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

28. JOINT ALLOTTEES

That in case there are Joint Allottees, they shall be considered as joint and severable allottees for the purpose of these clauses in the agreement and all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. GOVERNING LAW

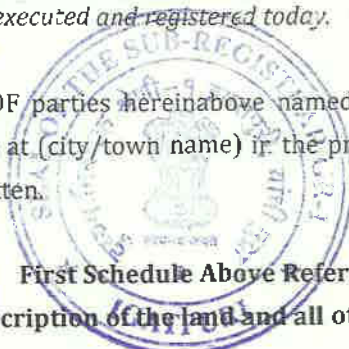
That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

30. DISPUTE RESOLUTION

All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the Arbitrator having jurisdiction at Nashik only.

Since the party of the other part was unable to come to Igatpuri on account of personal reason, hence the present agreement is executed and registered today.

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

First Schedule Above Referred to
Description of the land and all other details

All that piece and parcel of the Non Agricultural landed property bearing Plot No. 1 to 54 and one Amenity Plot (as per approved Final Layout sanction letter Plot No. 55) total area admeasuring 11998.04 Sq.mtrs. out of **Gat No. 553/A/554/A P of village Pimprisadroddin, Tal. Igatpuri & Dist. Nashik** out of the said non agricultural plots properties **"DAFFODIL ROW BUNGALOW"** is going to be constructed on Plots bearing **Plot No. 54 adm. 93.62 Sq.mtrs. out of Hissa No. 59** which was bounded as under :-

On and towards East	:-	Colony Road
On and towards West	:-	Plot No. 31
On and towards South	:-	Colony Road
On and towards North	:-	Plot No. 53

Schedule-II Above Referred to
Description of Row-BUNGALOW/Apartment/Unit

All that piece and parcel of the Constructed premises **Row-BUNGALOW/Apartment/unit** constructed in project known as **"Manomay Nature's Paradize"** which is situated in the building known as **"DAFFODIL ROW BUNGALOW"** bearing **DAFFODIL ROW BUNGALOW NO. 26** carpet

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२२ / ४०



area admeasuring 66.19 sq.mtrs. and canopy including flower bed area adm. 7.20 sq.mtrs. total area adm. 73.39 sq.mtrs. constructed on Plot No. 54 area adm. 93.62 Sq.mtrs. and bounded as under

- | | | |
|----------------------|----|---|
| On and towards East | :- | Colony Road |
| On and towards West | :- | Side Margin and Aster Row BUNGALOW No. 14 |
| On and towards South | :- | Colony Road |
| On and towards North | :- | Daffodil ROW BUNGLOW No. 25 |

Schedule-III Above Referred to
Specification of the said Apartment/ Unit

- (1) **R.C.C.**
Good quality earthquake resistance R.C.C. frame structure.
- (2) **WINDOWS**
Aluminium powder coated windows (3 Track+Mosquito Net) with mild steel grill Window.
- (3) **KITCHEN PLATFORM**
Marble Kitchen Platform.
- (4) **SANITARY WARE**
Ceramic Sanitary ware.
- (5) **CHROME PLATED FITTINGS**
Chrome Plated fittings.
- (6) **DADO**
Toilet - Ceramic Tiles upto lintel level
- (7) **FLOORING**
Vitrified Tiles in all rooms.
Ceramic tiles in Toilets & Terraces.
- (8) **PAINTINGS**
Internal - Oil bond distemer for walls and ceiling and external - Acrylic paint.
- (9) **PLASTERING**
Internal - Neru Plaster

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३८ / ८०



Schedule-IV Above Referred to

Description of Common areas and facilities/ Limited common areas and facilities

COMMON AREAS AND FACILITIES

(a) COMMON AREAS

1. The land under the buildings
2. The footings, RCC structures and main walls of the buildings
3. Staircase columns and lift as with lift room in the building/s
4. Common sulage/drainage, water, electrical lines, STP & WPT
5. Common overhead water tank
6. Electrical meters, wiring connected to common lights, pumps.
7. Garden/Land Scape.
8. Wall compound to the entire project

(b) LIMITED COMMON AREAS AND FACILITIES

1. Partition walls between the two units shall be limited common property of the said two units.
2. Other exclusive and limited common area and facilities as mentioned in the agreement.
3. All areas which are not covered under aforesaid head common areas and facilities are restricted areas and facilities.
4. Land around building and open areas

Description of Common Amenities

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- 1] Swimming Pool
- 2] Children's play area
- 3] Garden
- 4] Open Gym

SIGNED AND DELIVERED BY THE
WITHIN NAMED **PROMOTER/DEVELOPER**
K.B.ROHAMARE HOUSING PVT. LTD.
through its Director
Mr. ONKARSING GOPALSING PARDESHI
PROMOTER

