

71/7474

पावती

Original/Duplicate

Friday, December 09 ,2016

नोंदणी क्र. :39म

2:19 PM

Regn.:39M

पावती क्र.: 9369

दिनांक: 09/12/2016

गावाचे नाव: चिकणघर

दस्तऐवजाचा अनुक्रमांक: कलन2-7474-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रविंद्र सर्जराव वायदंडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1420.00

पृष्ठांची संख्या: 71

एकूण:

रु. 31420.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
2:37 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar Kalyan 2

स. दुधम निबंधक वर्ग-२
कल्याण क्र. २

बाजार मुल्य: रु.5689500 /-

मोबदला रु.6200000/-

भरलेले मुद्रांक शुल्क : रु. 372000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006617402201617S दिनांक: 09/12/2016

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 1420/-

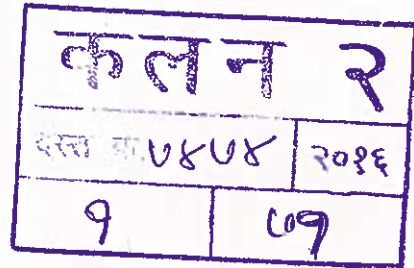
Receipt

दुध दस्त परत मिळाले.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201612091526	09 December 2016,01:39:57 PM			
मूल्यांकनाचे वर्ष	2016				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : कल्याण				
उप मूल्य विभाग	2/16-विभाग 9: उरलेल्या भागातील मिळकती वरील विभागातील सि.स.न झालेल्या भागातील मिळकती				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation		सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#113		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खूली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
23500	55800	65800	80100	65800	चौ. मीटर
बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	98.2598चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर-	Rs.55800/-
उद्ववाहन सुविधा	आहे	मजला -	1st To 4th Floor		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ					
= (55800 * (100 / 100)) * 100 / 100					
= Rs.55800/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 55800 * 98.2598					
= Rs.5482896.84/-					
F) लगतच्या गच्चीचे क्षेत्र 9.24चौ. मीटर					
लगतच्या गच्चीचे मूल्य = 9.24 * (55800 * 40/100)					
= Rs.206236.8/-					
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य					
= A + B + C + D + E + F + G + H					
= 5482896.84 + 0 + 0 + 0 + 0 + 206236.8 + 0 + 0					
= Rs.5689133.64/-					

Home

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महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14046324114770

Bank/Branch: PNB/KALYAN(2329)

Pmt Txn id : 091216M625616

Pmt DtTime : 09-12-2016@12:35:48

ChallanIdNo: 03006172016120950125

District : 1201/THANE

Stationery No: 14046324114770

Print DtTime: 09-12-2016@13:04:24

GRAS GRN : MH006617402201617S

Office Name : IGR125/KLN2_KALYAN 2 JOIN

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS

StDuty Amt : R 3,72,000/- (Rs Three, Seven Two, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR

RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment

Prop Mvblty: Immovable

Consideration: R 62,00,000/-

Prop Descr : BAL GOPAL, RESIDENCY, B WING, FLAT NO 304CHIKANGHARTAL KALYAN, DIST THANE Maharashtra

Duty Payer: (PAN-ABNPW9592K) RAVINDRA SARJERAO WAYDANDE

Other Party: (PAN-AASFA6288J) AAKAR ENTERPRISES

Bank official1 Name & Signature

Bank official2 Name & Signature

--- --- Space for customer/office use --- --- Please write below this line --- ---

AGREEMENT FOR SALE

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सौ. मिनाक्षी स. वायदंडे
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e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.



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AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN ON
THIS 09th DAY OF DECEMBER 2016

BETWEEN

M/s. AAKAR ENTERPRISES, a Partnership Firm, Registered on _____, having its office at Vijay Niwas, Beturkar Pada, Kalyan, District Thane, through its Partners (1) **SHRI. GANESH SHIVAJI CHAUDHARY** and (2) **SHRI. YASHWANT VINAYAK GARUD** hereinafter called **THE BUILDERS / DEVELOPERS** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/their heirs, executors, administrators and assigns) of **THE ONE PART;**

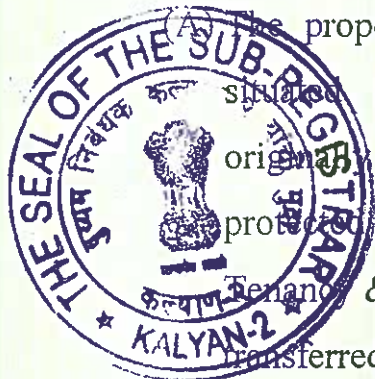
AND

- ① MR. RAVINDRA SARJERAO WAYDANDE
- ② MRS. PRADNYA RAVINDRA WAYDANDE
- ③ MRS. MINAKSHI SARJERAO WAYDANDE
- ④ MR. PRASHANT SARJERAO WAYDANDE

MR./MRS. _____ Aged about 30, 28.53 25 & esp. years, Occupation SERVICE/ Housewife/Housewife/Service, residing at A-6, HEENA-

- ASHISH, CHS, BETURKAR PADA, KALYAN (W), PIN- 421301
DIST - THANE hereinafter called and referred to as **PURCHASERS** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/their heirs, executors, administrators and assigns) of **THE SECOND PART:**

WHEREAS:



The property bearing Survey No.113, Hissa No.6 A (Part), situated at Chikenghar, admeasuring _____ was originally owned by Shri. Gopal Shiva Choudhary as a **PURCHASER** under the provisions of Bombay Tenancy & Agricultural Land Act. The said land was sold and transferred in the name of Gopal Shiva Choudhary by order of

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Ravindra Waydande
श्री. गिणारुत
Waydande

SADO, Thane and a Certificate under Section 32(M) bearing No.766 dated 05/03/1966 was issued by the SDO Thane in favour of Gopal Shiva Choudhary.

(B) After the death of Gopal Shiva Choudhary the said property was partitioned in the name of his four sons namely (1) Balkrishna Gopal Choudhary, (2) Shivaji Gopal Choudhary, (3) Vithhal Gopal Choudhary and (4) Raghav Gopal Country having each share of 2100 sq. meters.

(C) Out of Survey No.113/6A from Plot No.1 of total land of 2100 sq. mtrs. area, area of 1175 sq.mtrs. was utilized by Balkrishna Gopal Choudhary under the construction of the building and the balance area 905.40 sq.mts. was brought under development and construction.

(D) The building plan was submitted to the KDMC for sanction and got the plan sanctioned by order No.KDMC/NRV/BP/KV/180/74 dated 26/07/2011 and revised sanctioned no. No.KDMC/NRV/BP/KV/2012-73/278/156 dated 21-08-2014

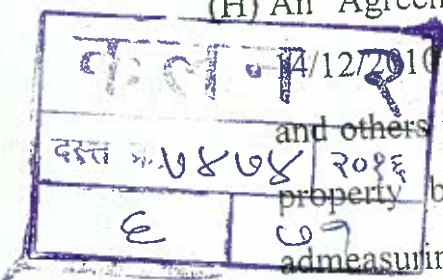
(E) The said land was converted Agricultural to Non-Agricultural by N.A. permission by letter No. NAP/SR/82/7/SR/125/2011 dated 03/10/2011 by Collector Thane.

(F) The Owners of the said Plot No.1 namely (1) Balkrishna Gopal Choudhary (2) Anjani Balkrishna Choudhary, (3) Vijay B. Choudhary, (4) Shobha Kishor Thakur, (5) Leena Sandesh Gajjar, (6) Pallavi Kiran Bhoir and (7) Vinayak Charge entered a Development Agreement on 14/12/2010 registered vide its Sr. No.11928/10 in favour of **M/s. Aakar Enterprises** for their share of land.

(G) Power of Attorney executed by the land owners in favour of **M/s. Aakar Enterprises**, dated 14/12/2010.

(H) An Agreement for Transfer of Development Rights, dated 14/12/2010 was executed between Balkrishna Gopal Choudhary and others in favour of **M/s. Aakar Enterprises** in respect of the property bearing Survey No.113, Hissa No.6A Plot no.1, measuring 905.40 sq. mtrs. of land situated at Village

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Chikenghar Taluka Kalyan and the said agreement was registered in the office of Sub-Registrar, Kalyan at serial No. 11928/10 on 14/12/2010.

(I) A Partnership- Deed between the Partners of **M/s. Aakar Enterprises** namely Ganesh Shivaji Choudhary, Yashwant Vinak Garud was executed on 16/03/2007 in respect of the development of Plot No.1 from Survey No.113, Hissa No.6A (Part) and was registered in the concern Authority office.

(J) By virtue of Agreement for Development and Power of Attorney dated 14/12/2010 executed by the plot owners and by virtue of plans sanctioned by Kalyan Dombivali Municipal Corporation, Kalyan on 26/07/2011, the Developers have become entitled to commence the work of construction of buildings on the said land.

Handwritten signatures:
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Ravaydande
श्री. मि. ग. शर्मा
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(K) The Developers accept the professional supervision of the Architect and Structural Engineer till the completion of the construction work of the proposed building **AND WHEREAS**, by virtue of the above said Agreement and Power of Attorney executed in their favour, by Owners of the property, the Developers have the sole, absolute and exclusive right to sell the said flats to prospective purchasers.

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(L) The Developers have offered for sale the various flats in the said proposed building that are now under construction to prospective buyers who are to be Flat purchasers **AND**



WHERE The Purchasers on coming to know that the various flats under construction are offered for sale expressed his/her desire to purchase and/or acquire on basis one Flat / Shop /

Office No. 304 on the 3rd Floor in Bal Gopal Residency - B Wing is to have a Carpet area 78'39" + 99'50" TER + 100' FB sq.ft.

AND WHEREAS, the price and/or consideration of the said Flat / Shop is agreed ^{including Extra Amenities Flat Cost + Extra Amenities} to be Rs. 5700000 + 500000 = 62,00,000/-

(Rupees Sixty Two Lakhs only) excluding the other charges and expenses mentioned in the various clauses of this Agreement.

Handwritten signatures:
Pawny
Ravaydande
श्री. मि. ग. शर्मा
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(M) AND WHEREAS, upon the request of the Purchaser, the Developers have made a full and true disclosure of the nature of title to the said land on which the proposed building is being constructed and have also given the Purchaser inspection of the plans and specifications of the said proposed building.

(N) AND WHEREAS, the copies of Certificate of Title of the said land issued by Shri. V. D. Gautam, Advocate of the Developers, copies of property card or extract of 7/12 or any other relevant documents showing the nature for Title of the said land of the copies of the plan and specifications approved by Kalyan Dombivali Municipal Corporation, Kalyan and any other documents which are required to be given under Rule 4 of The Maharashtra Ownership of Flat Act, 1963 have been annexed hereto and marked Annexure "A" "B" and "C" respectively.

(O) AND WHEREAS, the Purchaser has shown the site of the building and their work of the construction of the said building being in progress and is satisfied with the quality of the work and have approved the same.

(P) As per Scheme mentioned in the said notification, there is on question of any sale or conveyance of or transfer of any interest in the said land in favour of the proposed Co-operative Society of the several person acquiring the respective flats/dwelling units and other units, if any in the said new building only shall be sold / conveyed or lease of the said new building shall be granted in favour of the Co-operative Society to be formed by those several persons acquiring the respective flats/dwelling units and other units, if any, there is at and for the aggregate price / consideration received by the Developers.

(Q) AND WHEREAS, the Purchaser has been informed by the Developers and therefore know that they have offered for sale all the respective flats in their building under

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construction on the said land to different Purchasers and that they executed Agreement for Sale of the flats with a clear cut understanding to the Purchasers thereof that the Purchasers who are taking the said flats ultimately join the rest of the Purchasers in forming a Co-operative Housing Society and be member thereof.

(R) AND WHEREAS, Developers agree to sell the Purchasers and the Purchaser agree to purchase / acquire the said above mentioned flat upon the terms and conditions hereinafter appearing:

Sanjay
Bhaskar
27. 11. 2017
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NOW THIS AGREEMENT WITNESSETH IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. THE DEVELOPERS/BUILDERS shall construct the said proposed building as mentioned hereinabove in accordance with the plans, designs and specifications thereof, sanctions and approved by the concerned Planning Authority (Kalyan Dombivali Municipal Corporation, Kalyan) with such variations and modifications as the Developers deem necessary and proper and as per the requirements and directions of the Planning Authority or Body.

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2. THE PURCHASER hereby agrees to purchase and acquires the said Flat from the Developers and the Developers hereby agrees to sell the Purchasers Flat No. 304 having appropriate Carpet area of 1100 sq.ft. (which is inclusive of the area of the balcony) on the 3rd floor of B Wing of the proposed Gopal Residency to be constructed and more particularly described in the Annexure "E" hereunder written and shown in the Floor Plan thereof hereto annexed and marked as Annexure "C"



(hereinafter called "The said Flat") for a total consideration of Rs. 5700000 / - Flat Cost + 500000 / - Extra Amenities (Rupees SIXTY TWO LAKHS -) to be Total 62,00,000 / - ONLY

Sanjay
Bhaskar
27. 11. 2017
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Sanjay
Bhaskar 27. 11. 2017 *Maya*

[Signature]

paid by the Purchaser to the Developers as per the payment Schedule Annexed hereto and marked as **Annexure "D"**.

3. **THE DEVELOPERS/BUILDERS** hereby agree to observe and perform with all the terms, conditions, stipulation and restrictions, if any, which may have been imposed by the concerned Planning Authority at the time of sanctioning the said plan for thereafter any may before handing over possession of the plan of the Purchaser, obtain from the concerned Local Authority Occupation and/or Completion Certificate in respect of the said flat.

4. a) **THE PURCHASER** agrees that he/she shall pay up each of the installments hereinbefore indicated on time as agreed and shall not commit any default.

It is agreed that at each of the prescribed stages of construction as fixed in the Annexure of this Agreement, when any installment becomes due, the Developers shall make the demand of the due installments in writing and the Purchaser shall make the payments to the Developers at their office within 7 days of receipt of such written communication. The Purchaser agrees that his/her failure to pay the agreed installments on demand within the period of 7 days as stipulated hereinabove shall be treated as a default on

part of the Purchaser in which event Developer shall have option to rescind the present agreement to its end. In such event the Purchaser shall be entitled to the refund of the amount paid by him/her after deductions, there fro, if any.

b) PROVIDED always that the option or right of the Developers hereinabove contained of rescinding this agreement shall not be exercised by the Developers unless and until the Purchaser

is given a 15 days prior notice of their intention to terminate this agreement mentioning therein specified breach or breaches of terms and conditions of this Agreement and

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defaults on the part of other outgoing and after giving opportunity to remedy such breach or breaches within a reasonable time of 15 days from the date of receipt of the notice by the Purchasers.

c) **THE PURCHASER** agrees he/she shall not claim for refund of his/her money immediately and shall be entitled to refund only after a fresh booking of the said flat by the Developers. The Developers agree that in case the Agreement is rescinded by them under this clause, they shall repay to the Purchaser his money on fresh booking of the said flat and as per the stages of payment of new Purchaser.

d) It is hereby agreed that after the present agreement is rescinded for reason stated in this clause, the Developers shall have the right to sell the said flat again to the others and the Purchaser herein shall have no claim whatsoever to and/or over the said flat.

e) After fresh booking of the said Flat the Developers shall inform the Purchaser (who are committed a default) about the time and place to receive back his/her money.

