४७. इमारतीच्या टॉयलेटमध्ये लो वॉल्यूम फ्लॅश सिस्टमचा वापर करण्यात यावा.

सोबत मंजूर नकाशाच्या तीन प्रती पाठविण्यात येत आहेत.

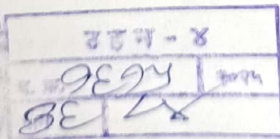

नगर रचनाकार
कुळगांव-बदलापूर नगरपरिषद
कुळगांव




मुख्य अधिकारी तथा नियोजन प्राधिकारी
कुळगांव-बदलापूर नगरपरिषद
कुळगांव

प्रत,

मा.जिल्हाधिकारी, ठाणे यांना माहितीस्तव सविनय सादर.





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- कुल्गांव (९४३६४४)

तालुका :- अंबरनाथ

जिल्हा :- ठाणे

ULPIN : 11120318805

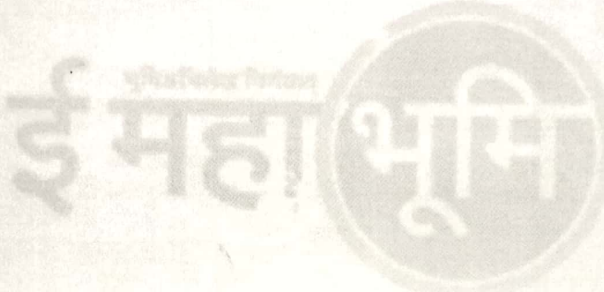
भूमापन क्रमांक व उपविभाग १७/१

11120318805

भुत्पारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.ची.मी	२७०८	[ब्राम्हण गोविंद गोळे]				(७५७५)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र जिरायत ०.९८.२० बागायत - एकुण ला.यो. क्षेत्र ०.९८.२०	३२४३	आशिष वामन गोळे	०.९८.२०	१.२५		(७५७५)	इतर अधिकार इतर [जगद्री जमीन कर्माल वारणा कायदाखालचे अतिरिक्त क्षेत्र] (७५६७) [अतिरिक्त क्षेत्र ४२२ ४२ चौ मी] (७५६७) इतर ८० चौरस मीटर घटई क्षेत्राच्या मर्यादित सदनिका बांधणेसाठीचे क्षेत्र (७५६७) [जगद्री जमीन कर्माल वारणा व विविध नवविद्यमान १९७६ चे क्रलस २०/२१ योजने खालील क्षेत्र पूर्ण पर्याप्तप्राप्तियाय इन्स्टांतरण बंदी] (७५६७)
ब) पोटखराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (क) - एकुण पो.ख.क्षेत्र ०.००.००							प्रलंबित फेरफार : नाही.
एकुण क्षेत्र (अ+ब) ०.९८.२०							शेवटचा फेरफार क्रमांक : ७५७५ व दिनांक : १३/१२/२०२२
आकारणी १.२५							
जुडी, किंवा आकारणी							
जुने फेरफार क्र : (३) (१७३) (३५४) (६५५) (४०००) (४१७९) (५२०६) (५५४४) (५६३१) (५६३३) (५६४२) (५८६६) (६८५२)							सीमा आणि भुमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक १३/१२/२०२२ ०२:३६:५३ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित अल्ल्यापुढे ७/१२ ऑनलाइन वर कोणत्याही रात्री शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : ०७/०४/२०२३ : ११:४४:१६ AM. वैधता पडताळणीसाठी <https://digitalsatara.mahabhumi.gov.in/dsk/> या संकेत पथकावर जाऊन 2114100001093123 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२



उद्देश - ४
दि. ०९/१२/२०२५
३०/१२/२०२५

आ. २५ गी. २



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- कुळगाव (९४३६४४)

तालुका :- अंबरनाथ

जिल्हा :- ठाणे



ULPIN : 14380681882

भूमापन क्रमांक व उपविभाग १७/८

14380681882

भुधारणा पद्धती भोगवटादार वर्ग -१

गैताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	२०७६	वृंदावन सह. गृहनिर्माण संस्था नियोजित चिफ प्रो.विमलाबेन कृष्णजीवन धुवाड				(७४७८)	कुळाचे नाव व खंड
अकृषिक क्षेत्र		उप चि.प्रो.महेंद्र सोमालाल शहा				(७४७८)	इतर अधिकार
बिन शेती २४.२८.०८		समासद कांताबेन चंद्रलाल शहा				(७४७८)	सार्वजनिक रस्ता
		नटवरलाल विमणलाल शहा				(७४७८)	रस्ता ४६०.०० (४८८६)
बिन शेती २०२०.१६		नटवरलाल जोहनाभाई पटेल				(७४७८)	
आकारणी		बीपीनचंद्र गोवर्धनदास शहा				(७४७८)	प्रलंबित फेरफार : नाही.
		विलासचंद्र गोवर्धनदास शहा				(७४७८)	
		सुरेशचंद्र नटवरलाल धुवाड				(७४७८)	शेवटचा फेरफार क्रमांक : ७४७८ व दिनांक : १४/०६/२०२२
		बिह्लदास जेठालाल शहा				(७४७८)	
		सुर्याबेन रमणलाल धुवाड				(७४७८)	
		विमल कृष्णजीवन धुवाड				(७४७८)	
		इंद्रबदन अमृतलाल शहा	४.७७.१०	३९६.९५		(७४७८)	
		महेंद्र सोमालाल शहा				(७४७८)	
		कणुभाई सोमालाल शहा				(७४७८)	
		मंगलाबेन सोमालाल शहा				(७४७८)	
		गीताबेन बीपीनचंद्र शहा				(७४७८)	
		कांचन वल्लभदास शहा				(७४७८)	
		रेखा प्रदीपकुमार शहा				(७४७८)	
	३०४६	यमुना कुटीर को. ऑप. हौसिंग सोसायटी लिमिटेड तर्फे अध्यक्ष श्री. अनुप रमणलाल धुवाड				(७३३७)	
		यमुना कुटीर को. ऑप. हौसिंग सोसायटी लिमिटेड तर्फे सचिव श्री. जतिन पंकज शाह				(७३३७)	
		यमुना कुटीर को. ऑप. हौसिंग सोसायटी लिमिटेड तर्फे सदस्य नटवरलाल चि. शाह				(७३३७)	
		-----सामाईक क्षेत्र-----	८.६५७५	७२०.३०			
	३१०६	श्री ओम साई दीप को ऑप हौसिंग सोसायटी लिमिटेड	६.१०.४८	५०७.९२		(७४२५)	
ने फेरफार क्र : (७०) (२४०) (२४१) (३६९७) (४७४४) को. ऑप. हौसिंग सोसायटी लि. (७३३७) (७२४७) (७३५५)					३९४.९९	(७४७८)	सीमा आणि भूमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक १४/०६/२०२२:०९:००:२७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्याबुद्धे ७/१२ अभिलेखावर वर कोणत्याही राही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : ०७/०४/२०२३ : ११:२५:५१ AM. वैधता पडताळणीसाठी <https://digitalstara.mahatrust.gov.in/dsk/> या संकेत स्वाक्षरीवर जाऊन 2114100001085116 हा क्रमांक यापरावा.

पृष्ठ क्र. १/३



उत्तर - ४
०९१४
३४ ८४

१. अर्जदार श्री. वामन गोविंद गोळे हे स्वतःकरीता व इतर यांचे कु.मु. रा. गोळेवाडी, कुळगांव ता. अंबरनाथ जि. ठाणे, यांचा दि. १८/५/२००९ रोजीचा अर्ज व दि. २०/५/१० चा अर्ज
२. उपजिल्हाधिकारी व सक्षम प्राधिकारी उल्हासनगर नागरी संकुलन ठाणे यांचे कडील
अ. युएलसी/युएलएन/से (२०)(एन)/एसआर-५४१ दि ७/१२/२००५
ब. युएलसी/युएलएन/६(१)/एसआर-८/१९/६१ कुळगांव दि. २०/४/२०००.
क. शासनाचे नगरविकास विकास विभाग यांचेकडील पत्र क्रमांक मुदत-
२००९/४३३/प्र.क्र.१७६ नाजकधर-३ दिनांक ३१/७/२००९.
३. तहसिलदार अंबरनाथ यांचे कडील चौकशी अहवाल पत्र क्रं. महसुल/टे-३/२३/२००९ दिनांक- २६/६/२००९
४. मुख्याधिकारी तथा नियोजन प्राधिकारी कुळगांव-बदलापुर नगरपरिषद यांनी त्यांचेकडील बांधकाम परवानगी क्रं जा.क्र.कु.ब.न.प/बां/३७१-६७ दि.१७/०६/२००८, ३१/१०/२००९, व दि. २६/११/२०१० सामान्य शाखा (भुसंपादन) ठाणे यांचेकडील पत्र क्रं. सामान्य/का-४/टे-३/भुसं/एसआर-४४३ दिनांक २८/७/२००९. दि. ३१/५/२००९ रोजीच्या दैनिक 'महाराष्ट्र जनमुद्रा' मध्ये प्रसिध्द केलेला जाहिरनामा. अर्जदार यांचे दिनांक-२५/३/२००९ रोजीचे हमीपत्र कम प्रतिज्ञापत्र.
८. यु.एल.सी.आदेशाबाबत अर्जदार यांनी दिलेले दिनांक-२५/३/२००९ रोजीचे शपथपत्र



आदेश :-

ज्या अर्थी श्री. वामन गोविंद गोळे हे स्वतःकरीता व इतर यांचे कुळमुखत्यारी रा.गोळेवाडी, कुळगांव ता. अंबरनाथ जि. ठाणे. यांनी ठाणे जिल्हयातील अंबरनाथ तालुक्यातील मौजे कुळगांव येथील स. नं. १७/१ मधील जमिनीतील क्षेत्र १८२०-०० चौ.मी एवढया जागेचा रहिवास या बिगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी, दिनांक ३१/५/२००९ रोजी अर्जदार यांनी दैनिक 'महाराष्ट्र जनमुद्रा' या स्थानिक वृत्तपत्रात जाहिरात दिलेली होती.

त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून जिल्हाधिकारी याद्वारे श्री. वामन गोविंद गोळे, श्री विश्वास गोविंद गोळे, श्रीम. चिनया सुभाष पंडीत रा. कुळगांव यांना ता. अंबरनाथ मौजे कुळगांव येथील स. नं. १७/१ चे एकुण क्षेत्र १८२० -०० चौ.मी. क्षेत्राची रहिवास या बिगर शेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून कुळगांव - बदलापुर नगरपरिषदेने मंजूर केलेल्या बांधकाम नकाशानुसार खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

१. सुविधांसाठी क्षेत्र-

२७३.०० चौ.मी.

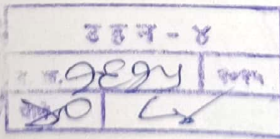
त्या शर्ती अशा :-

१. ही परवानगी अधिनियम व त्याखालील केलेले नियम यांना अधिन राहून देण्यांत आलेली आहे.
२. अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) अशा जमीनीचा वापर व त्यावरील इमारतीचा आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यांस परवानगी



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३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोटविभागणी करता कामा नये.
४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखडया प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.
५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
६. या सोबत जोडलेल्या स्थळ आराखडयात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.
- ६अ. प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.
७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापुर्वी अनुज्ञाग्राही व्यक्तीने (ग्रेटीने) कुळगाव-बदलापुर नगरपरिषद यांचेकडून बांधकाम परवानगीचे नुतनीकरण करून घेउन त्यानंतरच बांधकाम करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
८. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जीनल डिस्टेंसेस) सोडले पाहिजे.
९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेतकी प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.
१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यांस ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठया मार्फत अंबरनाथ तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यांस चुकेल तर महाराष्ट्र जमीन महसूल (जमीनीच्या



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असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका पासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे ०-८३.२ पैसे या दराने बिगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पुर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल, अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यात येणार नाही.



१२. अनुज्ञाग्राही व्यक्तीने सदर जागेची अतितातडी मोजणी फी रक्कम रु. ६०००/- (अक्षरी रु. सहा हजार मात्र) चलन क्र.२४/११ (भारतीय स्टेट बँक शाखा ठाणे चलन क्र १२०४) दि. १०/१/२०११ अन्वये शासन जमा केली आहे.

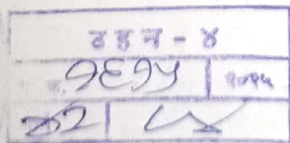
भूमापन विभागाकडून जमीनीची मोजणी करण्यात आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यात येईल.

१४. सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे अन्यथा सदरहू आदेश रद्द समजण्यात येईल व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
१५. पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये, मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.
१६. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.
१७. जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.
- १८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.
- १८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर विनिर्दिष्ट मुदतीच्या आंत



थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.
२०. अनुज्ञाग्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रु.७५७२/- (अक्षरी स्पष्ट सातहजार पाचशे बाहात्तर मात्र) रुपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून इकडील कार्यालयाचे चलन क्र.३०/११(भारतीय स्टेट बँक शाखा ठाणे चलन क्र १२४३ दि. १०/१/२०११अन्वये सरकार जमा केली आहे.
२१. अनुज्ञाग्राही यांनी कुळगांव-बदलापुर नगर परिषद यांचे कडील मंजूर नकाशाबरहुकुमच बांधकाम केले पाहिजे.
२२. अनुज्ञाग्राही यांनी कुळगांव-बदलापुर नगरपरिषद यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा चटई क्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र राहतील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.
२३. या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञाग्राही यांचेवर राहिल. आणि पिण्याच्या पाण्याची सोय झाली आहे किंवा कसे याबाबत खात्री झाल्याशिवाय कुळगांव-बदलापुर नगरपरिषदेने संबंधित विकासकाम इमारत वापर परवाना देऊ नये.
२४. अर्जदार यांनी जोत्याच्या बांधकामाबाबत स्वामित्वधनाची रक्कम रु.४८८२५/- (अक्षरी रु. आठेचाळीस हजार आठशे पंचवीस मात्र) इकडील कार्यालयाचे रेंतीगट शाखेकडील चलन क्र ५१७/२०११(भारतीय स्टेट बँक शाखा ठाणे चलन क्र १३१८) दि १/२/२०११ अन्वये सरकार जमा केली असलेबाबत इकडील कार्यालयाचे रेंतीगट शाखेकडील अनौपचारिक संदर्भ पत्र क्रं रेंतीगट /गौख/टे-५/कावि-५९३६/१०दि.०१/०२/२०११ अन्वये कळविण्यात आले आहे.
२५. अर्जदार यांनी जागेच्या मालकी हक्काबाबत जागेवर येणेजाणेसाठी रस्ता असलेबाबत, सदर जागे बाबत कोणत्याही न्यायालयात दावा प्रलंबित नसलेबाबत इत्यादी बाबत प्रतिज्ञालेख दि. २५/३/२००९ रोजी दिलेला आहे. सदर प्रतिज्ञालेखात सर्व अटी व शर्ती अनुज्ञाग्राही वर बंधनकारक राहतील. सदर प्रतिज्ञापत्रातील अटी व शर्ती पैकी एकाही अटीचे उल्लंघन झालेस दिलेली परवानगी रद्द होईल.
२६. अर्जदाराने सादर केलेली कागदपत्रे खोटी, अथवा दिशाभूल करणारी आढळून आल्यास सादरची बिनशेती परवानगी आपोआप रद्द समजणेत येईल.
२७. नागरी कमाल जमिन धारणा कायद्यांतर्गत कलम २० खाली पारीत केलेल्या योजना आदेशामध्ये नमुद केल्याप्रमाणे उरावीक मापाच्या सदनिका शासनास मुदतीत देणे अर्जदार



१०/१/२०११



क्र. महसुल/क-१/टे-१४/एनएपी/एसआर(७१/२००९)५५/२०१०

यांचेवर बंधनकारक राहिल.

२८. कुळगाव बदलापूर नगरपरिषदेने अकृषिक परवानगीकरिता ना-हरकत दाखला दिला असून त्यानुसार सदरच्या आराखड्यांना मंजूरी देणेत आली आहे. तथापि अंतिम मंजूरी आराखड्यात बदल झाल्यास त्यानुसार सुधारित आदेश पारित करून देणे अनुज्ञाप्राप्ती / अर्जदार / विकासक यांचेवर बंधनकारक राहिल.

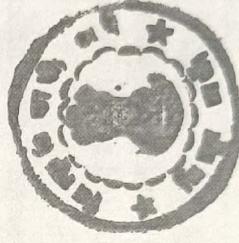
सही/-

(ए.एल.ज-हाड)

जिल्हाधिकारी, ठाणे

प्रत : श्री. वामन गोविंद गोळे व इतर २
रा.कुळगाव, ता. अंबरनाथ जि. ठाणे.

आदेश निर्गमित केले.



उत्तर - ४	
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N/A

- Read:- 1) Application dated 29-9-1982 from Shri B. K. Mergaj and Others Shri N. L. Pawar of Kulgaon Taluka Ulhasnagar District-Thane.
- 2) Correspondance ending with letter No.MAP/ULN/Kulgaon/499 dated 19-2-1983 from the Assistant Director of Town Planning, Thane.

R D E R

In exercise of the powers vested in him under Rules 4(1) ~~of read~~ with para 16 of the Part II of Schedule III of Maharashtra Land Revenue Code, (Conversion of Use of Land and N.A.A.) Rules 1969, the Additional Collector of Thane is pleased to approve the accompanying layout for residential purpose only for the land admeasuring 3336.98 sq.meters in respect of the Survey number 17 H.No.8 and 12 of village Kulgaon Taluka Ulhasnagar owned by Shri B. K. Mergaj and N.L. Pawar of Kulgaon,

उ.ह.न.२	
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The layout is approved subject to the provisions of the Maharashtra Land Revenue Code and Rules made thereunder and also subject to the provisions of the Bombay Tenancy and Agricultural Land Act 1948 and Rules made thereunder with the following conditions:-

- 1) The layout permission and the sale/purchase permission will be subject to the provision of the Maharashtra Land Revenue Code 1966, Maharashtra Regional Town Planning Act 1966, Urban Land Ceiling and Regulation Act 1975 and Bombay Tenancy and Agricultural Land Act 1948 and Rules framed thereunder;
- 2) All the plots open spaces, internal roads in the layout shall be got demarcated on site through the District Inspector of Land Records, Thane and the area of subplots shall also be ascertained from the District Inspector of Land Records, Thane. The width of the road and the area of open space shall strictly be adhered to;
- 3) The layout roads shall be allowed to be used by the adjacent holder for the purpose of access if required.
- 4) No plot shall be disposed off unless the roads in the layout actually constructed on site and handed over to the concerned local authority along with the open spaces as shown for the public purpose.



उ.ह.न.-४
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5) All the... year from the date of order and... is not commenced within this stipulated period any further resale of open plots prohibited unless with specific prior permission from the undersigned.

5-A) If at the end of one year any plot/plots remained unsold for which period of Sale/purchase permission is not extended this permission will automatically stand cancelled. In such cases the holder of this permission may approach the undersigned for extension of the Sale permission for each and every unsold plot.

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5-B) In case the above said conditions are not adhered to and a resale of an open plot is done without prior permission from the undersigned both the vendor and the purchaser will be liable for action under the provisions of the Bombay Tenancy and Agricultural Land Act 1948. Consequently the vendor shall be liable to the penalty of forfeiture of the cost of the plot as well as the purchaser shall be liable to the penalty of forfeiture of the plot to Government.

5-C) In case the Urban holdings of the purchaser exceed the limit, as prescribed in Urban Land (Ceiling and Regulation) Act, 1976, the purchaser shall file necessary return in form 6 of the Act with the Competent Authority under that Act. If the purchaser fails to do so he will be liable for penal action under that Act as well as the purchase of the plot will be declared null and void by the undersigned.

6) The occupant shall give a copy of the approved layout plan and a copy of this order to every plot holder without fail at the time of sale or agreement to sale.

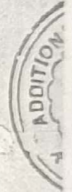
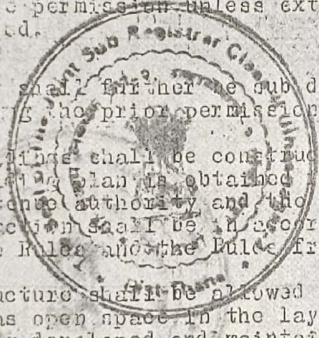
6-A) The grantee/purchaser of a plot will put the plot to N. A. use within one year from the date of purchase after obtaining requisite building permission from the appropriate Revenue and local authorities respectively failing which the Sale/purchase permission unless extended will be deemed to have been cancelled.

6-B) No plot shall either be subdivided or amalgamated without obtaining the prior permission of the Collector, Thane.

7) No building shall be constructed on the plots unless approval of building plan is obtained from the appropriate i.e. both the Revenue authority and the local authority. The building construction shall be in accordance with the Maharashtra Land Revenue Rules and the Rules framed by the Local authority.

8) No structure shall be allowed to be constructed on lands shown as open space in the layout. The open space shall be properly developed and maintained by the holder till it is handed over to the appropriate authority for maintenance whenever required to do so.

9) All the plots in the layout shall be used for Residential purpose only of which the plot holder shall apply for building permission with site plan and building plans within a period of one year from the date of this order, failing which this permission shall be deemed to have been lapsed.



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The occupant shall make at his own cost the arrangement for Water supply, electricity and drainage disposal without creating any insanitary conditions in the surrounding area.

- 2) That no building permission proposal in any of the sub-plots will be considered unless an authentic measurement plan certified by the District Inspector of Land Records, Thane is produced.

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Further in exercise of the powers vested in him under section 44 of the Maharashtra Land Revenue Code 1966, and Under section 18 of the Maharashtra Regional Town Planning Act 1966, the Additional Collector of Thane is pleased to grant Shri B. K. Mergaj and Shri N. L. Pawar of Kulgao Taluka Ulhasnagar non-agricultural permission to use an area admeasuring 3236.98 sq.mtrs out of Survey number 17 Hissa Number 8 and 12 of Kulgao Taluka Ulhasnagar for the non agricultural purpose of residential subject to the following conditions:-

- 12) The grant of permission shall be subject to the provisions of the Code and Rules made thereunder;
- 13) That the grantee shall use the land together with the building and/or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building for any other purpose without obtaining the previous written permission to that effect from the Collector. For this purpose the use of building shall decide the use of the land.
- 14) That the grantee shall not sub divide the plot or sub-plots if approved in this order; without getting the sub division previously approved from the authority granting this permission.
- 15) That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order by (a) constructing roads drains etc. to the satisfaction of the Collector concerned municipal authority and (b) by measuring and demarcating the plots by the Survey Department and until the land is so developed, no plot therein shall be disposed off by him in any manner;
- 16) That if the plot is sold or otherwise disposed of by the grantee it shall be the duty of the grantee to sell or otherwise dispose of that plot subject to the conditions mentioned in this order and send and to make a specific mention about this in the deeds to be executed by him.
- 17) That this permission is to build on a plinth area of the plot and the remaining area of the plot shall be kept vacant and open to sky.
- 18) That in no case more than G + II floors are permitted.

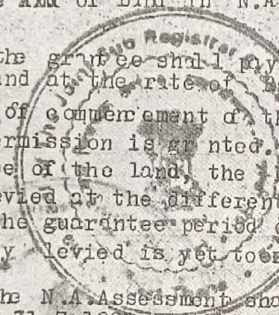


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That the grantee shall be bound to obtain the requisite building permission from the Village Panchayat, before starting construction of the proposed building or other structure if any.

- 19) That the grantee shall get the building plans approved by the Competent Authority where the building control vests in that authority and in other cases, he shall prepare the building plans strictly according to the provisions contained in the Schedule III to appended to the M.L.R.C. (Conversion of Use of Land and N.A. Assessment) Rules 1969, and get them approved by the Collector of Thane and construct the building according to the sanctioned plans.
- 20) That the grantee shall maintain the open marginal distances as shown in the enclosed plan.
- 21) That the grantee shall commence the non agricultural use of the land within the period of one year from the date of this order unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled.
- 22) That the Grantee shall communicate the date of commencement of the N.A. use of the land and/or change in the use to the Tahsildar of Ulhasnagar through the Talathi within one month, failing which he shall be liable to be dealt with under Rule 6 of the Maharashtra Land Revenue (Conversion of Use and of Land and N.A.A.) Rules 1969.
- 23) That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs. 00.20.8 Per sq. metre from the date of commencement of the land for the purpose of which the permission is granted. In the event of any change in the use of the land, the N.A. Assessment shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of Non Agricultural Assessment already levied is yet to expire.
- 24) That the N.A. Assessment shall be guaranteed for the period ending 31-7-1991, after which it shall be liable to revision at the revised rate, if any.
- 25) That the grantee shall pay the measurement fee within one month from the date of commencement of N.A. use of the land.
- 26) That the area and the N.A. Assessment mentioned in this order and the Sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.
- 27) That the grantee shall construct substantial building and/or other structure, if any in the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by the Collector, in his discretion on payment by the grantee such fine premium as may be imposed as per Government orders.



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That the grantee shall not make any additions alterations to the building already constructed as per sanctioned plans without the previous permission of and without getting the plans thereof approved by the Collector.