5. If the Developers elect not to exercise their option of rescinding the present Agreement on account of any default



committed by the Purchaser as mentioned hereinabove by clause of the Agreement, the Purchaser agrees to pay the Developers interest at the rate of 24% per annum on all amount which become due and payable by the Purchaser to the Developers under the terms of this Agreement from the date of these amounts become due.

6. This Agreement is based on Development Agreement dated 14-12-2010 registered in the office of Sub-Registrar, Kalyan, deed of General Power of Attorney dated 14-12-10 executed by the Owner in favour of the Developers, several persons

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acquiring the respective flats, dwelling units, if any, in the said new building shall become member of the new Building/Society and the new building when completed shall be sold/conveyed in favour of such Co-operative Society of all those several persons acquiring the respective flats / dwelling units and other units if any therein at and for aggregate price/consideration received from them by the Developers and such conveyance shall be executed by said Owner as the Vendor and the Developers herein as the Confirming Parties. The completion of construction of the said new building in all respects, then in such event the said Owner shall grant a Ownership of the said new building in favour of the Co-operative Society of the several persons acquiring the respective flats/dwelling units and other units, if any, herein on nominal expenses amount and for a premium equivalent to the aggregate price / consideration expenses, Conveyance Deed shall be executed by the said owner to the said Society and the Developers as the Confirming Parties. However, the stamp duty, Registration fees etc. in respect of such Flat/Shop or Conveyance Deed shall be borne and paid by the persons acquiring respective flats / dwelling unit and other units, if any, in the said new building.

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Yes



The fixtures, fittings and amenities to be provided by the Developers in the said building and the flat are those that are set out of more particularly described in the Annexure "E" hereinafter.

It is agreed that the Developers shall give possession of the above said flat to the Purchaser on or before 20/12/2016 provided the Purchaser has paid to the Developers entire agreed amount of consideration and has made all the payments of dues and deposits and has performed his/her part of present agreement and nothing further remains to be done on his / her part. If the Developers fail or neglect to give possession of the flat by the dates specified or on any further

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date or dates agreed to by the parties, the Developers shall be liable on demand (but without prejudice to any other remedies to which they may be liable to refund to the purchaser the amount already received by the Developers in respect of flat with simple interest at the rate of 9% per annum thereon from the date of the Developers received the sums till the date the amounts and interest thereof refunded and amount thereon shall be charged on the land which the flat is or was to be constructed to the extent of the amount due, but subject to any prior encumbrances.

*Pravin
Bhargava
27/10/2018
Mumbai*

It is agreed that for want of cement and/or shortage of any other building material or for any other reason or reasons which is/are beyond the control of the Developers then in that even the handing over the possession of the said flat is delayed, the Purchaser shall not be entitled to hold the Developers responsible and the Developers shall be entitled to a reasonable extension of time for giving delivery of the flat to the Purchaser.

9. **THE PURCHASER** shall take possession of the said flat within 10 days of the Developers giving written notice to the intimating that the said flat is ready for use and occupation.

10. **THE PURCHASER** shall use the flat or any part thereof or permit the same to be used only for the purpose of residence.

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in case, the Developers shall allot stilt to any other PURCHASER by any rights the PURCHASER shall not take any objection for the same.

is agreed that the PURCHASER along with other Purchasers of the flats in the said building shall join in forming and register the Society to be known by such name as the Developers may decide and for this purpose also from time to time sign execute applications for registration and membership and all the necessary papers and documents required for the

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purchase of formation and/or registration of a Co-operative Housing Society and for becoming a member thereof including the bye-laws of the proposed Society and duly fill in, sign and return to the Developers within 7 days of the same being forwarded by the Developers to the PURCHASER so as to enable the Developers to register the Organization of the PURCHASER of the flats in the said building under Section (10) of the Maharashtra Ownership Act, 1963 within the Maharashtra Ownership Flats (regulation of Promotion of Construction, Sale, Management and Transfer) Rules, 1964 and shall be a member of the said society. No Objection shall be taken by the PURCHASER, if any changes or modifications are made in the draft by laws or Memorandum and/or Articles of Association as may be required by the Registrar of the Companies as the case may be, or any other Competent Authority.

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12. Beside the amount of installments of the agreed consideration as stipulated in Schedule of Payment of This Agreement, the PURCHASER shall pay as per payment schedule Annexure "D".

13. Commencing a week after notice in writing is given by the Promoters / Builders to the PURCHASER that the said Flat / Shop / Tenements / Galas and Garages etc., are ready for use and occupation, the PURCHASER shall be liable to bear and the Proportionate share of outgoings in respect of the said land and building namely, local taxes, betterment charges or such other levy by the concerned local authority and/or Government water charges, common lights, repairs and all other expenses necessary and incidental to the management and maintenance of the said land and building till the society

is formed and the said land and building is transferred to it, the PURCHASER shall pay to the PROMOTERS / BUILDERS such proportionate share of outgoings as may be determined by the PROMOTERS / BUILDERS. The



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PURCHASER further agrees that till the PURCHASER's share is so determined by the provisional monthly contribution of Rs.550/- for the One Room Kitchen of 650 1 BHK and Rs.750/- for the Three Room Kitchen and Rs.850/- for Four Room Kitchen per months towards outgoings from the date of notice as aforesaid. The amount is paid by the PURCHASER to the Promoters/Builders until a Society is formed and executed in favour of Co-operative Society as aforesaid subject to the provisions of Section 6 of the Maharashtra Co-operative Societies Act. On such conveyance being executed the aforesaid deposit (less deductions there from for the actual expenses incurred in various account) shall be paid over by the Promoters/Builders to the Co-operative Society or as the case may be. The PURCHASER undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

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THE PURCHASER shall on or before delivery of possession of the said flats/tenements/galas and garages etc. deposit with the Developers an amount of Rs.260/- for share money, application and entrance fee of the society.

4
and

THE PURCHASER hereby agrees and assures to pay his proportionate share towards the installation of electric Meter, Electric Meter Deposit, Electricity Cable, Electric Transformer etc. if insisted by the MSEB authorities.



THE PURCHASER herein further agrees and assures to pay his/her proportionate share for the development charges open land tax, which are/shall be levied by the Kalyan Dombivali Municipal Corporation, Kalyan and **the PURCHASER** herein further agrees and assures to pay his proportionate share for

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the expenses and/or charges which may be levied by any Competent Authority at any time hereinafter.

14. At the time of Registration of Conveyance Deed as the case may be, the PURCHASER shall pay to the Developers the PURCHASER's share of Stamp Duty and Registration charges and Legal fees payable, if any by the said Society on the Conveyance Deed in favour of the Society.

15. **THE PURCHASER** doth hereby covenant with the Developers as follows: -

Handwritten signatures and text:
Ganesh
Bhaskar
श्री. शिवाजी
Abhyankar

a) **THE PURCHASER** shall from the date of possession maintain the said flat at his/her own cost in good and tenable condition and shall not do or suffer to be done anything in or to the said building or the said flat, staircase, or any passages, which may be against the rules, regulations and bye-laws of the concerned local authority or Government nor shall the PURCHASER changes, alter or make additions, in or to the said flat or to the building or any part thereof. The PURCHASER shall be responsible for any part thereof breach of the provisions.

THE PURCHASER shall not store in the flat any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat is situated or storing of which goods is objected to be the concerned Local Authority or other authority and shall not carry or cause to be carried out heavy packages on upper floors which may damage or likely



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to be damaged the staircases, common passages or any other structure of the building in which the flat is situated and in case any damage is caused to the building in which the flat is situated or to the flat on

account of negligence or default of the PURCHASER in this behalf, the PURCHASER shall be liable for the consequences of the breaches.

c) **THE PURCHASER** shall at his/her own costs, carry all internal repairs to the said flat and maintain the flat in the same condition, state and order in which it was delivered by the Developers to the PURCHASER and shall not do or suffer to be done or not to permit to be done anything or to be building in which the flat is situated or the flat which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event the PURCHASER shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) **THE PURCHASER** further covenants with the Developers that he/she shall not demolish or cause to be demolished flat or any other part of the building in which the said flat is situated nor will he/she at any time make or cause to be made any new constructions of whatsoever nature in the said building nor will he/she make any additions or alterations of whatsoever nature in or to the said flat or any part thereof without the previous consent and/or permission in writing of the Developers or the said Co-operative Society when it comes to be formed.

PURCHASER shall not permit the closing of Veranda or open terrace or make any alteration in the elevation and outside colour scheme of the flats to be required by his/her without the previous permission in writing by the Developers of the Co-operative Society when it comes to be formed. If the building or any part thereof gets demolished and/or damaged on account of any act of God, such earthquake, flood or

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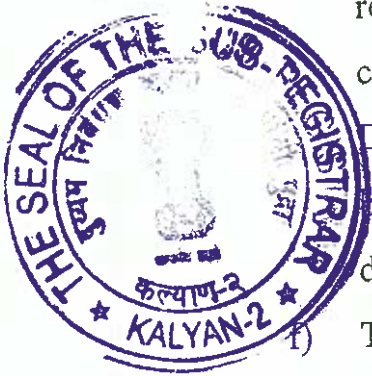
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any other natural calamity, act or enemy, war or other cases beyond the control of the Developers such losses incurred to the structure/building will be fully sustained the PURCHASER along with the other PURCHASER and the Developer shall not be responsible for such losses and be to the PURCHASER/s for the same.

e) **THE PURCHASER** hereby covenants to keep walls and partition walls, sewage, drains, pipes and appurtenances of the said buildings, and the flat in good and able to repairs and conditions. The PURCHASER further covenants not to chisel or in any other manner damage the columns, the beams, the slabs, the parapet or the walls and the rest of the structure/s of the buildings, act, commission in breach of the conditions contained in this clause shall have the effect of putting an end to this Agreement and the PURCHASER shall be liable to the Developers of the Co-operative Housing Society as the case may be for damages and if the amount deposited by the PURCHASER are found to be inadequate to make good the damages, the Developers shall be entitled to recover their money from the PURCHASER, compensate for the damages so caused to the Developers. The decision of the Developers in that behalf shall be final and the PURCHASER shall not dispute the decision of the Developers in that regard. **THE PURCHASER** agrees that he/she shall use the said flat carefully and as a person of ordinary prudence would use and same shall not be used or

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 Purnima
 Bhaydar
 27. 11. 2019
 M. J. D. S.

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permit others to the said flat for purpose other than that for which it is agreed to be sold or for the purpose which would be immoral, hazardous or

dangerous to life and for a purpose which is prohibited by law.

g) **THE PURCHASER** shall not do or permit to be done any act or thing which may render void or avoidable, any insurances on the said land and the building in which the flat is situated or any part thereof or whether by any increased premises shall become payable in respect of the insurances.

h) **THE PURCHASER** shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat on the compound or any portion of the said flat land and the building in which the flat is situated.

Pammy
Bhuyandak
२७. ११. २०११
W. B. S.

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i) **THE PURCHASER** shall at any time demand partition of his/her interest in the said land and the buildings or in any part thereof and it is hereby agreed that the PURCHASER interest in the said land and the building is impartibly and Developers shall not be liable to execute any assignment or any other document in respect of the said flat in favour of the PURCHASERS. The PURCHASER agrees that till the building consisting of the said flats are transferred and conveyed in the name of Co-operative Housing Society to be formed of all the Flat Purchasers, he/she be barely a licensee of the Developers in the said flat.



j) **THE PURCHASER** shall not let, sub-let, sell transfer, convey, mortgage, charge or in any way encumber or deal with or dispose of his/her flat, nor will he/she part with his/her interest in the flat or the benefit of this Agreement of any part thereof till his/her due of whatsoever nature owing to the Developers are fully paid and provided. The PURCHASER has compelled with all the terms and conditions of this Agreement and until he/she obtains

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prior consent, permission in writing of the Developers.

- k) Till conveyance of building in which flat is situated, is executed, the PURCHASER shall permit the Developers and for their servants or agents with or without workmen and other at all reasonable time to enter into or upon the said land or building or any other part thereof to view and examine the state and condition thereof and for the purpose of making, repairing, maintenance, cleaning, lighting and keep in order good conditions and services to drains, pipes, cables, water covers, gutters or other convenience belonging to or serving or used for the said building and for any other similar purpose by giving one day's notice in writing to the PURCHASER in respect thereof.

Penny
Bruydamle
 सौ. मिनाक्षी
Mayank

- l) **THE PURCHASER** shall observe and perform all rules and regulations which the society or any incorporated body may adopt at its inspection and from time to time and at all time for protection and maintenances of the said building and the flats wherein and for the observance and performance of the building rules, regulations and bye-laws for the time being of goodies. The PURCHASER shall also observe and perform all the stipulations and conditions laid down by the Society or Limited Company regarding the occupation and use of the flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms and conditions of this Agreement.