That the grantee shall be bound to execute a Sanad in form as provided in Schedule IV. or V. appended to the Maharashtra Land Revenue Rules (Conversion of Use of Land and N.A.A.) Rules 1969, embodying therein all the conditions of this order, within a period of one month from the date of commencement of the N.A. use of the land.

The undersigned is at liberty to modify or amend any of the conditions from time to time and the holder shall be liable to abide by the same.

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a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector of Thane may without prejudice to any other penalty to which he may be liable under the provisions of the Code continue the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

b) Notwithstanding any thing contained in clause (a) shown, it shall be lawful for the Collector of Thane to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, Thane and such removal of or alteration not being carried out within the specific time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as an arrears of Land Revenue.

The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case, the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Village Panchayat Act, the Municipal Act etc.

Sd/-

(M. G. NAYAK)

ADDITIONAL COLLECTOR, THANE

Shri B. K. Mergaj and N. L. Pawar
Kulgaon Taluka Ulhasnagar (with approved plan).



Forwarded to the Tahsildar of Ulhasnagar (with approved plan) for sanction and necessary action.

It is requested to watch the report from the grantee about the commencement of the Non Agricultural use of the land in time. On receipt of that report he should take steps to keep necessary notes in the Taluka Form IV. and V.F.IV. N.A. Note book to effect the survey if the N.A. Assessment from the date of commencement of the N.A. use from the grantee and to get the sanad executed.

A copy forwarded to the District Inspector of Land Records, for information.



(Signature)

ADDITIONAL COLLECTOR, THANE.



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SHRUTI S. MALBARI

B.Com.LL.B.
ADVOCATE HIGH COURT

☎ : 9321401010
: 9511764121
: 9766995343

Off.: B/201, 2nd Floor, Sawant Plaza, Above Bodyfuel Gym, Near Flyover, Belavali Road, Badlapur (W.)
Email : adv.malbariassociates@gmail.com

Ref.No.SM/187/2023.

DATE : 07/04/2023

:: SEARCH REPORT ::

Reference: Landed Property having Occupation Class-I- bearing Survey no. 17/1, Area admeasuring 0-18-20 Aar. Sq.mtrs., N.A. Assessment Rs.1.25 paise, village Kulgaon, Tal. Ambemath, Dist. Thane, Within the Sub-registration District Ulhasnagar-II, III & IV, and Registration District Thane & Within the Limits of Kulgaon Badlapur Municipal Council, Kulgaon.

I have taken Online Search of the aforesaid property for the year 2022 to 2023 on the IGR Maharashtra Govt. site and I have gone through the available records and index II register, for the period of 2 Years, from the perusal of records the following details were found viz. :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2022	TRANSACTION	2023	NIL

TRANSACTION IN THE YEAR 2022

DEED OF CONVEYANCE

Date of Execution : 22/11/2022
Registration No. : UHN-4-10133/2022

SELLER : Mr. WAMAN GOVIND GOLE

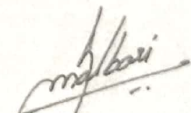
PURCHASER : Mr. ASHISH WAMAN GOLE

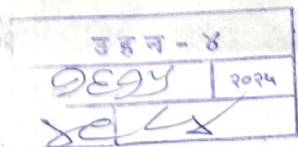
ACTUAL VALUE-Rs. 1,43,65,000/-
MARKET VALUE-Rs.1,43,65,000/-
STAMP DUTY PAID-Rs. 8,61,900/-
REGISTRATION FEE-Rs. 30,000/-

Attached Search Challan No.MH000275217202324E dated 06/4/2023.

HENCE THIS SEARCH REPORT.

NOTE - Kindly take note that, the Search report is subject to online Search taken from the IGR Maharashtra Site, in which transaction of Will and Power of Attorney not maintained for public record.


Mrs. SHRUTI S. MALBARI
B.COM.LL.B.Sanad-1999
ADVOCATE HIGH COURT
Off B/201,2nd.Floor.Sawant Plaza,
Near Flyover,Belavali,Badlapur (W)
Mob-9321401010 / 9766995343



CHALLAN
MTR Form Number-6



GRN	MH000275217202324E	BARCODE	Date 06/04/2023-16:47:10		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee	TAX ID / TAN (If Any)			
	Other Items	PAN No.(If Applicable)			
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name	SACHIN DATTATRAY MALBARI	
Location	PUNE		Flat/Block No.		
Year	2023-2024 One Time		Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030072201 SEARCH FEE		300.00	Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			Amount In	Three Hundred Rupees Only	
Total		300.00	Words		
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank CIN	Ref. No.	69103332023040617936	2801923634
Cheque/DD No.		Bank Date	RBI Date	06/04/2023-16:47:56	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : 52483160
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 खदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.



उत्तर-४
 १९१४ / २०२४
 ५०८४



SHRUTI S. MALBARI

B. Com. LL. B.
ADVOCATE HIGH COURT

☎ : 9321401010
: 9511764121
: 9766995343

Off.: B/201, 2nd Floor, Sawant Plaza, Above Bodyfuel Gym, Near Flyover, Belavali Road, Badlapur (W.)
Email : adv.malbariassociates@gmail.com

Ref.No.SM/188/2023.

DATE 7/04/2023

:: SEARCH REPORT ::

Reference: Landed Property bearing Survey No.17, Hissa No.8, Area admn. about 24H-28R-08P, Asst.2020.16 Rs. Paise., **out of which Area admn. 865.75 sq.mtrs.** at Village Kulgaon Tal. Ambarnath, Dist. Thane, Within the Sub-registration District Ulhasnagar-II, III & IV, and Registration District Thane & Within the Limits of Kulgaon Badlapur Municipal Council, Kulgaon .

I have taken Online Search of the aforesaid property for the year 2022 to 2023 on the IGR Maharashtra Govt. site and I have gone through the available records and index II register, for the period of 2 Years, from the perusal of records the following details were found viz. :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2022	TRANSACTION	2023	NIL

TRANSACTION IN THE YEAR 2022

DEVELOPMENT AGREEMENT

Date of Execution : 28/10/2022

Registration No. : 9275/2022

SELLER : YAMUNA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD. through Society Members.

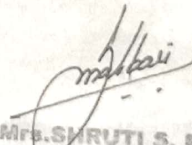
PURCHASER : M/s. ASHISH GOLE PROMOTERS AND BUILDERS through proprietary Mr. ASHISH WAMAN GOLE

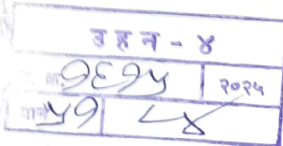
ACTUAL VALUE-Rs. 1,33,19,500/-
MARKET VALUE-Rs. 3,41,82,500/-
STAMP DUTY PAID-Rs. 17,09,200/-
REGISTRATION FEE-Rs. 30,000/-

Attached Search Challan No. MH018023887202223E dated 31/3/2023.

HENCE THIS SEARCH REPORT.

NOTE - Kindly take note that, the Search report is subject to online Search taken from the IGR Maharashtra Site,


Mrs. SHRUTI S. MALBARI
B. COM LL B. Sanad-1999
ADVOCATE HIGH COURT
Off. B/201, 2nd Floor, Sawant Plaza,
Near Flyover, Belavali, Badlapur (W)
Mob-9321401010 / 9766995343



CHALLAN
MTR Form Number-6



GRN	MH018023887202223E	BARCODE	Date 31/03/2023-12:07:51		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee		TAX ID / TAN (If Any)		
	Other Items		PAN No.(If Applicable)		
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name	SACHIN DATTATRAY MALBARI	
Location	PUNE		Flat/Block No.		
Year	2022-2023 One Time		Premises/Building		
Account Head Details		Amount In Rs.	Road/Street		
0030072201	SEARCH FEE	300.00	Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			Amount In	Three Hundred Rupees Only	
Total		300.00	Words		
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	69103332023033118856	2800732642
Cheque/DD No.		Bank Date	RBI Date	31/03/2023-12:09:30	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	1 , 31/03/2023		

Department ID : 873091136
 NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 चदर घदलन "एडप ऑफ पेमेट" मध्ये नमुद कारणासलीच लागु आहे .इतर कारणासली क्वा नोदणी न करवयाच्या दस्तासली लागु नाही .
 Mobile No. : 9511763639



उदम - ४
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SHRUTI S. MALBARI

B.Com.LL.B.
ADVOCATE HIGH COURT

☎ : 9321401010
: 9511764121
: 9766995343

Off.: B/201, 2nd Floor, Sawant Plaza, Above Bodyfuel Gym, Near Flyover, Belavali Road, Badlapur (W.)
Email : adv.malbariassociates@gmail.com

Ref.No.SM/187/2023

Date: 07/04/2023

::TITLE CERTIFICATE ::

DESCRIPTION OF PROPERTY: Landed Property having Occupation Class-I bearing Survey No. 17/1, Area admeasuring 0-18-20 Aar. Sq.mtrs., Assessment Rs.1.25 paise, village Kulgaon, Tal. Ambarnath, Dist. Thane, Within the Sub-registration District Ulhasnagar-II, III & IV, and Registration District Thane & Within the Limits of Kulgaon Badlapur Municipal Council, Kulgaon.

DESCRIPTION OF DOCUMENTS:

1)7/12 Extract in respect property bearing S. No. 17, H. No. 1. Village Kulgaon Tal. Ambarnath, Dist. Thane, in the name of Mr. WAMAN GOVIND GOLE dated 30/10/2021.

2) 7/12 Extract in respect property bearing S. No. 17, H. No. 1, Area admn. 0H-18R-20P, Asst. 1.25 Rs. Paise, Village Kulgaon Tal. Ambarnath, Dist. Thane, in the name of Mr. ASHISH WAMAN GOLE, dated 15/12/2022.

3) 7/12 Extract in respect property bearing S. No. 17, H. No. 1, Area admn. 0H-18R-20P, Asst. 1.25 Rs. Paise, Village Kulgaon Tal. Ambarnath, Dist. Thane, in the name of Mr. ASHISH WAMAN GOLE, dated 7/04/2023.

4) Mutation Entry No.3 recorded that MR. ANANT GOVIND BAPAT, old Khatedar before survey, use to pay Cess to Inamdar as per section 2(2) B.

5) Mutation Entry No.173 recorded that Mr. GOVIND GOLE use to cultivate land of Khatedar MR. ANANT GOVIND BAPAT hence name of MR. GOVIND GOLE recorded as the Protected tenant.

6) Mutation Entry 354 dated 1-4-1959 as per Resolution No 5869-1957 dated 17-5-1957 passed by Mumbai Sarkar in respect of Land Abolition Act.1952, standered area fixed for Village Kulgaon for Varkas Land, Khari Land, Kharip Land and Bagayat Land.

7) Mutation entry No.655 recorded that as per order of Agricultural Land Tribunal and Additional Mamlatdar Kalyan vide order dated 3/10/1963 Mr. GOVIND VISHNU GOLE purchased the said land u/s. 32(G) of BTAL Act. from MR. ANANT GOVIND BAPAT by virtue of Sale Deed dated 21-8-1964, and the encumbrance of said consideration amount recorded to the other rights column of 7/12 Extract in the Revenue record.

8) Mutation Entry No. 4000, dated 14/09/1987, recorded that GOVIND VISHNU GOLE expired on 26/12/85 and name of 1)Mr. WAMAN GOVIND GOLE, 2)Mr. VISHWAS GOVIND GOLE, 3)Smt. VINAYA SUBHASH PANDIT recorded as Legal heirs certified on 27/11/1987 by Circle officer, Ambarnath.



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9) Mutation Entry No. 4179, dated 12/06/1988 recorded that the property bearing S. No. 17, H. No.1 Village Kulgaon, has been declared surplus land under Urban land (Ceiling and Regulation) Act, 1976, therefore in the other rights column of 7/12 extract it has been recorded as surplus Declared land, which is certified on 3/8/1988 by circle officer Ambarnath.

10) Mutation Entry No.5206 recorded that Mr. WAMAN GOVIND GOLE, paid consideration amount fixed as per sec. 32(G) of BTAL Act, the encumbrance in the other rights column cancelled and Certificate u/s. 32-M issued in favour of Mr. WAMAN GOVIND GOLE and name of Mr. WAMAN GOVIND GOLE recorded as Khatedar/holder of land.

11) Mutation Entry No. 5544, dated 06/08/2008, recorded that order issued by Hon'ble Sub-Divisional Officer Ulhasnagar vide order No. UP.SHA/T-2/SHART SHITHIL /SR/36/05, dated 22/02/2006 issued order of "शर्त शिथिल" for use of the said property bearing survey No. 17/1, Area admeasuring 0-18-20 Aar. Sq.mtrs., owned by Mr. WAMAN GOVIND GOLE & 2 Others, for the purpose of Non Agricultural use and cancelled condition U/s. 43 of BTAL Act.