THE PURCHASER shall pay to the Developers within 7 days of demand by the Developers his share of security deposits demanded by concerned Local



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Authority or Government for giving water, electricity or any other services connection to the building in which the flat is situated.

n) **THE PURCHASER** shall also bear any pay increased in local taxes, water charges and service tax as per Government rules, 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 or the flat by the PURCHASER viz. for any purpose other than for residential purpose and without the Builder's permission.

o) It is expressly agreed that the expenses for the formations and registration of a Co-operative Society such as Registration fee, Entrance fee, Membership fee, Share money and all other necessary incidental and sundry expenses hereto and expenses required for transferring the various flats / shop in the name of individual PURCHASER shall be borne by each of the PURCHASERS proportionately.

p) All costs, charges, stamp duty, registration charges and expenses in connection with the preparation and execution of the conveyance in respect of the said building in favour of the said society shall be borne, shared and paid by the PURCHASER and all other Flat Purchaser to the respective flat shop/garages/other spaces and/or by such Co-operative Society as may be determined by the Developer. The PURCHASER shall also deposit with the promoter sum of which will be worked at the prevailing rates, being proportionate share of Stamp duty that would be need for execution of final Deed of Conveyance in favour of the Co-operative Housing Society. It is that unless and until the Purchaser of various flats/shops in the

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W. Jayaram

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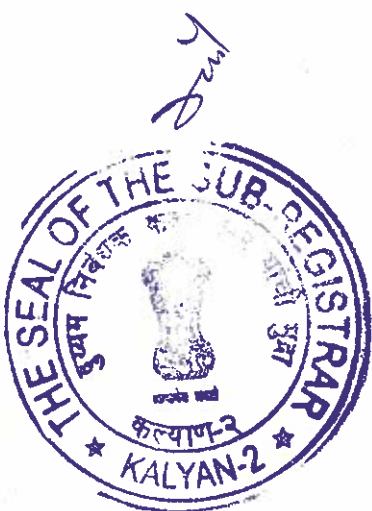
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prior consent, permission in writing of the Developers.

k) Till conveyance of building in which flat is situated, is executed, the PURCHASER shall permit the Developers and for their servants or agents with or without workmen and other at all reasonable time to enter into or upon the said land or building or any other part thereof to view and examine the state and condition thereof and for the purpose of making, repairing, maintenance, cleaning, lighting and keep in order good conditions and services to drains, pipes, cables, water covers, gutters or other convenience belonging to or serving or used for the said building and for any other similar purpose by giving one day's notice in writing to the PURCHASER in respect thereof.

Sanjay
Prayagkumar
श्री. मिनाक्षी
Wagle

l) **THE PURCHASER** shall observe and perform all rules and regulations which the society or any incorporated body may adopt at its inspection and from time to time and at all time for protection and maintenances of the said building and the flats wherein and for the observance and performance of the building rules, regulations and bye-laws for the time being of goodies. The PURCHASER shall also observe and perform all the stipulations and conditions laid down by the Society or Limited Company regarding the occupation and use of the flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms and conditions of this Agreement.



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THE PURCHASER shall pay to the Developers within 7 days of demand by the Developers his share of security deposits demanded by concerned Local

Authority or Government for giving water, electricity or any other services connection to the building in which the flat is situated.

n) **THE PURCHASER** shall also bear any pay increased in local taxes, water charges and service tax as per Government rules, 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 or the flat by the PURCHASER viz. for any purpose other than for residential purpose and without the Builder's permission.

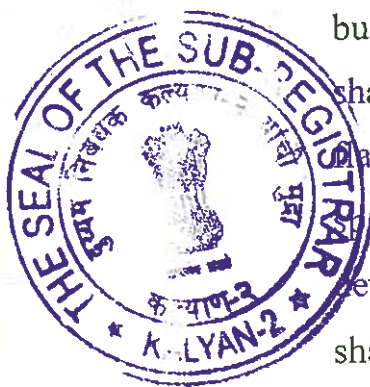
Sanjay
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o) It is expressly agreed that the expenses for the formations and registration of a Co-operative Society such as Registration fee, Entrance fee, Membership fee, Share money and all other necessary incidental and sundry expenses hereto and expenses required for transferring the various flats / shop in the name of individual PURCHASER shall be borne by each of the PURCHASERs proportionately.

p) All costs, charges, stamp duty, registration charges and expenses in connection with the preparation and execution of the conveyance in respect of the said building in favour of the said society shall be borne, shared and paid by the PURCHASER and all other Purchaser to the respective flat shop/garages/other places and/or by such Co-operative Society as may be determined by the Developer. The PURCHASER shall also deposit with the promoter sum of which will be worked at the prevailing rates, being proportionate share of Stamp duty that would be need for execution of final Deed of Conveyance in favour of the Co-operative Housing Society. It is that unless and until the Purchaser of various flats/shops in the



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said building pay the proportionate amount of stamp duty and Registration charges, if any, the Developer shall not be obliged to execute or cause to be executed the final Deed of Conveyance in favour of co-operative Housing Society.

q) In the event of the Corporate Body being formed and registered before the sale and disposal by the Promoter of all the flats/shops in the said building the Power and authority of the Corporate body as formed or the Purchaser and other Purchaser of flats/shops shall be subject to the over all control of the developer in respect of any other matters concerning the said building, the construction, the completion there to and shall maintain amenities/appurtenances to the same and in particular, the Developer shall have absolute authority and control as regards to the unsold flats/ shops and disposal thereof. The stilt area remains in possession of builder and Purchaser shall not claim the stilt area also after formation of Society and developer shall full right to cover the stilt area and sold the said area to Purchasers.

r) **THE DEVELOPERS** will also control, the management of the building, realization of the outgoings and the disbursement of the payment to be made till the conveyance and the Purchaser along with the other flat Purchaser and/or Corporate Body will have No Objection to same till the Deed of Conveyance of the said land and building is executed in favour of the Corporate body is contemplated herein proposed Society.

s) **THE DEVELOPER/BUILDER** shall be at liberty to sale the units in the said building to be built on the said land to the prospective purchaser for the purpose of doing their Business such as hospitals, coaching

Handwritten signatures and notes:
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 M. Jayaram
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Classes, Maternity homes, and for any residential and/or non residential purposes and the Purchaser shall not take objections to the likely use of the said flats/shops/offices by the prospective purchasers.

16. Nothing contained in this Agreement to intend to be nor shall be construed to be a grant, demise or assignment, in law of the said flat or of the said land or growth/building thereon or any part thereof in favour of the Purchasers. The Purchaser shall have no claim case and except in respect of that said flats hereby agreed to be sold to him/her and all spaces, parking spaces, lobbies, staircase, terraces, recreation spaces, etc, will remain the property of the Developer until the said land and the building is transferred to the society and hereinbefore mentioned or recovering their dues or any extension of time granted by the Developers under this agreement.

17. The present Agreement shall be executed induplicate, the original and duplicate agreement shall be lodged by the Purchaser for it registration with the sub-Registrar of the Jurisdiction as required under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1965. it is agreed that the Purchaser shall lodge the original of

the said agreement for Registration with the sub-Registrar at Kalyan at his/her own costs (Registration charges, Stamp duty etc.) within the time specified for the purpose under the provisions for the Indian registration act and shall immediately inform the Developer about a having lodged by him/her the said agreement for registration. The developer shall on receiving the said intimation attend the office of the concerned sub-Registrar and admit execution thereof. The purchaser agreed and undertakes to pay the Registration charges, stamp duty and any other expenses,

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Wajidwale
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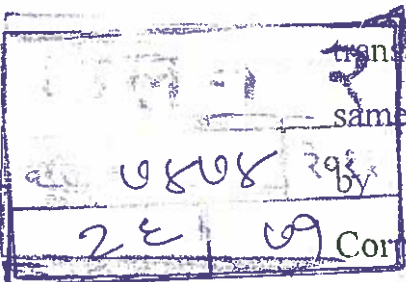
which may arise at the time of registration of this agreement.

18. All Notices to be sent and served and communication to be sent as required by the terms of this agreement shall be deemed to have been properly served if sent to the Purchaser under certificate of Posting/ Registered A.D. on the above address of the Purchaser giving by him/her for the purpose of Agreement.

19. It is also understood and agreed by the between the parties hereto the terrace flats in the said building if any, shall belong exclusively to the respective Purchaser of the terrace flat and such terrace space are intended for the exclusive use of the respective terrace flat purchaser. The Purchaser shall not enclose the said Terrace till the permission in writing is obtained from the concerned local authority and the Developer of the society.

20. Until the execution and registration or the Deed of Apartments/sale deed/conveyance in the name of the Purchaser. The Purchaser herein shall not assign and transfer his/her/their rights benefit and obligation, under this agreement and in respect of the said premises to any other person without the prior consent in writing by the Developers/Builders shall be entitled to grant or refuse in his/her/their absolute discretion. The Purchaser shall not part with the possession of the said flat to be acquired to any person in any manner whatsoever, without the prior written consent of the developers/Builders.

21. If any of the tax in levied by the Government, Kalyan Municipal corporation or any other authority or authorities on the said premises etc. and/or of the incidents of this transaction then the Purchaser shall be liable to pay the same to the developers/Builders as and when it is levied by the government, Kalyan Dombivali Municipal Corporation etc.



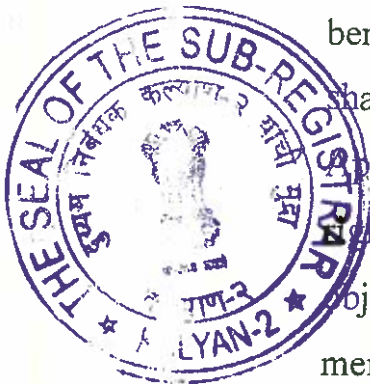
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Maydane
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22. **THE DEVELOPERS/BUILDERS** shall have absolute right and authority to utilize and/or additional floating F.S.I. on the aforesaid property at and for time hereinafter and they shall get the plans revised/amended from the Kalyan Municipal Corporation and the Purchaser herein along with for such revised plans and amalgamation of the aforesaid plot. The flat/ Shop purchasers has granted his/her irrevocable consent to the Promoters for availing of the Transfer of Development Rights/floating floor space index from any other source an utilize the same on the said property in accordance with the plans to be sanctioned/revised by the Kalyan Municipal Corporation and the Purchaser will not be entitled to raise any objection for the same.

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Waydace
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23. a) **THE DEVELOPER?BUILDER** shall be entitled to transfer assign, dispose of and/or sell in any manner he/she deem proper the said terrace, stilt, etc, to anybody. The flat purchaser self or along with the other Purchaser of the flats will not raise any objection of whatsoever nature.

b) **THE DEVELOPER/BUILDER** shall become the member of the society in respect of its rights and benefits concerned above. If the Developers/Builders transfers, assign and disposes of such rights and benefits at any time of any body and assigns/transferee shall become the member of the society and/or the Apartment Owners association in respect of the said rights and benefits. The flat purchaser will not have any objection to admit such assigns or transferee as the member/s of the Society.



c) **THE FLAT Purchaser** agree that they alongwith the other Purchasers of the flats will not charge anything

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from the Developer/Builder or its nominee or nominees or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoardings etc. for the purpose mentioned hereinabove.

24. The stilt shall always be the property of the Developers/Builders and the Developers/Builders have full right and Authority to enclose the said stilt area of the building and Further right to allot the sell same to any prospective Purchaser/s and the PURCHASER/s herein along with the other Purchasers will not take any objection for the same and the Purchaser has only the right in respect of the flat agreed to be Purchaser by him/her.

25. The valuation Certificate of "Government Valuer" if Required, then extra payment has to be done by the Purchaser.

26. ELECTRIC meter of all the flats will be in the name of Developers. The Purchasers agree and take responsibilities to get his/her name changed in their favour. Promoters shall be given No Objection letter and signature whenever necessary.

It is understood and agreed by the between the parties hereto that the Purchaser has to pay charges for enclosed balcony area as per the prevailing Kalyan Dombivali Municipal Corporation.

28. THE PURCHASER/S covenant with the Builders/Developers that if the request of the Purchaser/s the Builders/Developers more any changes in the flats/other unit agreed to be sold and as a result of this the promoters have to use any materials less than the other Purchasers even then the purchasers shall not

Pravin
Ramesh
 श. गिना २११
Maya
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Promoters shall be at liberty and/or entitled to grant a right of way from or through the said land for approaching (or for the better approach) to the adjacent land those would be acquired with a view to developing them and the Purchaser herein shall no object the said right of the Developers/Builders, in any manner.

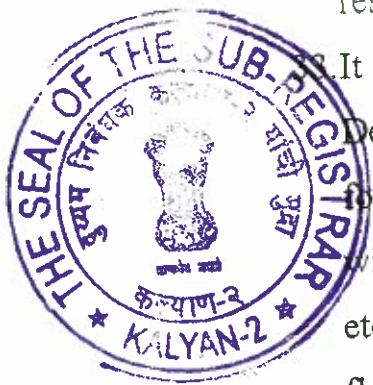
32. It is understood and agreed that after putting up a compound wall to the said land (or the land amalgamated in the aforesaid manner) in accordance with the plan thereof sanctioned by the Planning Authority by the Promoters if the Planning Authority intend to acquire the part of portion of the said land for the purpose of road widening or for any other purpose and in such even the compound wall so constructed is required to be demolished, then the promoters shall not be liable to construct a new compound wall and the said purchaser along with other Purchasers in the said building shall not be liable to construct a new compound wall and the said Purchaser alongwith other Purchasers in the said building shall be liable and/or responsible to bear and pay the expenses in that behalf.

It is also agreed and understood that the Developers/Builders will only pay the Municipal Tax for the unsold flats/shops/tenements other units and will not pay any maintenance charges like water, light, etc and the Builders/Developers can sell the said flat/shop/ other units to any prospective buyer which become the member of the society.

34. Developers/Builders shall provide one half inch water connection for the said building.

35. The Builders/Developers shall purchase the adjoining plots of the said property and the Builders/Developers shall develop the adjoining plot in the case Builders/Developers are only liable to construct the

Handwritten signatures and notes:
Pawar
Bhagyakant
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Meyyandee
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outside compound wall of the said property. The Builder/Promoter shall provide one common Septic Tank, Underground Tank for all the adjoining property. The PURCHASER shall have no right to claim any objection/obstacle to amalgamate the said property to the adjoining plots. The PURCHASER shall fully cooperate to the Builder in that case. The PURCHASER declares that with effect of this Agreement he/she has given No Objection to do the abovementioned work.

36. This Agreement shall always be subject to the provisions of the MAHARASHTRA FLAT OWNERSHIP ACT AND RULES made there under.

SCHEDULE

ALL THAT PIECE AND PARCEL of N.A. land lying and situated at village Chikenghar, Tal Kalyan, Dist Thane Registration, Dist Thane, Sub Registration Dist thane, within the limits of Kalyan Dombivali Municipal Corporation.

Village	S.No.	Hissa No.	Plot No.	Area in Meters
Chikenghar	113	6A (Part)	1	

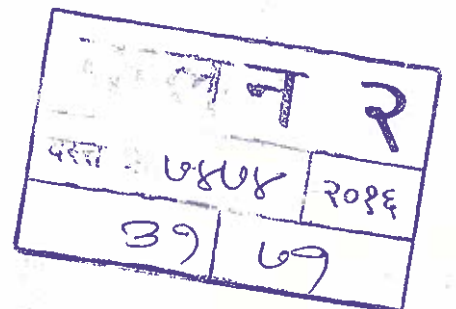
And Bounded as Follows:-

On or Towards East	:- Part of Survey No.113 and the building thereon Gauri Sankul
On or Towards West	:- 113 pt.
On or Towards South	:- 113 pt.
On or Towards North	:- Part of and the building thereon Balleshwar Apartment together with all easement and other rights.