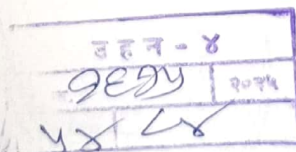
12) Mutation Entry 5631 not applicable to the said property, as in the Survey Number column Survey number mentioned as 65/2.

13) Mutation Entry No. 5633, dated 07/05/2009, recorded that that as per section 20/21 of Urban land Ceiling & Regulation Act, 1976, as per order of Taluka, and as per letter of Ulhasnagar Development Authority Mantralay, Mumbai the Authority grant permission to retain the said land in favour of MR. WAMAN G. GOLE. to be utilised for the construction of dwelling units (each such dwelling unit having a plinth area not exceeding eighty square meters) for the accommodation of the weaker sections of the society, and which is recorded in the other rights column

14) Mutation Entry No. 5642, dated 25/06/2009, recorded that as per order issued by Development Officer, Mantralay, Mumbai u/s. section 20/21 of Urban land Ceiling & Regulation Act, 1976, remark of Property restricted to be transfer without permission of Dy. Collector & Competent Authority Ulhasnagar urban Agglomeration, Thane, which is recorded in the Other rights column.

15) Mutation Entry No.5866 Dated 7/2/2011, recorded that, by virtue of Release Deed dated 23/12/2010 the land owner 1)Mr. VISHWAS GOVIND GOLE & 2)Smt. VINAYA SUBHASH PANDIT Released their share of subject matter of property alongwith other various properties located in the Village Kulgaon in favour of Mr. WAMAN GOVIND GOLE and the said Release Deed duly registered under Registration No. : UHN-2-11986/2010, which is recorded to the Revenue Record.

16) Mutation Entry No.6852 recorded that as per Mah. Government Circular No. RA. BHU. A. /PRA. N.180/L-1, dated 07/05/2016 and as per order dated 17/02/2018 issued by Tehsildar Ambarnath, Dist. Thane, the survey No. and Hissa No. compared and rectified by using Computerized edit Module under E-Mutation Project, certified on 20/2/2018.





SHRUTI S. MALBARI

B.Com.LL.B.
ADVOCATE HIGH COURT

☎ : 9321401010
: 9511764121
: 9766995343

Off.: B/201, 2nd Floor, Sawant Plaza, Above Bodyfuel Gym, Near Flyover, Belavali Road, Badlapur (W.)
Email : adv.malbariassociates@gmail.com

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17) Mutation Entry No. 7575 Dated 25/11/2022, recorded that Land bearing Survey No.17 hissa No.1, Area admn. 1820 sq.mtrs. purchased by Mr. Ashish Waman Gole for an amount of Rs.1,43,65,000/- from Land Owner WAMAN GOVIND GOLE, and name of Mr. Ashish Waman Gole recorded to the 7/12 Extract in the holder column.

18) NA Order issued by Hon'ble Collector Thane, vide No. Mahsul/K-1/T-14/NAP/SR-(71/2009)55/2010 dated 7/2/2011.

19) ULC Order issued by Hon'ble Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane, vide No. ULC/ULN/Sec.24/SR-541/J.K. 229/3, dated 21/07/2022

20) Sale Deed dated 22/11/2022 executed between Mr. WAMAN GOVIND GOLE "as the Owner" of the First Part and Mr. ASHISH WAMAN GOLE "as the Purchaser" of the Second Part, duly registered before the Sub-registrar, Ulhasnagar-4, Under Registration UHN-4-10133/2022, for total consideration of Rs. 1,43,65,000/- alongwith original registration receipt & Index-II.

21) Construction permission issued by Kulgaon Badlapur Municipal Council, Kulgaon, vide No. KBNP/NRV/BP/338/2022-2023, Unique No. 169, dated 15/02/2023 for construction of Building A,B,C, & D.

22) Search report in respect of aforesaid flat taken from the IGR Maharashtra Govt. site for the year 2002 to 2022(21 year)

23) Search report in respect of aforesaid flat taken from the IGR Maharashtra Govt. site for the year 2022 to 2023(2 year)

FLOW OF TITLE :

From the perusal of the documents and records it reveals that, basically the property bearing Survey No. 17/1, Area admeasuring 0-18-20 Aar. Sq.mtrs., Assessment Rs.1.25 paise, village Kulgaon, Tal. Ambemath, Dist. Thane, previously owned by Khatedar MR. ANANT GOVIND BAPAT.

AND THAT MR. ANANT GOVIND BAPAT, old Khatedar before survey, use to pay Cess to Inamdar as per section 2(2) B, which is recorded as per **Mutation Entry No.3.**

AND THAT Mr. GOVIND GOLE use to cultivate land of Khatedar MR. ANANT GOVIND BAPAT hence name of MR. GOVIND GOLE recorded as the Protected tenant as per **Mutation Entry No.173.**



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AND THAT as per Resolution No 5869-1957 dated 17-5-1957 passed by Mumbai Sarkar in respect of Land Abolition Act.1952, standered area fixed for Village Kulgaon for Varkas Land, Khari Land, Kharip Land and Bagayat Land, which is recorded as per **Mutation Entry 354** dated 1-4-1959.

AND THAT as per order of Agricultural Land Tribunal and Additional Mamlatdar Kalyan vide order dated 3/10/1963 Mr. GOVIND VISHNU GOLE purchased the said land u/s. 32(G) of BTAL Act. from MR. ANANT GOVIND BAPAT by virtue of Sale Deed dated 21-8-1964, and the encumbrance of said consideration amount recorded to the other rights column of 7/12 Extract in the Revenue record, as per **Mutation entry No.655**.

AND THAT GOVIND VISHNU GOLE expired on 26/12/85 and name of 1)Mr. WAMAN GOVIND GOLE, 2)Mr. VISHWAS GOVIND GOLE, 3)Smt. VINAYA SUBHASH PANDIT recorded as Legal heirs as per **Mutation Entry No. 4000**, dated 14/09/1987, certified on 27/11/1987 by Circle officer, Ambarnath.

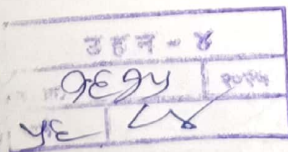
AND THAT the property bearing S. No. 17, H. No.1 Village Kulgaon, has been declared as surplus land under Urban land (Ceiling and Regulation) Act, 1976, therefore in the other rights column of 7/12 extract it has been recorded as surplus land, which is recorded as per **Mutation Entry No. 4179**, dated 12/06/1988 and certified on 3/8/1988 by circle officer Ambarnath.

AND THAT Mr. WAMAN GOVIND GOLE, paid consideration amount fixed as per sec. 32(G) of BTAL Act. , the encumbrance in the other rights column cancelled and Certificate u/s. 32-M issued in favour of Mr. WAMAN GOVIND GOLE and name of Mr. WAMAN GOVIND GOLE recorded as Khatedar/holder of land, as per **Mutation Entry No.5206** which is certified on 16/9/2002.

AND THAT as per order issued by Hon'ble Sub-Divisional Officer Ulhasnagar vide order No. UP.SHA/T-2/SHART SHITHIL /SR/36/05, dated 22/02/2006 issued order of "शर्त शिथिल" for use of the said property bearing survey No. 17/1, Area admeasuring 0-18-20 Aar. Sq.mtrs., owned by Mr. WAMAN GOVIND GOLE & 2 Others, for the purpose of Non Agricultural use and cancelled condition U/s. 43 of BTAL Act. as per **Mutation Entry No. 5544**, dated 06/08/2008.

AND THAT Mutation Entry 5631, which is mentioned in the 7/12 Extract of the said property, is not applicable to the said property, as in the Survey Number column Survey number mentioned as 65/2, and such type of transitioned not occurred in respect of the title property.

AND THAT as per section 20/21 of Urban land Ceiling & Regulation Act, 1976, as per order of Taluka, and as per letter of Ulhasnagar Development Authority Mantralay, Mumbai the Authority grant permission to retain the said land in favour of MR. WAMAN G. GOLE. to be utilised for the construction of dwelling units (each such dwelling unit having a plinth area not exceeding eighty square meters) for the accommodation of the weaker sections of the society, and which is recorded in the other rights column, which is recorded as per **Mutation Entry No. 5633**, dated 07/05/2009.





SHRUTI S. MALBARI

B.Com.LL.B,
ADVOCATE HIGH COURT

☎ : 9321401010
: 9511764121
: 9766995343

Off.: B/201, 2nd Floor, Sawant Plaza, Above Bodyfuel Gym, Near Flyover, Belavali Road, Badlapur (W.)
Email : adv.malbariassociates@gmail.com

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AND THAT as per order issued by Development Officer, Mantralay, Mumbai u/s. section 20/21 of Urban land Ceiling & Regulation Act, 1976, remark of Property restricted to be transfer without permission of Dy. Collector & Competent Authority Ulhasnagar urban Agglomeration, Thane, which is recorded in the Other rights column, as per **Mutation Entry No. 5642**, dated 25/06/2009,.

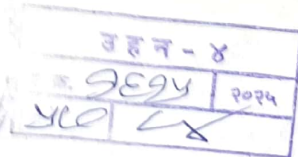
AND THAT by virtue of Release Deed dated 23/12/2010 1)Mr. VISHWAS GOVIND GOLE & 2)Smt. VINAYA SUBHASH PANDIT Released their share of subject matter of property alongwith other various properties located in the Village Kulgaon in favour of Mr. WAMAN GOVIND GOLE and the said Release Deed duly registered under Registration No. : UHN-2-11986/2010, which is recorded to the Revenue Record as per **Mutation Entry No.5866** Dated 7/2/2011.

AND THAT as per Mah. Government Circular No. RA. BHU. A. /PRA. N.180/L-1, dated 07/05/2016 and as per order dated 17/02/2018 issued by Tehsildar Ambernath, Dist. Thane, the survey No. and Hissa No. compared and rectified by using Computerized edit Module under E-Mutation Project, which is recorded as per **Mutation Entry No.6852** certified on 20/2/2018.

AND THAT as per Order No ULC/ULN/Sec.20/SR-541/229/22, dated 7/11/2022, issued by Hon'ble Collector and Competent Authority Ulhasnagar Urban Agglomeration, Thane and order issued by Tehsildar and Executive Magistrate Ambernath, vide No. Hakka Nond 2/table 4/kv 1285/2022 dated 7/11/2022, the entry of ban on transfer as per ULC Act under section 20/21 cancelled from the other rights column of 7/12 extract of the said Land, and it is recorded in the other rights column that, "80 चौरस मीटर चटई क्षेत्राच्या मर्यादित सदनिका बांधणेसाठीचे क्षेत्र " (permission granted for construction of Flat having maximum area admn. 80 sq.mtrs., which is recorded as per **Mutation Entry No 7567** dated 9/11/2022 which is certified on 14/11/2022 by Circle Officer, Kulgaon, Tal.Ambernath, Dist.Thane.

AND THAT Land bearing Survey No.17 hissa No.1, Area admn. 1820 sq.mtrs. purchased by Mr. Ashish Waman Gole for an amount of Rs.1,43,65,000/- from Land Owner WAMAN GOVIND GOLE, by virtue of Conveyance Deed dated 22/11/2022, duly registered before the Sub-registrar, Ulhasnagar-4, Under Registration UHN-4-10133/2022 and name of Mr. Ashish Waman Gole recorded to the 7/12 Extract in the holder column, as per **Mutation Entry No. 7575** Dated 25/11/2022, Certified on 13/12/2022 by Circle Officer, Kulgaon, Tal.Ambernath.

AND THAT NA Order issued by Hon'ble Collector Thane, vide No. Mahsul/K-1/T-14/NAP/SR-(71/2009)55/2010 dated 7/2/2011.



AND THAT Construction permission issued by Kulgaon Badlapur Municipal Council, Kulgaon, vide No. KBNP/NRV/BP/338/2022-2023, Unique No. 169, dated 15/02/2023, for construction of Building-A Ground + 7 Floor, Building-B – Stilt + Seven Floor, Building-C Stilt+ First Floor & Building-D – Stilt+ First Floor.

AND THAT I have previously issued Search Report for the year 1993 to 2022 in respect of aforesaid Land taken from the IGR Maharashtra Govt. site and now I have taken further search for the year 2022-2023 and I have gone through the available record, wherein no any adverse entry or suspicious transaction found which will defect title of the Land.

Search report in respect of aforesaid flat taken from the IGR Maharashtra Govt. site for the year 2022 to 2023(2 year).