SIGNED, SEALED & DELIVERED

By the within named BUILDERS/



Penny
Rajeshwar
27. 01/27


Majid

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DEVELOPERS, through its

AAKAR ENTERPRISES

Partner Ganesh Shivaji Choudhary


Ganesh Shivaji Choudhary



(PARTNER)

WITNESSES:

1) Sign: 

Name: B. T. Shinde

Address: Moham Park. A-1 (302)
Kalyan (W)

2) Sign: 

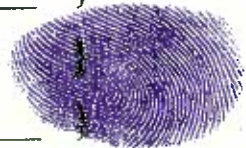
Name: Saijano Shripada Waydande

Address: A/6 Heera Bldg C/S. Pocher
Sale daryan (W).



SIGNED, SEALED & DELIVERED

By the within named _____



PURCHASER Mr./ Mrs. _____

- ① Mr. Ravindra Sarjerao Waydande
- ② Mrs. Pradnya Ravindra Waydande
- ③ Mrs. Minakshi Sarjerao Waydande
- ④ Mr. Prashant Sarjerao Waydande

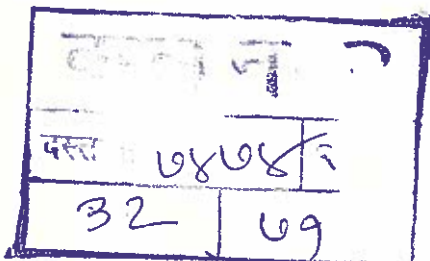
PURCHASER

Saijano Shripada Waydande
Pradnya Waydande



3) सौ. मिनकशी. स. लायदे

Prashant Sarjerao Waydande




WITNESSES

1) Sign: _____

WITNESSES

1) Sign

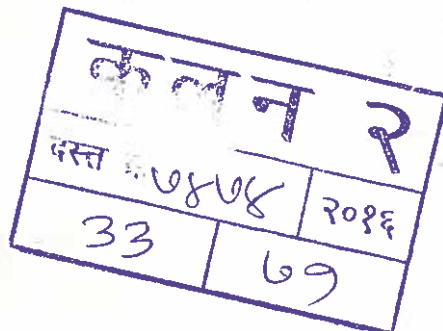

 Name: B. T. Shinde

Address: Moham Park. A. 1/302
Kalyan (W)

2) Sign: 

Name: Dorjano shi jati Wajalale

Address: A/6 Heron Park C.H.S.
Betker Kaspala Kalyan (W).



RECIPT

RECEIVED from the Purchaser the day and the year abovemntioned
 a sum of Rs. 800000/- /- only as an earnest money by cash/
 cheque/D.D. No. RTGS dated 09/12/2016 Drawn
 on

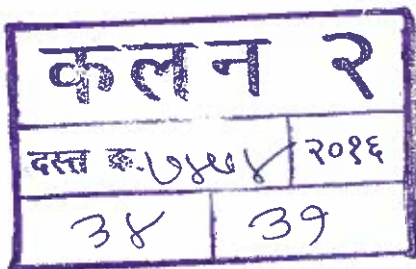
State Bank of India, Khadak Pada Branch Kalyan (W)

RECEIVED FOR
 AAKAR ENTERPRISES



PARTNER

BUILDER/DEVELOPER



Penny
Braydank
 २१-१२-२०१६

ANNEXURE "A"

ADVOCATE'S TITLE REPORT

ANNEXURE "B"

Copies of the relevant documents showing the nature of the title to the titled to the said land have been supplied to the Purchaser separately.

ANNEXURE " C "

A Flat/shop shown on the floor plan of the said building.

ANNEXURE " D "

Schedule of payment

ANNEXURE " E "

AMMENITIES AND SPECIFICIONS OF THE FLAT/SHOP

ANNEXURE " D "

SCHEDULE OF PAYMENTS ABOVE REFERRED TO

- a) 15 % of the total amount of consideration to be paid to the promoters by the purchaser on or before the execution of these presents as earnest Money or deposit (The payments and receipts whereof both hereby admit and acknowledge).

The amount to be paid at the time Agreement should not exceed 15 % of the sale price of the said flat.

b) 15 % of the total amount of consideration after the work of the said flat is complete

c) 7% of the total amount of consideration to be paid after the slab of the first floor is complete.

- d) 7% of the total amount of consideration to be paid after the slab of 2nd floor is complete.

- e) 7% of the total amount of consideration to be paid after the slab of 3rd floor is complete.



Ramesh Chandra
Ramesh Chandra
 स. नि. १११

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- f) 7% of the total amount of consideration to be paid after the slab of 4th floor is complete.
- g) 7% of the total amount of consideration to be paid after the slab of 5th floor is complete.
- h) 7% of the total amount of consideration to be paid after the slab of 6th floor is complete.
- i) 7% of the total amount of consideration to be paid after the slab of 7th floor is complete.
- j) 7% of the total amount of consideration to be paid after the slab of 8th floor is complete.
- k) 7% of the total amount of consideration to be paid after the work of Brick Masonry and inner, lower platform is complete.
- l) 7% of the total amount of consideration to be paid after the work of Internal and External Plaster of the walls and flooring and finishing is to do.
- m) 4% balance amount of consideration to be paid to the Developers Builders at the time the possession of the Flat is given to the Purchaser.

100% Total amount of consideration



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ANNEXURE "E"

AMENITIES AND SPECIFICATIONS OF THE FLAT/ SHOP

Flat/ Shop No. 304/B having carpet area of 781.39 Sq.Ft + 99.50 Sq.Ft open Terrace + 100 Sq.Ft. F.B. on Third Floor in the building known as Bal Gopal Residency, B Wing, Kalyan (W).

LIST OF AMENITIES

- 1) Building will be R.C.C framed structure.
- 2) R.C.C. overhead and underground water tank with pump.
- 3) Main entrance door will be flash door with French Polish on one side fitting line pipehole, safety chain, aldrop, decorative handle.
- 4) All rooms internal doors will be flushdoor.
- 5) All windows will be provided aluminium sliding with extra power ionized coating.
- 6) R.C.C. loft over bathroom.
- 7) Extra 2 x 2 vitrified tiles flooring in the living room, bedroom and passage and in Kitchen.
- 8) Kitchen will be provided with cooking standing platform with extra granittee stone on top and extra steel sink on top and sink and extra glazed tiles dado in full kitchen wall.
- 9) Bathroom will be provided with polished 1 x 1 ant slippery flooring and extra full glazed tiles.
- 10) W.C. will have glazed tiles flooring and dado upto extra full high.
- 11) extra 3 washbasing will be provided in each flat.
- 12) Usual water supply in kitchen, W.C. and bathroom will be Provided.
- 13) Common antenna point to each flat.
- 14) Electricity casing Caping Copper Writing.
- 15) Extra plaster of paris fall ceiling in living room.
- 16) Extra granittee patti for all window and door frames.

Living Room :

1 Light Point, 1 Fan Point, 1 Plug Point.

Bedroom:

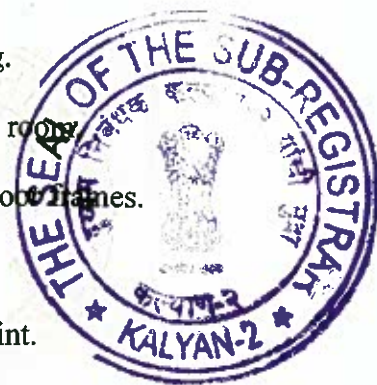
1 Light Point, 1 Fan Point, 1 Plug Point.

Kitchen Room :

1 Light Point, 1 Fan Point, 1 Plug Point, 1 Domestic Point.

Extra 42 water Tanks of 500 lit., will be provided.

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an
Rajyadank
Wadhwa

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Bathroom :

1 Light Point, 1 Domestic Point.

W.C. : 1 Light Point.

Passage : 1 Light Point.

17) The Building will be painted from outside with Cement Paint.

18) Compound Wall with gate shall be provided.

19) Extra Royal Paint in side of flat.

20) Extra M.S Grills for all windows and terrace will be provided.

The flat Purchaser shall pay for Extra amenities provided instead of common standard amenities as prescribed in agreement.

Free

Penny

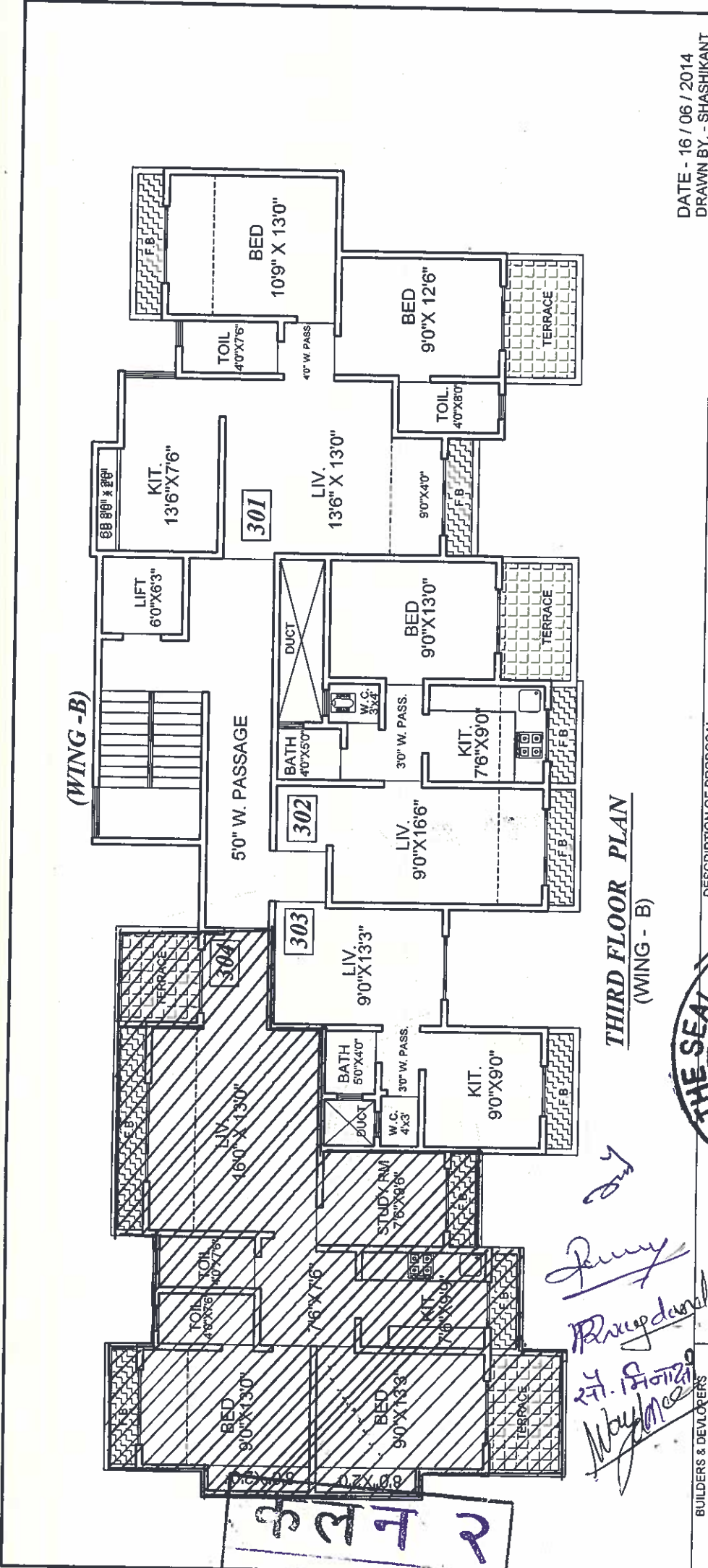
Raydarob

Waydmo

सो. मिनादादी - स. लायदे



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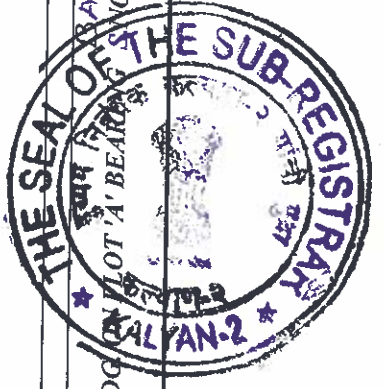
THIRD FLOOR PLAN
(WING - B)

DATE - 16 / 06 / 2014
DRAWN BY. - SHASHIKANT

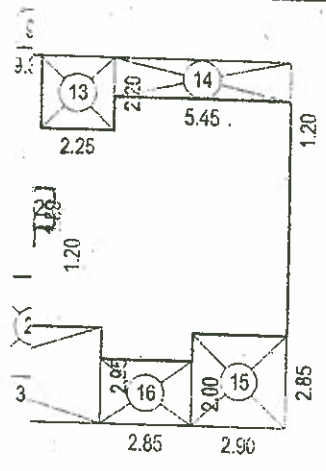
ARCHITECTS & CONSULTANTS
De-con Consultants
ARCHITECTS, INTERIOR DESIGNERS,
REGD. VALUERS & PROJECT CONSULTANTS
S-1, RAJASHREE TOWER, RAMBAUG, LANE No. 6,
KALYAN(WEST)-421 304, TM. 5617899.

DESCRIPTION OF PROPOSAL
PROPOSED BLDG. AT **RAJ GOPAL RESIDENCY, B Wing**
LOT 'A' BEARING NO. 113, H.NO. 6A (pt) AT - CHIKANGHAR, TAL. KALYAN, DIST. THANE.

BUILDERS & DEVELOPERS



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301 २०४४ २०४६
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३०४ २०४४ २०४६



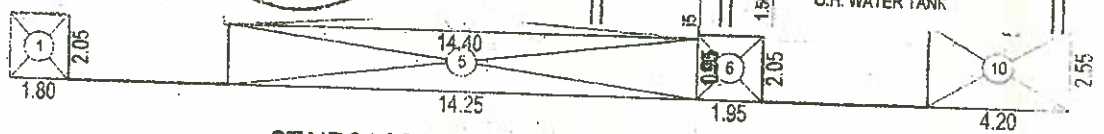
STAMP OF APPROVAL OF PLAN

SHEET NO. - 2

भागवाचकम पूतत या दाखला इमारत विंग बी कुरील
 मजुरी इतिहासी + वाणिज्य मजले नगरपालस्थीकर + लक्कमला + ६ मजले .
 खोखा २० सदनिका मूळ २० इञ्जे ०३ ओफीस
 दाखला क्र. कडोमपा नरवि स्कीम कवि ३७
 दिनांक २१/१२/२०१५
 मध्ये घालून दिलेल्याअटी प्रमाणे व हिजा
 रमाने दुरुस्ती दाखविल्या प्रमाणे.



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 मन्त्रालय
 अध्यापक डॉ. वि. व. महाजनगरपालिका



STAIRCASE AREA DAIGRAM
 2ND FLOOR (WING - A + B)

=	332.93	SQ.MT.	
=	332.93	SQ.MT.	X
=	6.95	SQ.MT.	
=	1.52	SQ.MT.	
=	5.83	SQ.MT.	
=	5.07	SQ.MT.	
=	5.27	SQ.MT.	
=	6.96	SQ.MT.	
=	9.28	SQ.MT.	
=	9.22	SQ.MT.	
=	2.25	SQ.MT.	
=	6.70	SQ.MT.	
=	5.76	SQ.MT.	
=	2.24	SQ.MT.	
=	5.81	SQ.MT.	
=	7.05	SQ.MT.	
=	4.56	SQ.MT.	
=	23.32	SQ.MT.	
=	3.67	SQ.MT.	
=	1.98	SQ.MT.	
=	2.43	SQ.MT.	
=	4.61	SQ.MT.	
=	2.06	SQ.MT.	
=	124.54	SQ.MT.	Y1
=	208.39	SQ.MT.	X1

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG. ON PLOT 'A' BEARING S.NO. 113, H.NO. 6A (pt)
 AT - CHIKANGHAR, TAL. KALYAN, DIST. THANE.

NAME & SIGNATURE OF OWNER SIGNATURE OF ARCHITECT

SHRI - BALKRUSHN G. CHOUDHARY, & OTHERS
 P.A.HOLDER
 M/S AAKAR ENTERPRISES
 SHRI - GANESH S. CHOUDHARY, (PARTNER)

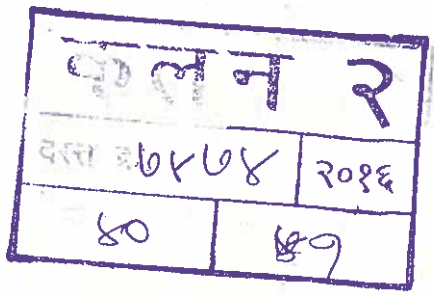
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 (VARGHESE JUNA)

DRG. NO.	JOB. NO.	DATE	DRAWN BY
	C - 09	13 / 04 / 2015	SUBHASH



De-con Consultants
 ARCHITECTS, INTERIOR DESIGNERS,
 REGD. VALUERS & PROJECT CONSULTANTS
 S-1, RAJASHREE TOWER, RAMBAUG, LANE No. 6,
 KALYAN(WEST)-421 304. Tel. 5617899.

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 200/200
 200/200
 श्री. मिनाश्री. स. चौधरी
 200/200



कल्याण डोंबिवली महानगरपालिका, कल्याण.

नगरिका विभाग

भाग बांधकाम पूर्णत्वाचा दाखला
(इमारत विंग 'बी' करीता)

जा.क.कडोमपा/नरवि/सीसी/कवि/३७

दिनांक:- २१/१२/२०१५

प्रति,

श्री.बाळकृष्ण गोपाळ चौधरी

कु.मु.प.धा. श्री.गणेश शिवाजी चौधरी व इतर

व्यारा-श्री.जॉन वर्गीस(वास्तू.), कल्याण.

स्ट्रक्चरल इंजिनियर-श्री.राजेश ठाकरे, डोंबिवली(पूर्व)

वास्तुशिल्पकार श्री.जॉन वर्गीस यांचे दि.१५/०९/२०१४ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं.११३, हि.नं.६अ/१ भुखंडाचे क्षेत्र २१००.०० चौ.मी. मौजे-चिकणघर, कल्याण(प) येथे महानगरपालिका यांचेकडील बांधकाम परवानगी जावक जा.क.कडोमपा/नरवि/बाप/कवि/२०१२-१३/२९८/१५६, दि.२१/०८/२०१४ अन्वये ३१२१.४९ चौ.मी. मंजूर नकाशा नकाशे प्रमाणे रहिवास/वाणिज्य बांधकाम पूर्ण केले आहे.

सबब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यांत येत आहे.

अ.क्र.	मजले	सदनिका/गाळे	बाधिव क्षेत्र (चौ.मी.)
१)	नॅचरल स्ट्रिक्ट	---	---
२)	तळ मजला	१० दुकाने	२३४.८५ चौ.मी.
३)	पहिला मजला	०३ ऑफिस	२३४.६७ चौ.मी.
४)	दुसरा मजला	०४ सदनिका	१८९.०८ चौ.मी.
५)	तिसरा मजला	०४ सदनिका	१८७.०७ चौ.मी.
६)	चौथा मजला	०४ सदनिका	१८५.२५ चौ.मी.
७)	पाचवा मजला	०४ सदनिका	१८३.४३ चौ.मी.
८)	सहावा मजला	०४ सदनिका	१८१.६१ चौ.मी.
एकूण =		२० सदनिका, १० दुकाने, ०३ ऑफिस	

अटी:-

- भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून विनामुल्य हस्तांतरीत करावी लागेल.
- मंजूरी व्यतिरीक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यात येईल.
- पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- इमारत विंग 'अ' चा बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी विकास योजना रस्त्याखालील क्षेत्राचा ७/१२ महानगरपालिकेचे नावे करणे बंधनकारक राहिल.

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कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रत:-

- कर निर्धारक
- प्रभाग क्षेत्र अधिकारी

कल्याण डोंबिवली महानगरपालिका	
दस्त क्र. ७४७४/२०१६	
४९	७९

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श्री. मिनोदनी



कलन २	
बस्त ७४७४	२०१६
४२	७९

V. D. Gautam
B.A.L.L.B.

ADVOCATE HIGH COURT

KALYAN OFF. :

101, Laxmi Bazar Trust,
Above Jai Malhar Hotel,
Shivaji Path, Kalyan (W)
Tel. : 0251 - 2206482
Timing : 6.00 p.m. to 8.30 p.m.
(Mon. - Tue. - Wed.)

VASHI OFF. :

8-805, Groma House, 8th Floor,
Plot No. 14, Sector - 19,
Vashi, Navi Mumbai - 400 705.
Email : vdgautam@yahoo.co.in
Timing : 11.00 a.m. to 7.30 p.m.
(Thu. - Fri. - Sat.)

Ref. No. :

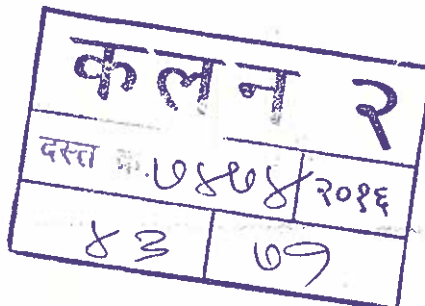
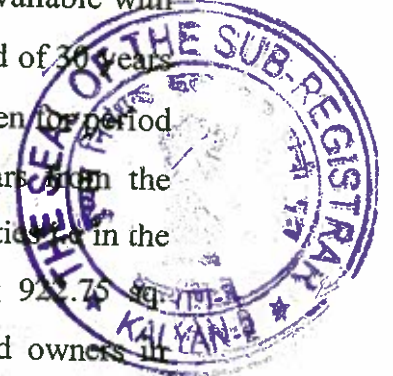
Date : 02/11/11

TITLE CERTIFICATE

This Title Certificate has been issued by the undersigned in respect of property bearing :-

Survey.No. 113, H.No. 6 A/1 Pt, admeasuring 922.75 Sq. Meters, Owned by Shri Balkrishna Gopal Chaudhary and others, situated at Village Chikangahr, Taluka Kalyan, District Thane, within the limits of KDMC.

- 1) I have gone through the search Report Dt 27/08/2010 and Dt 14/10/2011 taken out by Shri G.H.Jagtap, the Searcher, which is based on the search taken of the documents from the records available with Sub-Registrar, Kalyan. The first search is taken for period of 30 years commencing from 1981 to 2010 and another search is taken for period of 2 years commencing from 2010 to 2011. It appears from the reports that there are two transactions in respect of properties in the year 2010 in respect of part of the land, admeasuring 922.75 sq. meters which has been sold and transferred by the land owners in favour of M/S Aakar Enterprises by Regd. Sale Deed dated 14/12/2010, registered at serial no. 11928 of 2010.



Ramya
Bhavadanda
स. निगादती

- 2) As regards the properties bearing Survey no Survey.No. 113, H.No. 6 A/1, admeasuring 922.75 Sq. Meters is concerned, it appears that the said property was given for development under the Registered Agreement dt 14/12/2010 bearing Registration No. 11828/10 and it was executed between Shri Balkrishna Gopal Chaudhary and others and M/S Aakar Enterprises through its Partners Shri Ganesh Shivaji Choudhary and Shri Yashwant Vinayak Garud.
- 3) I have taken the search of the document and observed that the property bearing Survey No.113, Hissa No.6 A (Part), situated at Chikenghar was originally owned by Shri. Gopal Shiva Choudhary as a protected PURCHASER under the provisions of Bombay Tenancy & Agricultural Land Act. The said land was sold and transferred in name of Gopal Shiva Choudhary by order of SDO, Thane and a Certificate under Section 32(M) bearing No.766 dated 05/03/1966 was issued by the SDO Thane in favour of Gopal Shiva Choudhary. After the death of Gopal Shiva Choudhary the said property was partitioned in the name of his four sons namely (1) Balkrishna Gopal Choudhary, (2) Shivaji Gopal Choudhary, (3) Vithhal Gopal Choudhary and (4) Ragho Gopal Chaudhary having each share of 2100 sq. meters.
- 5) Out of Survey No.113/6A from Plot No.1 of total land of 2100 sq. mtrs. area, area of 1175 sq.mtrs was utilized by Balkrishna Gopal



Ramji
M. D. Kulkarni
 27.11.2011

113/6A	
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V. D. Gautam

B.A.L.L.B.

3
ADVOCATE HIGH COURT

KALYAN OFF. :

101, Laxmi Bazar Trust,
Above Jai Malhar Hotel,
Shivaji Path, Kalyan (W)
Tel. : 0251 - 2206482
Timing : 6.00 p.m. to 8.30 p.m.
(Mon. - Tue. - Wed.)

VASHI OFF. :

B-805, Groma House, 8th Floor,
Plot No. 14, Sector - 19,
Vashi, Navi Mumbai - 400 705.
Email : vdgautam@yahoo.co.in
Timing : 11.00 a.m. to 7.30 p.m.
(Thu. - Fri. - Sat.)

Ref. No. :

Date :

Choudhary under the construction of the building and the balance area 905.40 was brought under development and construction.

- 6) The building plan was submitted to the KDMC for sanction and got the plan sanctioned by order No.KDMC/NRV/BP/KV/180-74 dated 26/07/2011.
- 7) The said land was converted Agricultural to Non-Agricultural by N.A. permission by letter No. NAP/SR/82/7/SR/125/2011 dated 03/10/2011 by Collector Thane.
- 8) The Owners of the said Plot No.1 namely (1) Balkrishna Gopal Choudhary (2) Anjani Balkrishna Choudhary, (3) Vijay B. Choudhary, (4) Shobha Kishor Thakur, (5) Leena Sandesh Gaikar, (6) Pallavi Kiran Bhoir and (7) Vinayak Chorge executed a Development Agreement on 14/12/2010 registered on 14/12/2010 vide Sr. No. 11928/10 in favour of **M/s. Aakar Enterprises** for their share of land.
- 9) Power of Attorney executed by the above said land owners in favour of **M/s. Aakar Enterprises**, dated 14/12/2010 for the development of above said plot.
- 10) The Developers are having plan sanctioned by KDMC for Ground + 2 in addition to the TDR which the Developer is entitled to use in the said building and the area which is to be allotted to the Tenants is part and inclusive area in the said TDR which will be used by the Developer in the said building.

Pro



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Bhaskarale
श्री. मिनाक्षरी

- 11) By virtue of Agreement for Development and Power of Attorney dated 14/12/2010 executed by the plot owners and by virtue of plans sanctioned by Kalyan Dombivali Municipal Corporation, Kalyan on 26/07/2011, the Developers have become entitled to commence the work of construction of buildings on the said land.
- 12) On going through these records it appears that the property Survey No.113, H.No. 6A/1 Pt, admeasuring 922.75 Sq. Meters, is having a clear and marketable title having no encumbrance of any nature there on. Hence this Title Certificate is issued.

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V.D. Gautam
V.D. Gautam
(Advocate)

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Pawar
Rajkumar
सा. मिनाक्षी

गाव नमुना सात

938

(अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (संयोजक आणि सुविधित केवळ) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

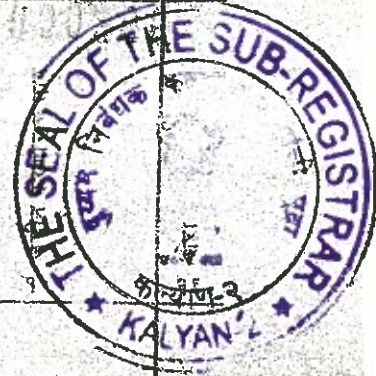
गाव: मोरोली तालुका: कल्याण

भूमापन क्रमांक 993	भूमापन क्रमांकाचा उपविभाग ६ अ/१	भू-धारणा पद्धती	खाले क्रमांक 200
मोताचे स्थानिक नाव 993/६ अ/१	हेक्टर	आर	कुळाचे नाव खंड
सातवडीसोबत क्षेत्र	०-१६-०	०-१६-०	र. पैसे
एकूण	०-१६-०	०-१६-०	इतर अधिकार १९९ १९९३
सोबतसोबत (सातवडीसोबत नसलेले)	०-०४-१	०-०४-१	३६०८ १९९०
घन (अ)	०-०४-१	०-०४-१	२९९० ३६०८
घन (ब)	०-०४-१	०-०४-१	२९९० ३६०८
एकूण	०-०४-१	०-०४-१	२९९० ३६०८
अध्यायी	२९९०	३६०८	सीमा आणि भूमापन चिन्हे
दुसरे स्थानिक विवर अन्वयाधी	२९९०	३६०८	

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[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (संयोजक आणि सुविधित केवळ) नियम, १९७१ यातील नियम २९]

सिद्धांतानुसार संज्ञाया समीप										सातवडीसोबत पल्लव नसलेली जमीन		असत शिचनाचे साधन
सिद्धांतानुसार संज्ञा					सिद्धांतानुसार संज्ञा					१२	१३	
१	२	३	४	५	६	७	८	९	१०			११
सिद्धांतानुसार संज्ञा	असत शिचन	असत शिचन	सदर पत्रक न असत असत शिचन		सिद्धांतानुसार संज्ञा	असत शिचन	असत शिचन	असत शिचन	असत शिचन	असत शिचन	असत शिचन	असत शिचन
१	२	३	४	५	६	७	८	९	१०	११	१२	१३
हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.
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					०-१६-१							
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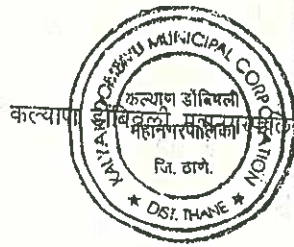
२०१५
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असत शिचन खरी वक्कल रूपू असे
१८ MAR 2016
तलाठी असत शिचन
ना कल्याण जि. अ. अ.