TITLE CLEARANCE CERTIFICATE :

On the perusal of the documents above referred relating to the title of the said land, I Opine that, the title of the said Landed property is in the name of **Mr. ASHISH WAMAN GOLE**, and the title of the said property is clear, marketable and free from encumbrance, and by virtue of Construction permission issued by Kulgaon Badlapur Municipal Council, Kulgaon vide No.KBNP/NRV/BP/338/2022-2023 Unique No.169 Dated 15/2/2023.

HENCE THIS TITLE CERTIFICATE.


Mrs. SHRUTI S. MALBARI
B.COM,LL.B. Sanad-1999
ADVOCATE HIGH COURT
Off. B/201, 2nd, Floor, Sawant Plaza,
Near Flyover, Belavali, Badlapur (W)
Mob-9321401010 / 9766995341



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SHRUTI S. MALBARI
B.Com.LL.B.
ADVOCATE HIGH COURT

☎ : 9321401010
: 9511764121
: 9766995343

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Email : adv.malbariassociates@gmail.com

Ref.No.SM/188/2023

Date: 07/04/2023

::TITLE CERTIFICATE::

DESCRIPTION OF PROPERTY: Landed Property bearing Survey No.17, Hissa No.8, Area admn. about 24H-28R-08P, Asst.2020.16 Rs. Paise., **out of which Area admn. 865.75 sq.mtrs.** at Village Kulgaon Tal. Ambarnath, Dist. Thane, Within the Sub-registration District Ulhasnagar-II, III & IV, and Registration District Thane & Within the Limits of Kulgaon Badlapur Municipal Council, Kulgaon .

DESCRIPTION OF DOCUMENTS:

1) 7/12 Extract in respect property bearing S. No. 17, H. No.8, Village Kulgaon Tal. Ambarnath, Dist. Thane, in the name of VRINDAVAN CO-OPERATIVE HOUSING SOCIETY LTD dated 7/4/2023.

2) 7/12 Extract in respect property bearing S. No. 17, H. No.8, Village Kulgaon Tal. Ambarnath, Dist. Thane, in the name of VRINDAVAN CO-OPERATIVE HOUSING SOCIETY LTD dated 19/12/2022.

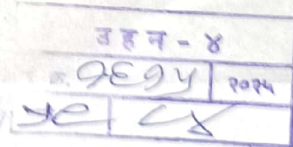
3) Mutation Entry No.70 recorded that, MR. MAHADEO PANDURANG JOSHI, old Khatedar before survey, not use to pay Cess to Inamdar.

4) Mutation Entry No.240 recorded that MR. BUVAJI KONDU MARGAJ use to cultivate land of MR. M. PANDURANG JOSHI hence name of MR. BUVAJI KONDU MARGAJ recorded as the Protected tenant.

5)Mutation Entry No.813 dated 5/9/1965, recorded that MR. BUVAJI KONDU MARGAJ purchased the said land as per new undivided condition for an amount of Rs.248 dated 30/9/1964 as per order of Hon'ble ALT & Addl. Mamlatdar Saheb, Kalyan, from MR. MADHAV P. JOSHI , certified on 8/10/1965..

6)Mutation Entry No.3697, recorded that VRINDAVAN CO-OPERATIVE HOUSING SOCIETY LTD. through promoter Mr. SOMNATH CHANGANLAL SHAH and Others purchased the adjacent land area admn. 477.10 sq.mtrs. to the said landed property from Mr. NATHU RAGHU PAWAR and Others, by virtue of sale deed dated 03/10/1985, for total consideration of Rs. 42,592/-

7) Mutation Entry No. 4179, dated 12/06/1988 recorded that the property bearing S. No. 17, H. No.8 Village Kulgaon, has been declared surplus land under Urban land (Celling and Regulation) Act, 1976, therefore in the other rights column of 7/12 extract it has been recorded as surplus land.



8) Mutation Entry No. 4886, 3/5/1997, recorded that on the Appeal filed by by MR. BUVAJI KONDU MARGAJ, the Hon'ble Dy. Dist. Officer passed order u/s.8(4) of cancellation of surplus land by their order dated 25/2/1982 hence the Mutation Entry No.4179 has been cancelled from the other rights column of the said Land, which is certified by Circle Officer, Ambernath on 2/5/1997.

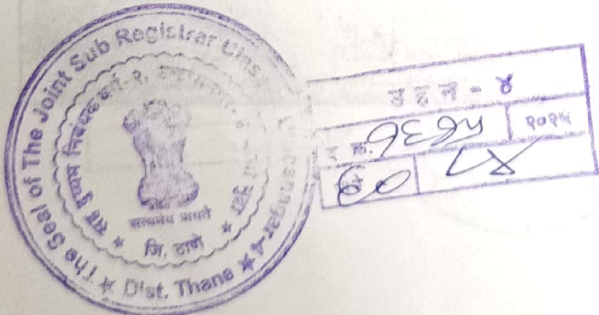
9)Mutation Entry No.4982, Dated 5-8-1998 recorded that, on the application given by Smt. Vimalaben Dhumal, after the death of Chief Director of Vrundavan society, AMRUTLAL SHAHA AND SOMALAL SHAHA, new Chief Director VIMALABEN K DHAVAD AND MAHENDRA SOMALAL SHAHA recorded as per Resolution passed in Meeting dated 1/7/1998. (this Mutation Entry is not related to Title Property)

10)Mutation Entry No.4983, dated 05/08/1998 recorded that VRINDAVAN CO-OPERATIVE HOUSING SOCIETY LTD. member SOMALAL CHAGANLAL SHAHA expired on 24/09/1995 and name of 1)MANGLABEN SOMALAL SHAHA 2)Mrs. KANUBAI SOMALAL SHAHA, 3)Mrs. GEETA GIRISHCHANDRA SHAH, 4)Mrs. KANCHAN V. SHAHA, 5)REKHA PRADEEP SHAHA, 6)Mr. MAHENDRA SOMALAL SHAHA recorded as Legal heirs to the Landed property bearing S.No. 17/8 area admn. 477.10 sq.mtrs. (this Mutation Entry is not related to Title Property).

11) Mutation Entry No.6852 recorded that as per Mah. Government Circular No. RA. BHU. A. /PRA. N.180/L-1, dated 07/05/2016 and order dated 17/02/2018 issued by Tehsildar Ambernath , Dist. Thane, the survey No. and Hissa No. compared and rectified by using Computerized edit Module under E-Mutation Project.

12)Mutation Entry No. 7337, dated 07/10/2021 recorded that, the aforesaid property purchased by YAMUNA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD. through Chirman Mr. ANUP RAMANLAL DHUWAD, 2)Mr. JATIN PANKAJ SHAH (Secretary) 3)Mr. NATWAR C. SHAH (Member) (Khata No. 2076), from VRINDAVAN CO-OPERATIVE HOUSING SOCIETY LTD. Society member 1)MANGLABEN SOMALAL SHAHA 2)Mrs. KANUBAI SOMALAL SHAHA, 3)Mrs. GEETA GIRISHCHANDRA SHAH, 4)Mrs. KANCHAN V. SHAHA, 5)REKHA PRADEEP SHAHA, 6)Mr. MAHENDRA SOMALAL SHAHA and Others with confirmation of M/s. SHREE SAI SAMARTH DEVELOPER through Partner Mr. JIGNESH BHARATBHAI SHAH(Khata No.2076) by virtue of Sale Deed dated 28/09/2021 duly registered vide No.14023/2021.

13)Mutation Entry No.7342, dated 25/10/2021 recorded that, 1)Mr. MAHENDRA SOMALAL SHAHA 2)Mrs. KANUBAI SOMALAL SHAHA, 3)Mrs. KANCHAN V. SHAHA, 4)Mrs. GEETA GIRISHCHANDRA SHAH 5)MANGLABEN SOMALAL SHAHA 6)REKHA PRADEEP SHAHA (Khata No.2076) agreed to sell adjacent land (bearing area admn. 6-10-48 H.Aar sq.mtrs.) to the said landed property to M/s. OM SAI DEEP CO-OPERATIVE HOUSING SOCIETY LTD. through Chairman Mr. MADHUKAR KESHAV DALVI, Mr. GANESH SURESH MASURKAR, Mr. YAMAJI RAMU NAIK (Secretary)(New Khate), by virtue of Sale Deed dated 14/10/2021, Reg. No. 15013/2021. (this Mutation Entry is not related to Title Property)





SHRUTI S. MALBARI

B.Com.LL.B.

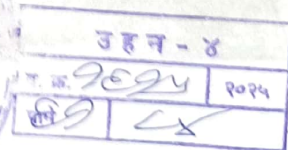
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- 14) Redevelopment permission issued by YAMUNA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD., vide No. Sani/Ambarnath /B-3/ Yamuna Kutir/Redevelopment/ permission Order-4076/Year-2022, dated 08/02/2022.
- 15) ULC order issued by Hon'ble Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane, vide No. ULC/ULN/Sec 6(1)/SR-9, dated 25/02/1982.
- 16) NA Order issued by Hon'ble Collector Thane, vide No. NAP-VIII/SR-417, dated 17/05/1983.
- 17) Conveyance Deed dated 28/09/2021 YAMUNA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD. through Chirman Mr. ANUP RAMANLAL DHUWAD, 2) Mr. JATIN PANKAJ SHAH (Secretary) 3) Mr. NATWAR C. SHAH (Member) "as the Purchaser" of the First Part and VRINDAVAN CO-OPERATIVE HOUSING SOCIETY LTD. Society member 1) MANGLABEN SOMALAL SHAHA 2) Mrs. KANUBAI SOMALAL SHAHA, 3) Mrs. GEETA GIRISHCHANDRA SHAH, 4) Mrs. KANCHAN V. SHAHA, 5) REKHA PRADEEP SHAHA, 6) Mr. MAHENDRA SOMALAL SHAHA and Others "as the Seller" of the Second Part and M/s. SHREE SAI SAMARTH DEVELOPER through Partner Mr. JIGNESH BHARATBHAI SHAH "as the Confirming Party" of the Third Part, duly registered vide No. 14023/2021, in respect of land bearing S.N. 17/8, Area admn. 865.75 sq.mtrs.,
- 18a) Society Reg. Certificate of YAMUNA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD. Reg. No. TNA/ABN/HSG/(TC)22779/2010-11, dated 04/03/2011.
- 18b) Contraction Completion issued by Kulgaon Badlapur Municipal Council Kulgaon, vide No. KBNP/NRV/1165, dated 28/02/2000.
- 18c) Title Certificate dated 02/09/1999, in respect of land bearing survey no. 17/8, area admn. 2903.09 sq.mtrs., issued by Adv. Vijay Bhinvande.
- 19) Redevelopment Agreement & Power of Attorney dated 28/10/2022 M/s. ASHISH GOLE PROMOTERS AND BUILDERS through proprietary Mr. ASHISH WAMAN GOLE "as the Developer" of the First Part and YAMUNA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD. through Society Members. "as the Society" of the Second Part, duly registered before the Sub-registrar, Ulhasnagar-4, Under Registration UHN-4-9275/2022 & 9276/2022, respectively along with Index-II and Registration receipt.
- 20) Construction permission issued by Kulgaon Badlapur Municipal Council, Kulgaon, vide No. KBNP/NRV/BP/338/2022-2023, Unique No. 169, dated 15/02/2023, for construction of Building-A Ground + 7 Floor, Building-B - Stilt + Seven Floor, Building-C Stilt+ First Floor & Building-D - Stilt+ First Floor.



21) Search report in respect of aforesaid flat taken from the IGR Maharashtra Govt. site for the year 1993 to 2022(30 year)

22) Search report in respect of aforesaid flat taken from the IGR Maharashtra Govt. site for the year 2002 to 2023(2 year)

FLOW OF TITLE :

From the perusal of the documents and records it reveals that, basically the property bearing Survey No.17, Hissa No.8, Area admn. About 24H-28R-08P, Asst.2020.16 Rs. Ps., at Village Kulgaon Tal. Ambarnath, Dist. Thane, owned by MR. MADHAV PANDURANG JOSHI, and his name recorded as per Mutation Entry No.70.

AND THAT MR. BUVAJI KONDU MARGAJ use to cultivate land of MR. MADHAV PANDURANG JOSHI hence name of MR. BUVAJI KONDU MARGAJ recorded as the Protected tenant, as per Mutation Entry No.240.

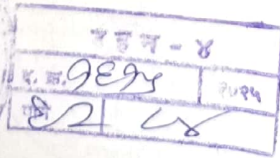
AND THAT MR. BUVAJI KONDU MARGAJ purchased the said land as per new undivided condition for an amount of Rs.248 dated 30/9/1964 as per order of Hon'ble ALT & Addl. Mamlatdar Saheb, Kalyan, from MR. MADHAV P. JOSHI which is recorded as per Mutation Entry No.813 dated 5/9/1965, certified on 8/10/1965..