Pany
B. W. Dande
२५ मिनाशी

कलन २
६८६०८ २०१६
६८ ७९



कलन २	
दस्ता क्र. ७४७४	२०१६
४६	७९



कल्याण डोंबिवली महानगरपालिका, कल्याण कुठली
 जा.क्र.कडॉमपा/नरवि/वाप/कावि/२०१२-१३/२९८/१५६
 कल्याण डोंबिवली महानगरपालिका, कल्याण
 दिनांक २९/११/२०१४

सुधारीत बांधकाम मंजूरी
 श्री/श्रीमती- बाळकृष्ण गोपाळ चौधरी.
 कु.मु.प.धा.- श्री.गणेश शिवाजी चौधरी व इतर.
 द्वारा-वास्तुशिल्पकार, श्री.जॉन वर्गिस, कल्याण (प.)
 स्थापत्य अभियंता:- श्री.राजेश ठाकरे, डोंबिवली पूर्व

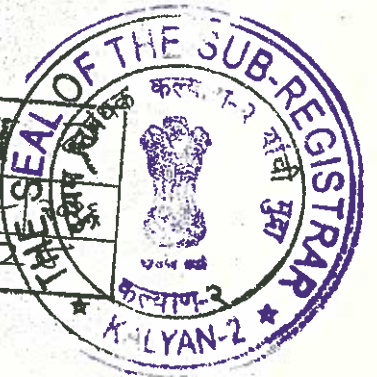
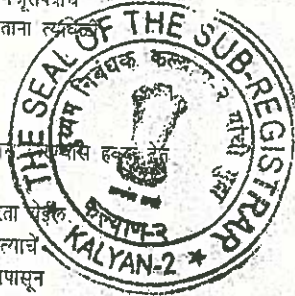
दिनांक- स.नं. ११३ दि.नं. ६ अ/१ मोजे-चिक्काघर, कल्याण (प.) येथे बांधकाम करणेच्या मंजूरीबाबत.

- संदर्भ:- १) आपला दि.०६-०६-२०१४ रोजीचा श्री.जॉन वर्गिस, कल्याण (प.) वास्तुशिल्पकार, याचे
 भाफत सादर केलेला अर्ज क्र. १३५४०
 २) सुधारीत बांधकाम मंजूरी जा.क्र.कडॉमपा/नरवि/वाप/कावि/२०१२-१३/२९८ दि.१९.०९.२०१३.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम १४४ तसेच म.जा. व न.र. अधिनियम-१९६६ चे कलम ४५ नुसार स.नं. ११३ दि.नं. ६ अ/१ मोजे-चिक्काघर, कल्याण (प.) मध्ये २१००.०० चौ.मी. क्षेत्रावर ३१२९.४९ चौ.मी. चढई क्षेत्राच्या भुजंडाच्या विस्तार करायलास मुंबई प्रगतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक ०६-०६-२०१४ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिच्या राने दुकली दाखविल्याप्रमाणे मागील पानावर नमुद केल्याप्रमाणे, रहिवासी, वाणिज्य वाडे-भित्तीच्या इमारतीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे. इमारतीच्या व जगेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार ठारल या अटीवर हे संमतीपत्र देण्यात येत आहे.

Radhu
 नगररचनाकार (कवि),
 कल्याण डोंबिवली महापालिका, कल्याण.

- हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षांपर्यंत वैध असून नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपल्याआधी करणे आवश्यक आहे. नूतनीकरण करताना एक नवीन परवानगी घेताना त्याच्या अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजना अनुषंगाने बदल करण्यात येईल.
- नकाशात दिल्या राने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- बांधकाम यामुळे कल्याणपूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे
- ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीस बांधकाम अगर विकास करणेसाठी वापरली जाऊ नये.
- इमारतीचे बांधकाम परमिशनच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घाटून दिलेल्या अटीप्रमाणे करता येईल.
- वाडेभित व जोल्फाचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभित्तीचे व जोल्फाचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून देऊन "जोता पूर्णत्वाचा दाखला" देण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- सदर अभियंतासत कोणत्याही प्रकारच्या केरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरले बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्व्हेर अन्वये वास्तुशिल्पकार व स्थापत्य विश्वरत्न यांचेवर राहिल.
- नकाशात दाखविलेल्या पाऊलपथास सडियेमध्ये व नियोजनामध्ये पूर्वपरवानगीस व बदल करू नये. तसेच पाऊलपथास इमारती भोवती गोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- नागरी जमीन कालास मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जात घेतले जात असल्यास त्याची जबाबदारी आपलेवर राहिल.
- भूजंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे घेतले बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या श्रद्धे प्रमाणे व बांधकामप्रमाणे केले जाईल व नसा रस्त्यासह इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी आपली राहिल.
- जागेत घून भांडेकर असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकीची राहिल व मालक भांडेकर यामध्ये कोही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण नालकाचे करणे आवश्यक राहिल.
- सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी सिवाय घेऊ नये.
- सदर जागेत पाण्याचा वैयक्तिक निचरा होत असल्यास तो जलनिःसारण यंत्रणे (क.डॉ.प.पा.)च्या परवानगीशिवाय वळवू अथवा बंद करू नये.



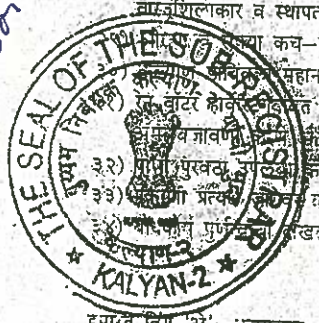
कलन २
 दिनांक १०/११/२०१४
 १३

कलन २
 दिनांक १०/११/२०१४
 १३

Ramys
Rajadante
 सौ. मिनाक्षी

- १५) सदर प्रकरणी चुकीची व अपूर्ण माहिती दिली असल्यास सदर बांधकाम प्रकल्प रद्द समजण्यात येईल.
- १६) बांधकामाचे साहित्य रस्त्यावर उधळवणे झाल्यास महापालिका बांधकाम खात्याचे जायती घेणे आवश्यक राहिल व त्याकरिता नियमाप्रमाणे लागणारी रक्कम वेळ झाल्यास वेळीच रक्कम भरवी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्यावेळीच वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल.
- १७) प्रस्तुत भूखंडास पिण्याचे पाणी महापालिकेकडून उचलण्यासाठी वेळीच वेळीच आवश्यक ती जलवाहिनी क.डॉ.म.पा च्या पाणी पुरवठा विभागाकडून घेतल्यास वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल.
- १८) सदर जागेत बांधकाम करण्याबाबतची बांधकाम प्रकल्प प्रमाणे वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल असे समजण्यात यावे.
- १९) गटागणे व पावसांच्या पाण्याचा निचरा होणेकरिता महापालिकेच्या बांधकाम खात्याकडून पक्क्या स्वरूपाची गटारे बांधावीत तसेच बांधकामासाठी नळाचे कनेक्शन मिळवणे व वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल असे समजण्यात येईल.
- २०) नकाशात रस्तावळीकरण झाली दरविलेची जागेत तसेच बांधकाम प्रकल्प प्रमाणे वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल असे समजण्यात येईल तसेच बांधकामात रस्ता वळीकरणासाठी जागा लागल्यास वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल.
- २१) रेषांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, बांधकाम प्रकल्प प्रमाणे वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल असे समजण्यात येईल तसेच बांधकामासाठी नळाचे कनेक्शन मिळवणे व वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल असे समजण्यात येईल.
- २२) भूखंडातील विकास योजना रस्ते क.डॉ.म.पा.च्या सर्व बांधकाम विभागाच्या निर्देशानुसार खंडाकरण व गटार विकसित करून क.डॉ.म.पा.कडेस विनामुल्य हस्तांतरित करावे.
- २३) भूखंडातील आरक्षित भाग भरणे करून बांधकाम प्रकल्प प्रमाणे वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल असे समजण्यात येईल तसेच बांधकामासाठी नळाचे कनेक्शन मिळवणे व वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल असे समजण्यात येईल.
- २४) जलनिःसारण विभाग व जलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग व उद्योग विभाग, क.डॉ.म.पा. यांचे कडील ना-हरकत दाखला बांधकाम प्रकल्प प्रमाणे वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल असे समजण्यात येईल.
- २५) जागेच्या मालकी हक्काबाबत कोही वाद असल्यास अशा वादातून बांधकाम प्रकल्प प्रमाणे वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल असे समजण्यात येईल.
- २६) नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त रहिवासी प्रकल्प प्रमाणे वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल असे समजण्यात येईल.
- २७) भूखंडाचा पोहोच रस्ता पक्क्या स्वरूपात तयार केल्याशिवाय बांधकाम प्रकल्प प्रमाणे वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल असे समजण्यात येईल.
- २८) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा कच्चा मुकाम ठेवणे बांधकाम प्रकल्प प्रमाणे वेळीच वेळीच रक्कम भरवणे बंधनकारक राहिल असे समजण्यात येईल.

२०१७



कलन २	
दस्त क्र. ७४७४	२०१६
१४	२४



अभिधीनकारी (कवि),
डॉ.वि.वली महापालिका, कल्याण.

- १) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डॉ.म.पा. कल्याण.
- २) करनिर्धारक व सफलक क.डॉ.म.पा. कल्याण.
- ३) नियुक्त विभाग, क.डॉ.म.पा. कल्याण.
- ४) पाणीपुरवठा विभाग, क.डॉ.म.पा. कल्याण.
- ५) प्रमाण क्षेत्र अधिकारी 'ब' प्रमाण क्षेत्र.

कलन २	
दस्त क्र. ७४७४	२०१६
५०	७७

Handwritten signatures and names:
 P. S. Kulkarni
 P. S. Kulkarni
 स. मिका २७१

...this case ... notice No. JLC/...

...to this court's notice, Shri Lakshmi ... of Sat. Kusum ... approximately 45 years ... clear that Sat. Kusum Choudhari ... at the time of interment of the ...



...M.S. No. 2110, dt. 12-6-73 that name of ... as a daughter ... because there is no ... majority of Sat. Malabai Gopal Choudhari, ... stated in the statement that Sat. ...

for



...sister but she was his mother who is ... that the share of Kusum Choudhari ... about 10-12-63 ... M.S. No. 2110, ... the share of Sat. Kusum ...

...are eligible for the share, ...

कलन २
दस्त क्र. ७४७४ / २०१६
५२ ७९

Pranay
Kalyanada
श्री मिनाक्षी

- 2) Sri. Hiralal Naghe Chaudhari ...
- 3) ...
- 4) ...
- 5) ...
- 6) ...
- 7) ...

As discussed above in this case, total 7 shares are mentioned i.e. 7 x 1500-00 = 10,500-00 square, as the ceiling limit is 1500 sq. meter per lot.

In the report of Asstt. Comm. Planner, not vacant land in 2014-15 which is below than the retainable land to the declarant and therefore declarant is not a surplus land holder.

It is therefore decided that,

- 1) The return filed by the declarant should be filed.
- 2) ...
- 3) ...



[Signature]
 Registrar
 Kalyan-2
 Maharashtra



कलन २
 दस्त नं. ७४७४/२०१६
 ५३ | ५७

Ramya
Bhargava
 श्री मिनाक्षी



कलन २	
दस्ता	०४०४/२०१६
५४	०९

वाचले :-

१. श्री बाळकृष्ण गोपाळ चौधरी यांचे कु.मू. श्री. गणेश शिवजी चौधरी रा. ६०१/अ, शिवांजली/बी, विनाद पॅलेस, चौधरी कॉलनी, बेतूरकर पाडा, कल्याण (प.) जि ठाणे यांचा दि. १/०८/२०११ रोजीचा अर्ज.
२. उपजिल्हाधिकारी व सक्षम प्राधिकारी उल्हासनगर नागरी संकुलन ठाणे यांचेकडील आदेश क्र. युएलसी/युएलएन/६(१)/एसआर-१२८ चिकणघर दि. ८/०४/१९९९.
३. या कार्यालयाचे आदेश क्र. महसुल/क-१/टे-७/एनएपी/एसआर-२२७/९८ दि. १९/११/१९९९.
४. तहसिलदार कल्याण यांचेकडील चौकशी अहवाल क्र.जमिनबाब/टे-२/कावि-१३९९/एसआर-११७ दि. १६/८/२०११
५. दैनिक "महाराष्ट्र जनमुद्रा" या वृत्तपत्रामध्ये दि. ०६/०८/२०११ व दैनिक "जनमत" या वृत्तपत्रामध्ये दि. ०४/०८/२०११ रोजी प्रसिध्द केलेला जाहीरनामा.
६. भूसंपादन विभागाकडील अनौपचारिक संदर्भ
१) विशेष भूसंपादन अधिकारी लघु पाटबंधारे, ठाणे यांचेकडील क्र. भुसं./ल.पा./टे.१/एसआर/५९९७, दि. १७/०८/२०११
२) भूमि संपादन विशेष अधिकारी (विशेष घटक), ठाणे यांचेकडील क्र. भुसंविअ/नाहदा/११२९, दि. १८/०८/२०११
३) विशेष भूसंपादन अधिकारी मेट्रो सेंटर-३, ठाणे यांचेकडील क्र.भुसं./मे.सें.३/एसआर-७१२ दि. १७/०८/२०११
४) उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील क्र.टिडी/टे-५/भू.सं.दा./कावि-/एसआर-२९३/२०११, दि. १६/०८/२०११
५) विशेष भू-संपादन अधिकारी उल्हास खोरे प्रकल्प ठाणे यांचेकडील क्र.भूसंपादन/टे.नं.१/सी-५१२६६ दि. २५/०८/२०११
६) विशेष भूसंपादन अधिकारी, लघु पाटबंधारे ठाणे ५वा माळा यांचेकडील क्र.भूसंपादन/टे-१/२०११/वशी-०८/जा.क्र.२१३६/११, दि. २६/०८/२०११
७. अर्जदार यांनी सादर केलेले हमीकम प्रतिज्ञापत्र दि. ०६/०८/२०११.
८. अर्जदार यांनी सादर केलेले शपथपत्र व बंधपत्र दि.०६/०८/२०११.

आदेश :-

ज्या अर्थी श्री बाळकृष्ण गोपाळ चौधरी यांचे कु.मू. श्री. गणेश शिवजी चौधरी रा. ६०१/अ, शिवांजली/बी, विनाद पॅलेस, चौधरी कॉलनी, बेतूरकर पाडा, कल्याण (प.) जि ठाणे यांनी ठाणे जिल्ह्यातील कल्याण तालुक्यातील मौजे- चिकणघर, ता.कल्याण येथील स.नं. ११३/६अ/१ एकूण क्षेत्र- २१००.०० चौ.मि. जमिनीस रहिवास व वाणिज्य प्रयोजनार्थ वापर करण्यासाठी सुधारित बिनशेती परवानगी मिळण्याबाबत अर्ज केलेला आहे.

ज्याअर्थी अर्जदार यांनी दि. ०६/०८/२०११ रोजी दैनिक "महाराष्ट्र जनमुद्रा" या वृत्तपत्रात जाहीरनामा प्रसिध्द केला होता व त्यावर दि. ०६/०८/२०११ रोजी दैनिक "जनमत" या वृत्तपत्रात जाहीरनामा प्रसिध्द केला होता व त्यावर मुदतीत कोणतीही हरकत/ तक्रार या कार्यालयाकडे प्राप्त झालेली नाही.

आणि ज्याअर्थी, कल्याण डोंबिवली महानगरपालिका कल्याण यांनी त्यांचेकडील क्र.कडोमपा/नरवि/ बाप/कावि/६३६-३०७ दि. २४/१/२०११ अन्वये मौजे- चिकणघर, ता.कल्याण

Penny
Rajendra
सौ. मिनाक्षी

कलन २	
दस्त क्र. ७४७४	२०१६
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कलन २	
दस्ता नं. ७४७४	२०१६
५६	७१

येथील स.नं. ११३/६अ/१ क्षेत्र २१००.०० चौ.मी. च्या भूखंडावर ९०८.९७ चौ.मी. चटई क्षेत्रास राहवास व वाणिज्य प्रयोजनासाठी सुधारित बांधकाम. परवानगी दिलेली असून सुधारित बांधकाम नकाशे मंजूर केलेले आहेत.

त्याअर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी या आदेशाद्वारे, श्री. बाळकृष्ण गोपाळ चौधरी यांना ठाणे जिल्ह्यातील कल्याण तालुक्या मधील मौजे चिकणघर येथील स.नं. ११३/६अ/१ क्षेत्र २१००.०० चौ.मी. (कल्याण डोंबिवली महानगर पालिका यांचे कडोळ मंजूर नकाशाप्रमाणे क्षेत्र २०९९.२५ चौ.मी.) मधील क्षेत्र १७३४.२५ चौ.मी. पैकी ८३७.२१ चौ.मी. क्षेत्रास राहवास व ८६७.२१ चौ.मी. क्षेत्रास वाणिज्य या बिगरशेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून कल्याण डोंबिवली महानगरपालिका यांचेकडील मंजूर बांधकाम नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

१. रोड सेट बॅक एरिया
२. रिक्रीएशन ग्राऊंड १५%

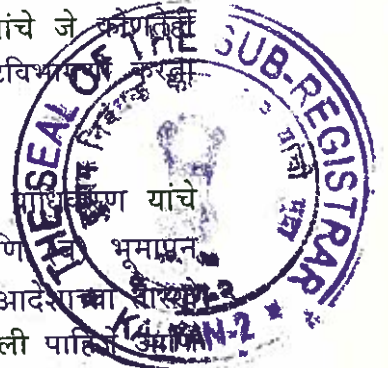
१५५.०० चौ.मी.
२१०.०० चौ.मी.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
२. अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमीनीचा वापर ठरविण्यांत येईल.
३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणत्याही उपभूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोटविभाग करणे कामा नये.
४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका यांच्याकडून यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या पासुन एक वर्षाच्या आंत मंजूर आराखड्याप्रमाणेच काटेकोरपणे विकसित केली पाहिजे 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.

Jenny
Baspedande
२५ मिनाश्री

कलम २	
वस्त क्र. ७४७४	२०१६
५०	७९





कलन २	
दस्ता नं. ७४७४	२०१६
५२	७१

६. या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्याप्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यांत आलेली आहे. सदर भुखंडातील नकाशात दर्शविल्याप्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असू नये.

७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) कल्याण-डोंबिवली महानगरपालिका यांची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जीनल डिस्टेंसेस) सोडले पाहिजे.

९. या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यात 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 करण्यास ज्या दिनांकापासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठयामार्फत कल्याण तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

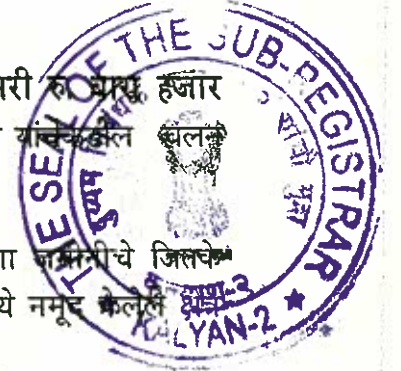
११. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे रुपये २.१६.० दराने बिगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.

१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रु. १२०००/- (अक्षरी रु. धार हज्जार मात्र.) चलन क्र. ४७३/२०११, दि.३/१०/२०११, भारतीय स्टेट बँक, शाखा ठाणे यांच्याकडे दिलेले चलन क्र. ४०७ दिनांक ३/१०/२०११ अन्वये शासन जमा केली आहे.

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

१४. सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५. पूर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी



Sanjay
Bhargava
श्री. मिनाक्षी

कलन २	
दस्ता क्र. ४७४	२०१६
५९	५९

Sanjay



कलन २	
दस्त क्र. ७४७४	२०१६
६०	७७

क्र.महसुल/क-१/टे-७/एन.एपी/चिकणघर-कल्याण/एसआर-१२५/२०११
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 पाणी पुरवठ्याची व सांडपाण्याचा निचरा
करण्याची व्यवस्था केली पाहिजे.

१७. जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून एक महिन्याच्या
कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (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.

१८-अ. 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 अर्जदारांच्या ताब्यात राहू
देण्याचा अधिकार असेल.

१८-ब. वरील खंड (अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध
जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या
इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा
रीतीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या
जिल्हाधिका-याने निर्देश देणे विधी संमत असेल तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत
किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या
प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची 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 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. ४१,४१२/- (अक्षरी रु.
एकचेकाळीस हजार चारशे बारा मात्र.) रूपांतरीत कर (कन्व्हर्शन टॅक्स) इकडील चलन क्र. ५३४
/२०११ दिनांक ३/१०/२०११ व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र. ५३४
दिनांक ३/१०/२०११ अन्वये सरकारजमा केली आहे.

२०-अ. अनुज्ञाग्राही यांनी कल्याण-डोबिंबली महानगरपालिका यांचेकडील मंजूर बांधकाम नकाशात
दर्शिलेले जोता क्षेत्रावर पाया खोदण्यासाठी होणारी ३०९ ब्रास गौणखनिज उत्खनन खाणीच्या
र.रूपये ६१,८००/- व अर्ज फी रु. २५/- अशी एकूण र.रूपये ६१,८२५/- अक्षरी रूपये
एकसष्ट हजार आठशे पंचवीस मात्र) रेंतीगट शाखा, जिल्हाधिकारी कार्यालय, ठाणे यांचेकडील चलन
क्र. ३२२/२०११ व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र. ९३६ दि.
२७/०९/२०११ अन्वये शासनजमा केलेली आहे. सदर जागेमध्ये वरील उत्खननाव्यतीरीक्त केलेल्या
जादा उत्खनन व भरावाबाबत अर्जदार यांनी शासनास रॉयल्टी फी जमा करून सक्षम अधिका-
यांकडून परवानगी घेणे बंधनकारक राहिल.

Penny
Bhagyadand
सौ मि नाथी

कलन २	
दस्त क्र. ४४०४	२०१६
६९	७९





कलन २	
दस्ता नं ७४७४	२०१६
६२	७७

२१. अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील मंजूर नकाशाबरहुकुमच बांधकाम केले पाहिजे. तसेच कल्याण डोंबिवली महानगरपालिका यांचेकडील अंतरिम स्वरूपाचे मंजूरीपत्र (I.O.D.) क्र.कडोमपा/नरवि/ बांण/कवि/१८०-७४ दि. २६/७/२०११ मधील अटी व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

२२. अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

२३. कल्याण-डोंबिवली महानगरपालिकेने उपोघातील अ.क्र. ३ च्या आदेशान्वये अंतरीम मंजूरी दिलेली असून तदनंतर अंतीम मंजूरी प्रमाणपत्र मिळणार आहे. तथापि, अंतरीम मंजूरी प्रमाणपत्र व नंतर प्राप्त होणा-या अंतीम प्रमाणपत्रामध्ये कोणत्याही स्वरूपात बदल झाल्यास त्यानुसार सुधारीत अकृषिक परवानगी घेणे अर्जदारावर बंधनकारक राहिल.

२४. प्रस्तुतच्या जमीनीच्या मालकी हक्कासंदर्भात भविष्यात कोणत्याही प्रकारचा वाद उदभवल्यास त्याची सर्वस्वी जबाबदारी अनुज्ञाग्राही यांची राहिल.

२५. अर्जदार यांनी सादर केलेली कागदपत्रे खोटी अथवा बनावट असलेचे आढळून आल्यास सादरची बिनशेती परवानगी आपोआप रद्द झालेचे समजणेत येईल.

सही/-

(ए.एल.ज-हाड)

जिल्हाधिकारी ठाणे

प्रति,

श्री. बाळकृष्ण गोपाळ चौधरी

रा. चिकणघर, ता. कल्याण, जि ठाणे

प्रत :- तहसिलदार कल्याण यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी.

२/- अनुज्ञाग्राही व्यक्तीने सादर जमीनीच्या आंत बिगरशेतकी प्रयोजनार्थ वापर करण्यास सुरुवात केली आहे किंवा कसे या बाबतच्या त्याच्या अहवालावर त्याने लक्ष ठेवले पाहिजे. असा अहवाल मिळाल्यानंतर अनुज्ञाग्राही व्यक्तीकडून त्याने बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून बिगर शेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून बिगरशेतकी आकारणीची रक्कम वसूल करण्या करिता नोंद घेण्याची पुस्तिका मधील तालुका नमुना नं. २ व ग्राम नमुना नं.२ यामध्ये आवश्यक ती नोंद घेण्याची तजवीज केली पाहिजे. जमीन ताब्यात असलेल्या व्यक्तीस जमीनीची मांजणी फी दिली असल्यामुळे त्या बाबतीत सादर तहसिलदाराने उप अधिक्षक भूमी अभिलेख कल्याण यांस तसे कळविले पाहिजे. आणि त्यासोबत मंजूर नकाशा व संबंधित जमीनीच्या बाबतीत अधिकार अभिलेखाचे उतारे पाठविले पाहिजेत.

प्रत :- उप अधिक्षक भूमी अभिलेख कल्याण यांना माहितीसाठी प्रत आगावू पाठविण्यात येत आहे.

२/- सोबत मंजूर नकाशाची प्रत तसेच चलन क्र.४७३/२०११, दि. २६/७/२०११ ची प्रत जोडली आहे.

प्रत :- मा. आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई यांचेकडे माहितीसाठी सादर.

प्रत :- आयुक्त कल्याण डोंबिवली महानगरपालिका यांचेकडे माहितीसाठी रवाना.

प्रत :- उपजिल्हाधिकारी व सक्षम प्राधिकारी उल्हासनगर नागरी संकुलन ठाणे

प्रत :- तलाठी सजा चिकणघर यांचेकडे माहितीसाठी

प्रत :- कार्यालयीन संचिका.



जिल्हाधिकारी ठाणे करिता

Handwritten signature and name: Ramesh Dandekar, २५. मिनाक्षी

कलन २	
दस्त क्र. ७५४	२०१६
६३	७९



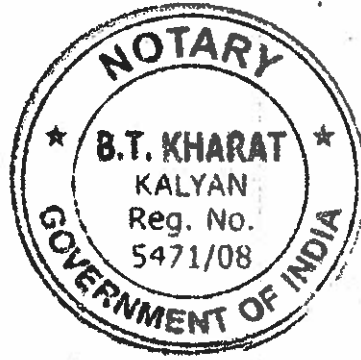
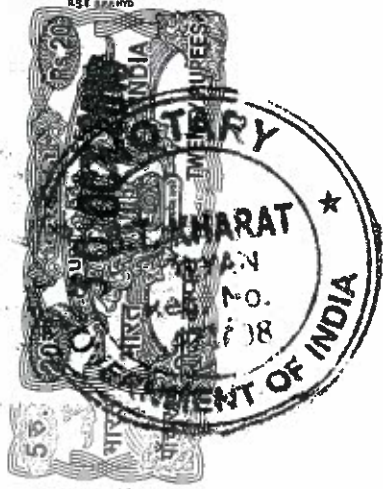
कलन २	
दिनांक ०४/०४	२०१६
६४	०९



महाराष्ट्र MAHARASHTRA

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PX 339234



7 DEC 2016

॥ श्री ॥

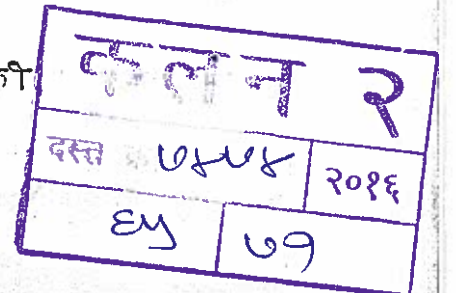
॥ सत्यप्रतिज्ञा लेख ॥

मी सौ. प्रज्ञा रवींद्र वायदे, वय २८ वर्ष,

राहणार : अ/६, अशिश सोसायटी, पंचमुखी मास्ती मींदरा जवळ,

बेत्करपाडा, कल्याण [प.], ता. कल्याण, जि. ठाणे.