AND THAT out of total land of the said survey No.17/8 adjacent land area admn. 477.10 sq.mtrs. purchased by VRINDAVAN CO-OPERATIVE HOUSING SOCIETY LTD. through promoter Mr. SOMNATH CHANGANLAL SHAH and Others from Mr. NATHU RAGHU PAWAR and Others, by virtue of sale deed dated 03/10/1985, for total consideration of Rs. 42,592/-

AND THAT the property bearing S. No. 17, H. No.8 Village Kulgaon, has been declared surplus land under Urban land (Ceiling and Regulation) Act, 1976, therefore in the other rights column of 7/12 extract it has been recorded as surplus land, which is recorded as per Mutation Entry No. 4179, dated 12/06/1988.

AND THAT on the Appeal filed by by MR. BUVAJI KONDU MARGAJ, the Hon'ble Dy.Dist. Officer passed order u/s.8(4) of cancellation of surplus land by their order dated 25/2/1982 hence the Mutation Entry No.4179 has been cancelled from the other rights column of the said Land, which is recorded as per Mutation Entry No. 4886, 3/5/1997, which is certified by Circle Officer, Ambernath on 2/5/1997.

AND THAT on the application given by Smt. Vimalaben Dhumal, after the death of Chief Director of Vrundavan society, AMRUTLAL SHAHA AND SOMALAL SHAHA, new Chief Director VIMALABEN K DHUVAD AND MAHENDRA SOMALAL SHAHA recorded as per Resolution passed in Meeting dated 1/7/1998, which is recorded as per Mutation Entry No.4982, Dated 5-8-1998 recorded that, (this Mutation Entry is not related to Title Property)





SHRUTI S. MALBARI

B.Com.LL.B.
ADVOCATE HIGH COURT

☎ : 9321401010
: 9511764121
: 9766995343

Off.: B/201, 2nd Floor, Sawant Plaza, Above Bodyfuel Gym, Near Flyover, Belavali Road, Badlapur (W.)
Email : adv.malbariassociates@gmail.com

AND THAT VRINDAVAN CO-OPERATIVE HOUSING SOCIETY LTD. member SOMALAL CHAGANLAL SHAHA expired on 24/09/1995 and name of 1)MANGLABEN SOMALAL SHAHA 2)Mrs. KANUBAI SOMALAL SHAHA, 3)Mrs. GEETA GIRISHCHANDRA SHAH, 4)Mrs. KANCHAN V. SHAHA, 5)REKHA PRADEEP SHAHA, 6)Mr. MAHENDRA SOMALAL SHAHA recorded as Legal heirs to the Landed property bearing S.No. 17/8 area admn. 477.10 sq.mtrs., which is recorded as per Mutation Entry No.4983, dated 05/08/1998 (this Mutation Entry is not related to Title Property).

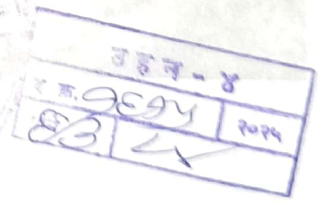
AND THAT as per Mah. Government Circular No. RA. BHU. A. /PRA. N.180/L-1, dated 07/05/2016 and order dated 17/02/2018 issued by Tehsildar Ambernath, Dist. Thane, the survey No. and Hissa No. compared and rectified by using Computerized edit Module under E-Mutation Project, which is recorded as per Mutation Entry No.6852 dated 20/2/2018.

AND THAT the Title property purchased by YAMUNA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD. through Chirman Mr. ANUP RAMANLAL DHUWAD, 2)Mr. JATIN PANKAJ SHAH (Secretary) 3)Mr. NATWAR C. SHAH (Member) (Khata No. 2076), from VRINDAVAN CO-OPERATIVE HOUSING SOCIETY LTD. Society member 1)MANGLABEN SOMALAL SHAHA 2)Mrs. KANUBAI SOMALAL SHAHA, 3)Mrs. GEETA GIRISHCHANDRA SHAH, 4)Mrs. KANCHAN V. SHAHA, 5)REKHA PRADEEP SHAHA, 6)Mr. MAHENDRA SOMALAL SHAHA and Others with confirmation of M/s. SHREE SAI SAMARTH DEVELOPER through Partner Mr. JIGNESH BHARATBHAI SHAH(Khata No.2076) by virtue of Sale Deed dated 28/09/2021 duly registered vide No.14023/2021, which is recorded as per Mutation Entry No. 7337, dated 07/10/2021 and certified by Circle Officer Kuglaon, Tal.Ambernath Dist.Thane on 12/1/2022.

AND THAT 1)Mr. MAHENDRA SOMALAL SHAHA 2)Mrs. KANUBAI SOMALAL SHAHA, 3)Mrs. KANCHAN V. SHAHA, 4)Mrs. GEETA GIRISHCHANDRA SHAH 5)MANGLABEN SOMALAL SHAHA 6)REKHA PRADEEP SHAHA (Khata No.2076) agreed to sell adjacent land (bearing area admn. 6-10-48 H.Aar sq.mtrs.) to the said landed property to M/s. OM SAI DEEP CO-OPERATIVE HOUSING SOCIETY LTD. through Chairman Mr. MADHUKAR KESHAV DALVI, Mr. GANESH SURESH MASURKAR, Mr. YAMAJI RAMU NAIK (Secretary)(New Khate), by virtue of Sale Deed dated 14/10/2021, Reg. No. 15013/2021, which is recorded as per Mutation Entry No.7342, dated 25/10/2021 (this Mutation Entry is not related to Title Property)

AND THAT Redevelopment Order Assistant Registrar Co-op. Society, ambernath issued in favour of YAMUNA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD., vide No. Sani/Ambernath /B-3/ Yamuna Kutir/Redevelopment/ permission Order-4076/Year-2022, dated 08/02/2022.

AND THAT ULC order issued by Hon'ble Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane, vide No. ULC/ULN/Sec 6(1)/SR-9, dated 25/02/1982.



AND THAT NA Order issued by Hon'ble Collector Thane, vide No. NAP-VIII/SR-417, dated 17/05/1983.

AND THAT by virtue of Redevelopment Agreement & Power of Attorney dated 28/10/2022 YAMUNA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD. entrusted Redevelopment rights of the said Land area admn. 865.75 sq.mtrs in favour of M/s. ASHISH GOLE PROMOTERS AND BUILDERS through proprietary Mr. ASHISH WAMAN GOLE duly registered before the Sub-registrar, Ulhasnagar-4, Under Registration UHN-4-9275/2022 & 9276/2022, respectively.

AND THAT Construction permission issued by Kulgaon Badlapur Municipal Council, Kulgaon, vide No. KBNP/NRV/BP/338/2022-2023, Unique No. 169, dated 15/02/2023, for construction of Building-A Ground + 7 Floor, Building-B – Stilt + Seven Floor, Building-C Stilt+ First Floor & Building-D – Stilt+ First Floor.


AND THAT I have previously issued Search Report for the year 1993 to 2022 in respect of aforesaid Land taken from the IGR Maharashtra Govt. site and now I have taken further search for the year 2022-2023 and I have gone through the available record, wherein no any adverse entry or suspicious transaction found which will defect title of the Land.

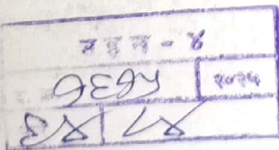
Search report in respect of aforesaid flat taken from the IGR Maharashtra Govt. site for the year 2022 to 2023(2 year).

TITLE CLEARANCE CERTIFICATE :

On the perusal of the documents above referred relating to the title of the said land, I am of the opinion that the title of the said property is in the name of **YAMUNA KUTIR CO-OPERATIVE HOUSING SOCIETY LTD.**, and the title of the said property is clear, marketable and without any encumbrance and that **M/s. ASHISH GOLE PROMOTERS AND BUILDERS proprietary concern of Mr. ASHISH WAMAN GOLE**, Builder/Developers have got rights to develop the land bearing Survey No.17, Hissa No.8, Area admn. About 24H-28R-08P, Asst.2020.16 Rs. Ps., out of which area admn. 865.75 sq.mtrs. Asst. 720.30 Rs.Ps. at Village Kulgaon Tal. Ambarnath, Dist. Thane, as intended by virtue of Redevelopment Agreement & Power of Attorney dated 28/10/2022 duly registered before the Sub-registrar, Ulhasnagar-4, Under Registration UHN-4-9275/2022 & 9276/2022, respectively as well as Sanctioned Plan issued by Kulgaon Badlapur Municipal Council, Kulgaon, vide No. KBNP/NRV/BP/338/2022-2023, Unique No. 169, dated 15/02/2023.

HENCE THIS TITLE CERTIFICATE.


Mrs. SHRUTI S. MALBARI
B. COM LL B. Sanad-1999
ADVOCATE HIGH COURT
C/O 3/201, 2nd Floor, Sawant Plaza,
Flower, Belavali, Badlapur (W)
921401010 · 9766995343



541/14288

पावती

Original/Duplicate

Thursday, December 07, 2023

नोंदणी क्र.: 39M

10:50 AM

Regn.: 39M

पावती क्र.: 15283 दिनांक: 07/12/2023

गावाचे नाव: कुळगाव
 दस्तऐवजाचा अनुक्रमांक: उहून4-14288-2023
 दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र
 सादर करणाऱ्याचे नाव: सोमनाथ दशरथ सुरोळे - -

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 200.00
पुढांची संख्या: 10	
एकूण:	₹. 300.00

साजार मुल्य: ₹.0/-

मोबदला ₹.1/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

Joint Sub Registrar
 उरहासनगर-४.

- देयकाचा प्रकार: DHC रकम: ₹.200/-
 डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223037402276 दिनांक: 07/12/2023
 बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: eChallan रकम: ₹.100/-
 डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011893793202324E दिनांक: 07/12/2023
 बँकेचे नाव व पत्ता:

12/7/2023



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१२	०७	२०२३		
१२	०७	२०२३		



CHALLAN
MTR Form Number-6



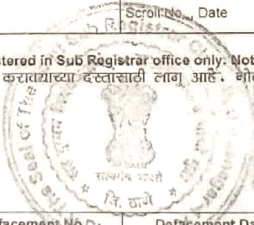
GRN	MH011893793202324E	BARCODE		Date	05/12/2023-10:31:02	Form ID	48(f)
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)			
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR	Full Name	ASHISH GOLE PROMOTERS AND BUILDERS				
Location	THANE	Flat/Block No.	SURVEY NO. /HISSA NO. 17/1, AND SURVEY				
Year	2023-2024 One Time	Premises/Building	NO. /HISSA NO. 17/8				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	500.00	KULGAON	BADLAPUR		4 2 1 5 0 3
0030063301 Registration Fee	100.00				
Remarks (If Any)					
SecondPartyName=SOMNATH D SUROSHE-					
Total		Amount In	Six Hundred Rupees Only		
		Words			



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023120511278	2841631150
Cheque/DD No.		Bank Date	RBI Date	05/12/2023-10:32:03	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. / Date	100 / 06/12/2023		

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



चलन - ४
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१०२५
११ १०

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-541-14288	0006298715202324	07/12/2023-10:41:37	IGR129	100.00



चलन - ४
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GRN : MH011893793202324E Amount : 600.00 Bank : IDBI BANK Date : 05/12/2023-10:31:02

2	(S)-541-14288	0006298715202324	07/12/2023-10:41:37	IGR129	500.00
Total Defacement Amount					500.00



वहू न - ४	
१९९५	२०२५
<i>[Signature]</i>	<i>[Signature]</i>



CHALLAN
MTR Form Number-6



GRN	MI4011883783202324E	BARCODE	[Barcode]		Date	05/12/2023-10:31:02	Form ID	48(f)	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (if Any)							
	Registration Fee	PAN No.(if Applicable)							
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR	Full Name	ASHISH GOLE PROMOTERS AND BUILDERS						
Location	THANE	Flat/Block No.	SURVEY NO. /HISSA NO. 17/1, AND SURVEY						
Year	2023-2024 One Time	Premises/Building	NO. /HISSA NO. 17/B						
Account Head Details		Amount In Rs.							
0030046401	Stamp Duty	500.00	Road/Street	KULGAON					
0030063301	Registration Fee	100.00	Area/Locality	BADLAPUR					
			Town/City/District						
			PIN	4	2	1	5	0	3
			Remarks (if Any)	SecondPartyName=SOMNATH D SUROSHE--					
			Amount In	Six Hundred Rupees Only					
Total		600.00	Words						
Payment Details			FOR USE IN RECEIVING BANK						
IDBI BANK									
Cheque-DD Details			Bank CIN	Ref. No.	69103332023120511278	2841631150			
Cheque/DD No.		Bank Date	RBI Date	05/12/2023-10:32:03	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. : 9767012505
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दृश्य निबंधक कार्यालयत नोदणी करावयाच्या दस्तासारी लागू आहे. नोदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.

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उदन - ४
 Page 14
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Print Date 05-12-2023 10:32:14



उदन - ४
 9894 2024
 81 08

POWER OF ATTORNEY

Date: 07/12/2023

To ALL TO WHOM THESE PRESENTS SHALL COME, M/s. **ASHISH GOLE PROMOTERS & BUILDERS**, having its office at: Golewadi, Kulgaon, Badlapur (East), Tal. Ambernath, Dist. Thane 421503, through its Proprietor **Shri ASHISH WAMAN GOLE**, age about 58 years, SEND GREETINGS:

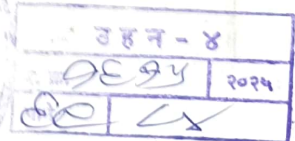
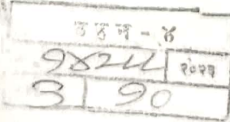
WHEREAS: I am Proprietor of and carrying on business of Developers & Builders in the Kulgaon-Badlapur, Tal. Ambernath, Dist. Thane.

AND WHEREAS : I am developing the property by constructing multistoried building of premises under the Proprietor firm named as M/s. **ASHISH GOLE PROMOTERS & BUILDERS** at Village Kulgaon, Taluka Ambernath, Dist. Thane. Survey No./Hissa No. 17/1 and 17/8, Plot No. 1, Building Known as "Alankapuri" Wing A, B, C, D", Village Kulgaon, Taluka Ambernath, Dist. Thane. That registered agreements and other documents are required to be executed and registered in favour of the Prospective Purchasers.

AND WHEREAS : that I am needed to admit executed agreement for Sale in favour of Prospective Purchaser/s but due to my Business I am unable to attend the concerned Sub-Registrar of assurance and admit the execution thereof.

AND WHEREAS : in order to admit agreement for sale executed by me in favour of the Prospective Purchaser/s, I am proposed to appoint **Shri SOMNATH DASHRATH SUROSHE**, as our express and authorized attorney on my behalf and my Proprietary firm's behalf and to do the following acts as mentioned herein below and which and he has agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that M/s. **ASHISH GOLE PROMOTERS & BUILDERS** a Proprietary firm through its Proprietor **Shri ASHISH WAMAN GOLE** do hereby appoint and



constituted **Mr. SOMNATH DASHRATH SUROSHE**, Residing at Dahivali, Post. Kulgaon, Tal, Ambernath, Dist- Thane-421503 to be true and lawful attorney with full authority and power to do and execute the following acts deeds and things in my name and on my behalf for **M/s. ASHISH GOLE PROMOTERS & BUILDERS** Viz.

- 1) To lodge the agreement for sale, correction deeds, cancellation deeds, Conveyance Deed in favour of Proposed Co-op Hsg. Soc. Ltd. and others documents as required pertaining to Flats/Shops in respect of the said property to be development on Survey No./Hissa No. 17/1 and 17/8, Plot No. 1,, Building Known as "Alankapuri" Wing A, B, C, D", Village Kulgaon, Taluka Ambernath, Dist. Thane, executed by our in favour of prospective Purchaser/s Buyer/s and which required registration in the office of the Registrar office Ulhasnagar-2, 3 & 4 of assurances and to admit execution thereof on our behalf in Badlapur.
- 2) To receive Original documents, Papers, Index II, etc. from the Sub-Registrar office Ulhasnagar-2, 3 & 4.
- 3) And generally to do all acts and things incidental to the powers hereinbefore given and other acts and things necessary.
- 4) And I agree to notify all lawful acts things done and executed by the said attorney pursuant to the powers given herein.
- 5) What even be mentioned herein above this power of attorney is only to give admission in front of Sub-Registrar and complete formality in register office of that document which are executed by me or to be executed by me.

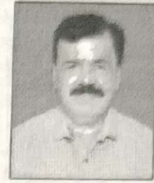


2



IN WITNESSES WHEREOF WE have signed and executed the said general power of Attorney on this day of 07th DECEMBER, 2023 at Badlapur,

SIGNED AND DELIVERED by the
Within named "the Promoter"
M/s. ASHISH GOLE PROMOTERS & BUILDERS
THROUGH ITS PROPRIETOR
Shri ASHISH WAMAN GOLE



[Signature]

In the presence of.....

1. [Signature]

2. [Signature]



Accepted by me
Shri SOMNATH DASHRATH SUROSHE [Signature]

WITNESS:

1. Sampat Ganpat More
At: Mahan Milan Society,
Chiggaon - Badlapur (E.) [Signature]

2. Akshay. R. Mandekar
At: Pehgaon, Telikalyan, Dist: Thane [Signature]



उत्तर - ४
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५१९०



उत्तर - ४
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१७१५



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 : **P51700053040**

Project: **Alankapuri**, Plot Bearing / CTS / Survey / Final Plot No.: **S.No 17/H.No 1 & H.No 8/Plot No. 1st Badlapur (M C), Ambarnath, Thane, 421503;**

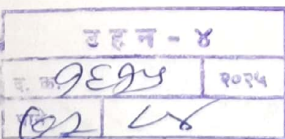
1. Mr./Ms. **Ashish Waman Gole** son/daughter of Mr./Ms. **Waman Govind Gole** Tehsil: **Ambarnath, District: Thane, Pin: 421503**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with 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 (l) 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 **10/10/2023** and ending with **01/05/2027** 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 Armanand Prabhu
(Secretary, MahaRERA)
Date:10-10-2023 12:34:28

Dated: **10/10/2023**
Place: **Mumbai**

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





आयकर विभाग
INCOME TAX DEPARTMENT
ASHISH WAMAN GOLE
WAMAN GOVIND GOLE
08/03/1965
Permanent Account Number
ADOPG4721F

भारत सरकार
GOVT. OF INDIA




भारत सरकार
GOVERNMENT OF INDIA

आशिष वामन गोळे
Ashish Waman Gole
जन्म वर्ष / Year of Birth : 1965
पुरुष / Male

3489 5918 9571



आधार – सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
SAMPAT GANPAT MORE
GANPAT RAMJI MORE
01/12/1973
Permanent Account Number
AMEPN6761E

भारत सरकार
GOVT. OF INDIA





उद्देश - ४
१४२५ १०१५
०११०



उद्देश - ४
१४२५ १०१५
०११०

भारत सरकार
GOVERNMENT OF INDIA



सोमनाथ दशरथ सुरोशे
Somnath Dashrath Suroshe
जन्म तारीख/ DOB: 17/05/1976
पुरुष / MALE



6663 1991 4827

माझे आधार, माझी ओळख

DL No: MH05 20210028107 DOI: 05-10-2021
Valid Till: 02-02-2038 (NT)

05-10-2021
AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
COV: DOI
LWV: 05-10-2021
MCRWG: 05-10-2021

FORM 7
RULE 16 (2)




DOB: 03-02-1998 BG:

Name: AKSHAY MIRKUTE
SDW of RAMCHANDRA MIRKUTE
Add: AT-DAHAGAON-POST-VADGAON-TIL-KALYAN-DIST-THANE
District: Kalyan, Thane, MH
PIN: 421304
Signature & ID Of: 
Issuing Authority: MH05

Signature/Thumb
Impression of Holder



रहम - ४
१०२५५ २०२४
८ १०



रहम - ४
१०२५५ २०२४
८ १०

541/14288

गुरुवार, 07 डिसेंबर 2023 10:50 म.पू.

दस्त गोषवारा भाग-1

उद्दन 4

दस्त क्रमांक: 14288/2023

दस्त क्रमांक: उद्दन 4 /14288/2023

बाजार मूल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. उद्दन 4 यांचे कार्यालयात

ज. क्र. 14288 वर दि.07-12-2023

रोजी 10:40 म.पू. वा. हजर केला.

पावती:15283

पावती दिनांक: 07/12/2023

सादरकरणाऱाचे नाव: सोमनाथ दशरथ सुरोशे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 200.00

पृष्ठांची संख्या: 10

एकूण: 300.00

दस्त हजर करणाऱ्याची सही:

Joint S.S.R.Ulhasnagar 4

Joint S.S.R.Ulhasnagar 4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबीहून अन्य असा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तींम काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्रं. 1 07 / 12 / 2023 10 : 40 : 35 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 07 / 12 / 2023 10 : 41 : 29 AM ची वेळ: (फी)

दस्त एकाच वेळी सादर केलेले कुलमुखत्यारपत्र
व्यवृत्ती सुत्रादी बलाखंड आलेखून आल्यास याची
संपूर्ण जबाबदारी निष्पादकाची राहिल

लिहिलेले घोणार

लिहिलेले दणार



उद्दन - ४	
०९९५	२०२३
०९५/२३	

http://10.10.246.39/MarathiReports/HTML_reports/html_dastgoshwara1.aspx

12/07/2023



07/12/2023 10:49:32 AM

दस्त गोपबारा भाग-2

उद्दन 4 00-90
दस्त क्रमांक:14288/2023

दस्त क्रमांक :उद्दन4/14288/2023

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	सायाचिन	ठसा प्रमाणित
1	नाम:सोमनाथ दशरथ सुरोशे - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सु. दहिबली, पो. कुळगांव, ता. अंबरनाथ, जि. ठाणे, प्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-46 स्वाक्षरी:-		
2	नाम:मे. आशिश गोळे प्रमोटर्स अँड बिल्डर्स तर्फे प्रोप्रा. श्री आशिश वामन गोळे - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: गोळेवाडी, कुळगांव, बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, प्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन नंबर:ADOPG4721F	कुलमुखत्यार देणार वय :-58 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:07 / 12 / 2023 10 : 48 : 25 AM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संगती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	पॉवर ऑफ अटॉर्नी होल्डर सोमनाथ दशरथ सुरोशे - -	07/12/2023 10:48:43 AM	सोमनाथ दशरथ सुरोशे M 1168816486460448768
2	कुलमुखत्यार देणार मे. आशिश गोळे प्रमोटर्स अँड बिल्डर्स तर्फे प्रोप्रा. श्री आशिश वामन गोळे - -	07/12/2023 10:49:07 AM	आशिश वामन गोळे M 1182188545580228608

प्रमाणित करण्यात येते की सदर दस्त

क्र. १४२८८ मध्ये १०...पाने आहेत

पुस्तक क्रमांक.....वर नोंदला

दिनांक. ०६.१२.२०२३

शिक्का क्र.4 ची वेळ:07 / 12 / 2023 10 : 49 : 08 AM

शिक्का क्र.5 ची वेळ:07 / 12 / 2023 10 : 49 : 28 AM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar, Ulhasnagar 4

Payment Details.