कारणे श्रमधर्मुक्त सत्यप्रतिज्ञाद्वारे लिहून देते की





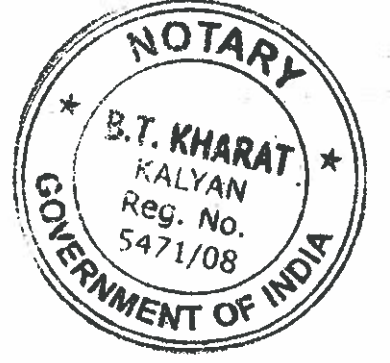
म. गतशापत्रासाठी अनुच्छेद 4,
रेजापत्र कोणाकडे सादर व सादरपत्रे
निज्ञापत्रसाठीचे कारण APR marriage
मुद्रांक विकत घेण्याची मर्यादा रदिकारी पत्ता Ravindra
Kun S. Waydande.
मुद्रांक दिव्ही दाखली नोंद पत्रे अनुच्छेद 37/38/39/40 21536
मुद्रांक विकत घेण्याची मर्यादा Penny

09/12/2019



मान्यधारक मुद्रांक निश्चिती करी मुद्रांक विकत घ्यावे
मुद्रांक क्र. 21536/2019, दिनांक 09/12/2019, मुद्रांक
मूल्य 21536/2019 (रु.) याची नोंद
करणीसाठी घ्यावी. मुद्रांक पत्रे, कॅम्ब्रिया तयारी, मुद्रांक
खरदी करण्याबाबत 6 महिन्यांत यापुढे घडवता येईल नाही

कलन २	
वर्ष	०८०४/२०१६
६६	०९



- २ -

माझे विवाह पुर्वीचे नांव " प्रज्ञा नंक्कुमार भोसले " असे असून
श्री. रवींद्र वायदंडे यांच्या सोबत माझा विवाह दि. ०९/१२/२०१२
रोजी झाला असून माझ्या विवाह नंतर माझे नांव " प्रज्ञा रवींद्र वायदंडे
असे झाले आहे.



विवाह पुर्वीचे नांव	विवाह नंतरचे नांव
कु. प्रज्ञा नंक्कुमार भोसले	सौ. प्रज्ञा रवींद्र वायदंडे.

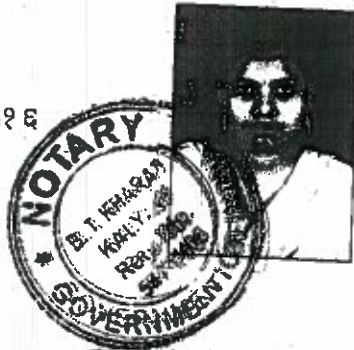
वर नमुद केलेली दोन्ही नांव माझी असून या दोन नावांची मी
एकमेव व्यक्ती आहे.

सदरचे सत्यप्रतिज्ञालेख कु. प्रज्ञा नंक्कुमार भोसले व सौ. प्रज्ञा रवींद्र
वायदंडे हे दोन्ही नाव माझीच असल्याचे छरेपणासाठी हा लेख केलेला आहे.

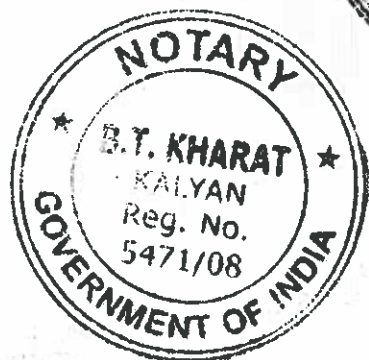
वरील निवेदन छोटे आढळल्यास मी भा. द. वि. स. कलम १९२
२०० व १९३ [२] नुसार दंडास पात्र राहिन याची मला जाणीव आहे.

ठिकाण : कल्याण.

दिनांक : ०९/१२/२०१६

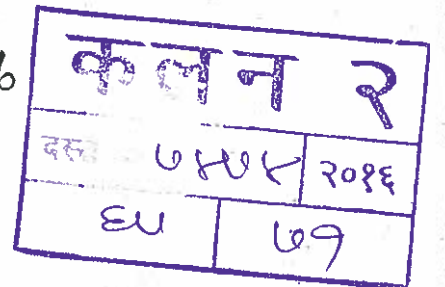


सही/ _____
सौ. प्रज्ञा रवींद्र वायदंडे.



BEFORE ME

Barab 9/12/2016
B. T. KHARAT
B.A., LL.B
ADVOCATE & NOTARY
TALUKA-KALYAN.
DIST.THANE



- 9 DEC 2016

Register No. ९५५५/२०१६



Phaydande
 आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 RAVINDRA SARJERAO WAYDANDE
 SARJERAO SHRIPATI WAYDANDE
 01/08/1986
 Permanent Account Number
 ABNPW9592K
Phaydande
 Signature



Phaydande
 आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 PRADNYA NANDKUMAR BHOSALE
 NANDKUMAR RAJARAM BHOSALE
 08/07/1968
 Permanent Account Number
 BDCPB8433L
Phaydande
 Signature



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 MINAKSHI SARJERAO WAYDANDE
 ABURAO SAVALA BHISE
 05/02/1963
 Permanent Account Number
 ABTPW4222C
 सौ. मिनाक्षी स. वायदंडे
सौ. मिनाक्षी स. वायदंडे
 Signature

कलन २
 ०५०४ २०१६
 EL ०९



भारत सरकार
 GOVERNMENT OF INDIA
 बाळासाहेब तुकाराम शिंदे
 Balasaheb Tukaram Shinde
 जन्म वर्ष / Year of Birth : 1972
 पुरुष / Male
 6088 5622 2698

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
 AAFPW7525D
 नाम / NAME
 SARJERAO SHRIPATI WAYDANDE
 पिता का नाम / FATHER'S NAME
 SHRIPATI RAMA WAYDANDE
 जन्म तिथि / DATE OF BIRTH
 02-06-1954
 हस्ताक्षर / SIGNATURE
 आयकर आयुक्त (कम्प्यूटर केन्द्र)
 Commissioner of Income-tax (Computer Operations)

आधार - सामान्य माणसाचा अधिकार
Phaydande

Phaydande

71/7474

शुक्रवार, 09 डिसेंबर 2016 2:19 म.नं.

दस्त गोषवारा भाग-1

कलन2 ६६७७

दस्त क्रमांक: 7474/2016

दस्त क्रमांक: कलन2 /7474/2016

बाजार मूल्य: रु. 56,89,500/-

मोबदला: रु. 62,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,72,000/-

दु. नि. सह. दु. नि. कलन2 यांचे कार्यालयात

पावती:9369

पावती दिनांक: 09/12/2016

अ. क्र. 7474 वर दि.09-12-2016

सादरकरणाराचे नाव: रविंद्र सर्जराव वायदंडे

रोजी 2:16 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1420.00

पृष्ठांची संख्या: 71

दस्त हजर करणाऱ्याची सही:

एकूण: 31420.00

Joint Sub Registrar Kalyan 2

सह दुय्यम निबंधक वर्ग-२
कल्याण क्र. २

दस्ताचा प्रकार: करारनामा

Joint Sub Registrar Kalyan 2

सह दुय्यम निबंधक वर्ग-२
कल्याण क्र. २

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

शिक्का क्र. 1 09 / 12 / 2016 02 : 06 : 09 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 09 / 12 / 2016 02 : 17 : 13 PM ची वेळ: (फी)

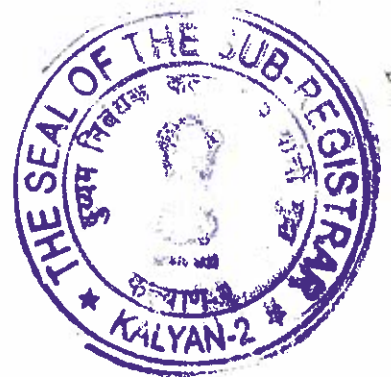
प्रातिज्ञा पत्र

सदर दस्तावेज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीत दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती, सादीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता, कायदेशीर बाबीसाठी जासल निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

शिंदुन घेंगार सही

शिंदुन वेळ

सौ. मिनाश्री - स. वायदंडे





09/12/2016 2 23:29 PM

दस्त गोषवारा भाग-2

कलन2

७०१७९

दस्त क्रमांक:7474/2016

दस्त क्रमांक :कलन2/7474/2016

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रविंद्र सर्जेराव वायदंडे पत्ता:प्लॉट नं: ए-6, माळा नं: -, इमारतीचे नाव: हिना आशिष को.ऑ.हौ.सो.लि., ब्लॉक नं: बेतुरकरपाडा, रोड नं: कल्याण प, महाराष्ट्र, ठाणे. पॅन नंबर:ABNPW9592K	लिहून घेणार वय :-30 स्वाक्षरी:-		
2	नाव:प्रजा रविंद्र वायदंडे पत्ता:प्लॉट नं: ए-6, माळा नं: -, इमारतीचे नाव: हिना आशिष को.ऑ.हौ.सो.लि., ब्लॉक नं: बेतुरकरपाडा, रोड नं: कल्याण प, महाराष्ट्र, ठाणे. पॅन नंबर:BDCPB8433L	लिहून घेणार वय :-28 स्वाक्षरी:-		
3	नाव:मिनाक्षी सर्जेराव वायदंडे पत्ता:प्लॉट नं: ए-6, माळा नं: -, इमारतीचे नाव: हिना आशिष को.ऑ.हौ.सो.लि., ब्लॉक नं: बेतुरकरपाडा, रोड नं: कल्याण प, महाराष्ट्र, ठाणे. पॅन नंबर:ABTPW4222C	लिहून घेणार वय :-53 स्वाक्षरी:-		
4	नाव:प्रशांत सर्जेराव वायदंडे पत्ता:ए-6, -, हिना आशिष को.ऑ.हौ.सो.लि., बेतुरकरपाडा, कल्याण प, कल्याण सिटी, MAHARASHTRA, THANE, Non-Government पॅन नंबर:ABNPW9591L	लिहून घेणार वय :-25 स्वाक्षरी:-		
5	नाव:मे. आकार इंटरप्रायजेस तर्फे भागीदार श्री.गणेश शिवाजी चौधरी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विजय निवास, ब्लॉक नं: बेतुरकरपाडा, रोड नं: कल्याण प, महाराष्ट्र, ठाणे. पॅन नंबर:AASFA6288J	लिहून देणार वय :-40 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:09 / 12 / 2016 02 : 19 : 01 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:बाळाराम तुकाराम शिंदे वय:45 पत्ता:कल्याण प. पिन कोड:421301		
2	नाव:सर्जेराव श्रीपती वायदंडे - - वय:62 पत्ता:कल्याण पिन कोड:421301		

शिकका क्र.4 ची वेळ:09 / 12 / 2016 02 : 20 : 40 PM

शिकका क्र.5 ची वेळ:09 / 12 / 2016 02 : 20 : 56 PM नोंदणी पुस्तक 1 मध्ये


Joint Sub Registrar Kalyan 2

EPayment Details.

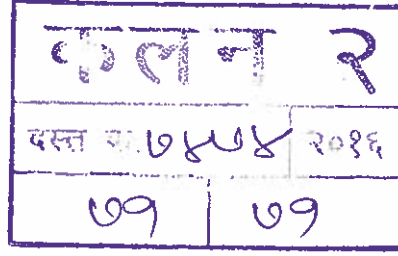
sr.	Epayment Number	Defacement Number
1	MH006617402201617S	0003687720201617

7474 /2016


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प्रमाणित करण्यात येते की,
द.क्र...७४५४.../२०१६ मध्ये
.....७९.....पाने आहेत.
पुस्तक...९.....दस्त क्र...७४५४
...०९१९२/२०१६ वर नोंदला


पुस्तक. दुय्यम सिव्हीक कल्याण क्र. २
दिनांक ०९/१२/२०१६





09/12/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

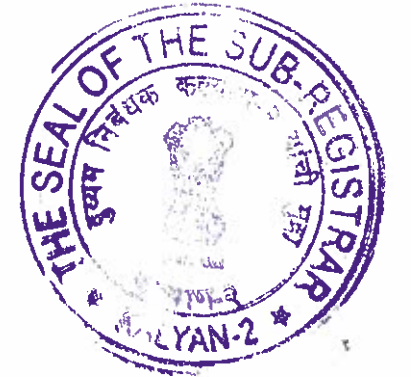
दस्त क्रमांक : 7474/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) चिकणघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5689500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन ; इतर माहिती: मौजे चिकणघर सर्व्हे नं. 113, हिस्सा नं. 6अ पैकी, प्लॉट नं. 1, बाळ गोपाळ रेसिडेन्सी बी-विंग, सदनिका क्र. 304 तिसरा मजला क्षेत्र 781.39 चौ.फुट कारपेट + 100 चौ.फुट एफ.बी + 99.50 चौ.फुट ओपन टेरेस. (Survey Number : सर्व्हे नं.113 ; HISSA NUMBER : हिस्सा नं. 6अ पैकी ;))
(5) क्षेत्रफळ	1) 980.89 चौ.फुट
(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. आकार इंटरप्रायजेस तर्फे भागीदार श्री.गणेश शिवाजी चौधरी वय:-40; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: विजय निवास, ब्लॉक नं: बेतुरकरपाडा, रोड नं: कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AASFA6288J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रविंद्र सर्जेराव वायदंडे वय:-30; पत्ता:-प्लॉट नं: ए-6, माळा नं: -, इमारतीचे नाव: हिना आशिष को.ऑ.हौ.सो.लि., ब्लॉक नं: बेतुरकरपाडा, रोड नं: कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABNPW9592K 2): नाव:-प्रजा रविंद्र वायदंडे वय:-28; पत्ता:-प्लॉट नं: ए-6, माळा नं: -, इमारतीचे नाव: हिना आशिष को.ऑ.हौ.सो.लि., ब्लॉक नं: बेतुरकरपाडा, रोड नं: कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-BDCPB8433L 3): नाव:-मिनाक्षी सर्जेराव वायदंडे वय:-53; पत्ता:-प्लॉट नं: ए-6, माळा नं: -, इमारतीचे नाव: हिना आशिष को.ऑ.हौ.सो.लि., ब्लॉक नं: बेतुरकरपाडा, रोड नं: कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABTPW4222C 4): नाव:-प्रशांत सर्जेराव वायदंडे वय:-25; पत्ता:-ए-6, -, हिना आशिष को.ऑ.हौ.सो.लि., बेतुरकरपाडा, कल्याण प, कल्याण सिटी, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421301 पॅन नं:-ABNPW9591L
(9) दस्तऐवज करून दिल्याचा दिनांक	09/12/2016
(10) दस्त नोंदणी केल्याचा दिनांक	09/12/2016
(11) अनुक्रमांक, खंड व पृष्ठ	7474/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	372000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

पुपह दुय्यम निबंधक वर्ग-२