सह. दुया निवचक वर्ग-२, उल्हासनगर-४.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHISH GOLE PROMOTERS AND BUILDERS	eChallan	69103332023120511278	MH011893793202324E	500.00	SD	0006298715202324	07/12/2023
2		DHC		2037402276	200	RF	1223037402276D	07/12/2023
3	ASHISH GOLE PROMOTERS AND BUILDERS	eChallan		MH011893793202324E	100	RF	0006298715202324	07/12/2023

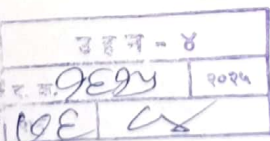
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

14288 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isantia@gmail.com





07/12/2023

युची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4

दस्ता क्रमांक : 14288/2023

नोंदणी :

Regn.63m

गावाचे नाव : कुळगाव

(1) विलेखाचा प्रकार	कुलमुखत्यारपत्र
(2) भोवदला	1
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते मसुद करावे)	0
(4) भू-आपन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कुळगाव-बदलापूर इतर वर्णन : इतर माहिती: माझे कुळगाव, ता. अंबरनाथ, जि. ठाणे येथील, सल्ले नं./हिस्ता नं. 17/1, व सल्ले नं./हिस्ता नं. 17/8, प्लॉट नं. 1, क्षेत्र 2685.75 चौ. मी. यावरील अलंकापुटी विंग ए. बी. सी. डी या मिल्कतीवावतचे कुलमुखत्यारपत्र. ((Survey Number : 17 ;))
(5) क्षेत्रफळ	1) 2685.75 चौ.मीटर
(6) आकारणी किंवा सुद्धी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. आशिष गोळे प्रमोटर्स अँड विल्डर्स तर्फे प्रो.रा. बी. आशिष वामन गोळे - - वव:-58; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: गोळेवाडी, कुळगाव, बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे , प्लॉट नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ADOPG4721F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सोमनाथ दशरथ सुरोशे - - वव:-48; पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: दु. वडिवली, पो. कुळगाव, ता. अंबरनाथ, जि. ठाणे, प्लॉट नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	07/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	07/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	14288/2023
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावप्रमाणे नोंदणी शुल्क	100
(14) शैरा	



सह. दुय्यम निबंधक वर्ग:-
उल्हासनगर-४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (48-c) when authorising one person or more to act in a single transaction other than case mentioned in clause a



उहान - ४
र. क्र. 9893 २०२५
10/12/23

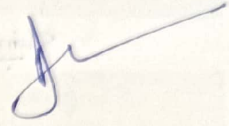
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHISH GOLE PROMOTERS AND BUILDERS	eChallen	69103332023120511278	MH011893793202324E	500.00	SD	0006298715202324	07/12/2023
2		DHC		1223037402276	200	RF	1223037402276D	07/12/2023
3	ASHISH GOLE PROMOTERS AND BUILDERS	eChallen		MH011893793202324E	100	RF	0006298715202324	07/12/2023



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



आयकर विभाग
INCOME TAX DEPARTMENT
ASHISH WAMAN GOLE
WAMAN GOVIND GOLE
08/03/1965
 Permanent Account Number
ADOPG4721F
 Signature
भारत सरकार
GOVT. OF INDIA



भारत सरकार
GOVERNMENT OF INDIA
अशिश वामन गोळे
 Ashish Waman Gole
 जन्म वर्ष / Year of Birth : 1965
 पुरुष / Male
3489 5918 9571

आधार — सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
SAMPAT GANPAT MORE
GANPAT RAJJI MORE
08/12/1973
 Permanent Account Number
AMEPM6761E
 Signature
भारत सरकार
GOVT. OF INDIA




वहन - ४
 द. नं. १९९५ २०१५
६०४२४



भारत सरकार
GOVERNMENT OF INDIA

अंकिता अनंत शिंदे
Ankita Anant Shinde
जन्म तारीख / DOB: 11/08/1998
महिला / FEMALE
Mobile No.: 9921980369

5056 8495 6002

माझे आधार, माझी ओळख

भारत सरकार
Government of India

गीता अनंत शिंदे
Gita Anant Shinde
जन्म तारीख / DOB: 11/06/1976
स्त्री / Female

4134 1577 8860

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
bankar phata, udapur,
Udapur, Pune, Maharashtra -
412409

बनकर फाटा, उदापुर, उदापुर, पुणे,
महाराष्ट्र - 412409

1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947 Bengaluru-560 001

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
बनकर फाटा, उदापुर, उदापुर, पुणे,
महाराष्ट्र, 412409

Address:
BANKAR FATA, Udapur, Udapur,
Pune, Maharashtra, 412409

4134 1577 8860

1800 300 1947 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
JMIPS0860K

नाम / Name
ANKITA ANANT SHINDE

पिता का नाम / Father's Name
ANANT VITTHAL SHINDE

जन्म की तारीख / Date of Birth:
11/08/1998

हस्ताक्षर / Signature

03072018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
NXIPS5067M

नाम / Name
GITA ANANT SHINDE

पिता का नाम / Father's Name
LAKHAMAN RAMCHANDRA DESAI

जन्म की तारीख / Date of Birth:
11/06/1976

हस्ताक्षर / Signature

31052



वहन - ४

दि. १६/०८/२०२५

८०६/१४



भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrollment No.: 2006/12916/06843

To
अनंत विठ्ठल शिंदे
Anant Vitthal Shinde
bankarfata, udapur,
VTC, Udapur,
PO: Udapur,
Sub District: Junnar, District: Pune,
State: Maharashtra,
PIN Code: 412409,
Mobile: 9766980223

48834456



MF488344565FI



आपला आधार क्रमांक / Your Aadhaar No. :

2505 5638 4753

माझे आधार, माझी ओळख

Shinde



भारत सरकार
Government of India



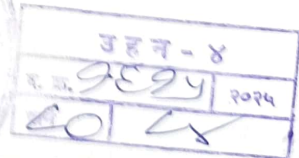
Issue Date: 28/06/2015



अनंत विठ्ठल शिंदे
Anant Vitthal Shinde
जन्म तारीख / DOB : 27/09/1972
पुरुष / Male

2505 5638 4753

माझे आधार, माझी ओळख



घोषणापत्र

मी. ~~क्रोमबाध कुरोशे~~ याद्वारे

घोषित करतो की, सह दुय्यम निबंधक उल्हासनगर क्र-4 यांचे कार्यालयात-

~~कुत्रावनामा~~ या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला

आहे. श्री/श्रीम./मे. ~~मे. बाबिराज गोळे पुत्रोदय अंतः प्रितयुक्तिर्णे गोष्टा~~

व इ. यांनी दिनांक ~~1/12/2023~~ रोजी मला दिलेल्या ~~कुलमुखत्यारपत्राच्या~~

आधारे मी सादर दस्त नोंदणीस सादर केला आहे./ निष्पादित करुन कबुली जबाब

दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेला

नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेला नाही

किंवा अन्य कोणत्याही कारणामूळे कुलमुखत्यारपत्र रद्द ठरलेला नाही. सादरचा

कुलमुखत्यारपत्र पूर्णपणे वैध्य असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम

आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम

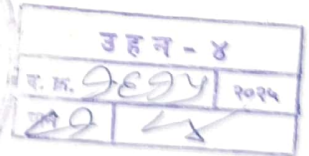
82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक:- 3/2/2025



कुलमुखत्यारपत्र धारकाचे नाव व सही

~~क्रोमबाध कुरोशे~~



541/1615

सोमवार, 03 फेब्रुवारी 2025 10:41 म.पू.

दस्त गोधवारा भाग-1

उहन4

दस्त क्रमांक: 1615/2025

दस्त क्रमांक: उहन4 /1615/2025

बाजार मूल्य: रु. 22,72,000/-

मोबदला: रु. 26,70,000/-

भरलेले मुद्रांक शुल्क: रु. 1,33,500/-

मुद्रांक 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. सह. दु. नि. उहन4 यांचे कार्यालयात

पावती:1737

पावती दिनांक: 03/02/2025

अ. क्रं. 1615 वर दि.03-02-2025

सादरकरणाराचे नाव: अंकिता अनंत शिंदे

रोजी 10:38 म.पू. वा. हजर केला,

नोंदणी फी

रु. 26700.00

दस्त हाताळणी फी

रु. 1680.00

पृष्ठांची संख्या: 84

S/wrdeAA

दस्त हजर करणाऱ्याची मही:

एकुण: 28380.00

Joint S.R. Ulhasnagar 4

Joint S.R. Ulhasnagar 4

दस्ताचा प्रकार: करारनामा

- मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशात किंवा प्रा.अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (सालभत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणावरील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 03 / 02 / 2025 10 : 38 : 53 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 03 / 02 / 2025 10 : 39 : 48 AM ची वेळ: (फी)

दस्ताएवजासांबत जोडलेली कागदपत्रे कुलसुध्दत्कारपणे
व्यक्ती इत्यादी बनावट आढळून आल्यास याची
संपूर्ण साबाबदारी जिप्पादखवी राहिल.

लिहून घेणार

लिहून देणार

S/wrdeAA

श्री. गीता अ. शिंदे





03/02/2025 10 45:20 AM

दस्त गोपवारा भाग-2

उद्दन4

दस्त क्रमांक:1615/2025

दस्त क्रमांक :उद्दन4/1615/2025

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:अंकिता अनंत शिंदे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बनकर फाटा, पो. उदापूर, भारत पेट्रोल पंपपाजवळ, ता. जुन्नर, जि. पूणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:JMIPS0860K	लिहून घेणार वय :-26 स्वाक्षरी:- <i>Swadksha</i>		
2	नाव:गीता अनंत शिंदे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बनकर फाटा, पो. उदापूर, भारत पेट्रोल पंपपाजवळ, ता. जुन्नर, जि. पूणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:NXIPS5067M	लिहून घेणार वय :-48 स्वाक्षरी:- <i>सौ. गीता अ. शिंदे</i>		
3	नाव:मे. आशिष गोळे प्रमोटर्स अँड बिल्डर्स तर्फे प्रोप्रा. श्री आशिष वामन गोळे यांचे तर्फे कु. मु. व क. ज. देणार म्हणून श्री सोमनाथ दशरथ सुरोशे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कुळगांव, बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ADOPG4721F	लिहून देणार वय :-48 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.

शिक्का क्र.3 ची वेळ:03 / 02 / 2025 10 : 41 : 30 AM

ओळख:-

दस्तऐवज निष्पादनाचा कवुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार अंकिता अनंत शिंदे	03/02/2025 10:42:12 AM	अंकिता अनंत शिंदे F 1209145964386344960
2	लिहून घेणार गीता अनंत शिंदे	03/02/2025 10:43:13 AM	गीता अनंत शिंदे F 1310751058323595264
3	लिहून देणार मे. आशिष गोळे प्रमोटर्स अँड बिल्डर्स तर्फे प्रोप्रा. श्री आशिष वामन गोळे यांचे तर्फे कु. मु. व क. ज. देणार म्हणून श्री सोमनाथ दशरथ सुरोशे	03/02/2025 10:41:53 AM	सोमनाथ दशरथ सुरोशे M 1168816486460448768

शिक्का क्र.4 ची वेळ:03 / 02 / 2025 10 : 43 : 15 AM

Joint Sub Registrar Uthasagar 4



Scanned with OKEN Scanner

Payment Details.

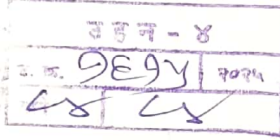
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHISH GOLE PROMOTERS AND BUILDERS	eChallan	69103332025013122842	MH015408467202425E	133500.00	SD	0008540639202425	03/02/2025
2		DHC		0125312613200	1680	RF	0125312613200D	03/02/2025
3	ASHISH GOLE PROMOTERS AND BUILDERS	eChallan		MH015408467202425E	26700	RF	0008540639202425	03/02/2025

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

1615 /2025

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2. Get print immediately after registration.

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

प्रमाणित करण्यात येते की सदर दस्त
 क्र. ९९५ याने ८४ पाने आहेत
 पुस्तक क्रमांक ९ वर नोंदला
 दिनांक ०३-०२-२०२५

सह. दुय्यम *Pal*
 निबंधक वर्ग-२, उल्हासनगर-४.





03/02/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4

दस्त क्रमांक : 1615/2025

नोंदणी :

Regn:63m

गावाचे नाव : कुळगाव

(1) विलेखाचा प्रकार	करारनामा
(2) भोवदला	2670000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2272000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूर इतर वर्णन : , इतर माहिती: विभाग क्र. 11/29, मौजे कुळगांव, सर्व्हे नं. 17, हिस्सा नं. 1, क्षेत्र 1820 व सर्व्हे नं. 17, हिस्सा नं. 8, जुना प्लॉट नं. 1, पुर्नविकास क्षेत्र 865.75 चौ. मी. असे एकुण क्षेत्र 2685.75 चौ. मी. यावरील 'अलंकापुरी' या इमारतीमधील निवासी सदतिका क्र. 501, पाचवा मजला, बी विंग, क्षेत्र 39.48 चौ. मीटर कारपेट. + एक्सक्यूसीव्ह एरिया 6.26 चौ. मी. कारपेट. (महिला खरेदीदार) (Survey Number : 17 ;)
(5) क्षेत्रफळ	1) 39.48 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. आशिष गोळे प्रमोटर्स अँड बिल्डर्स तर्फे प्रोप्रा. श्री आशिष वामन गोळे यांचे तर्फे कु. मु. व क. ज. देणार म्हणून श्री सोमनाथ दशरथ सुरोशे वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कुळगांव, बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ADOPG4721F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अंकिता अनंत शिंदे वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वनकर फाटा, पो. उदापूर, भारत पेट्रोल पंप्याजवळ, ता. जुन्नर, जि. पूणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-412409 पॅन नं:-JMIPS0860K 2): नाव:-गीता अनंत शिंदे वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: वनकर फाटा, पो. उदापूर, भारत पेट्रोल पंप्याजवळ, ता. जुन्नर, जि. पूणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-412409 पॅन नं:-NXIPS5067M
(9) दस्तऐवज करून दिल्याचा दिनांक	03/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	03/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	1615/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	133500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	26700
(14) शेर	



सह दुय्यम निबंधक वर्ग-2
उल्हासनगर क्र. 4

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHISH GOLE PROMOTERS AND BUILDERS	eChallan	69103332025013122842	MH015408467202425E	133500.00	SD	0008540639202425	03/02/2025
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[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