SIGNED AND DELIVERED BY THE
WITHIN NAMED PURCHASER

(1) MR. MANOJSINH BALRAMSINH CHANDEL

दस्त क्र. (9960) / 2024

38 / 100
(2) MPS NAMPA

(2) MRS. NAMRATA MANOJSINH CHANDEL
PURCHASER

SIGNED AND DELIVERED BY THE
WITHIN NAMED **CONSENTING PARTY**

- 1] Mr. Rajendra Banduji Khatale,
 - 2] Mr. Sanjay Banduji Khatale,
 - 3] Mrs. Maya Sunil Khatale,
 - 4] Mr. Bhagwan Pundalik Khatale,
 - 5] Mr. Balu Pundalik Khatale,
 - 6] Mr. Ganesh Pundalik Khatale
 - 7] Mr. Vinayak Bhagwan Patil
- through GPA holder

K.B.ROHAMARE HOUSING PVT. LTD.
through its Director

Mr. ONKARSING GOPALSING PARDESHI
CONSENTING PARTY

Witnesses :-

17

21

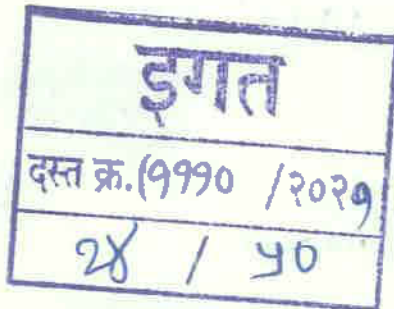
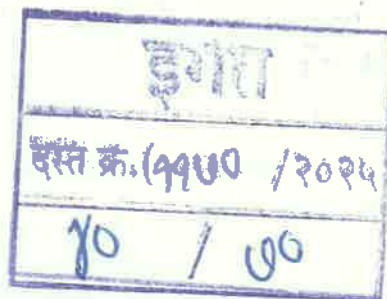
RECEIPT

Received of and from the Allottee above named the sum of Rs. 28,11,500/- (Rupees **Twenty Eight Lakh Eleven Thousand Five Hundred only**) on execution of this agreement towards full and final payment For Apartment/Unit NO. 26 in "DAFFODIL ROW BUNGALOW" by way of Cheques / NEFT / RTGS on time to time.

I say received.



The Promoter/s.



प्रतिज्ञापत्र

आम्ही खाली सही करणार ना. नोंदणी महानिरीक्षक, म. रा. यांचे दि. ३०.११.२०१३ रोजीचे परिपत्रकानुसार असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही त्याबाबत याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून आम्ही स्वतः खात्री करून घेतलेली आहे.

सदर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणीप्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार / हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हे हयात आहेत व उक्त मुखत्यारपत्र अद्यापही अस्तित्वात आहे व आजपावेतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेल्या व्यवहाराच्या अधीन राहून आमचा आर्थिक व्यवहार पूर्ण करून साक्षीदारांसमक्ष निष्पादित केलेला आहे.

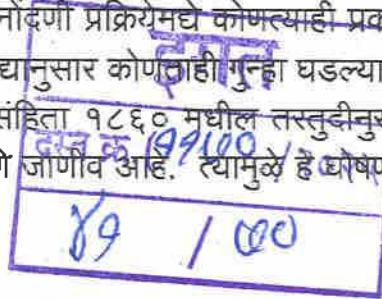
सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कोर्ट मनाई हुकूम, कोर्ट दावा या कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे जबाबदार राहतील.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेली पुरक कागदपत्रे ही खरी आहेत व मिळकतीच्या हस्तांतरणाबाबत कोणत्याही सक्षम अधिकारी / मा. न्यायालय / मा. उच्च न्यायालय यांचा मनाई हुकूम नाही. तसेच महाराष्ट्र नोंदणी अधिनियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम, १९६१ चे नियम ४४ व वेळोवेळी मा. न्यायालयाने / मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही, याची आम्हास पूर्णपणे जाणीव आहे.

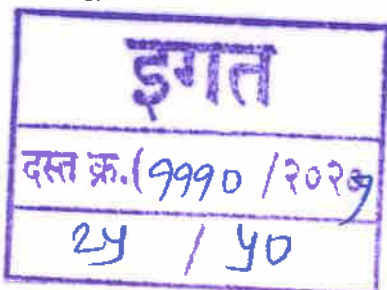
स्थावर मिळकतीविषय सध्या होत असलेले फसवणुक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नयेत म्हणून आम्ही दक्षता घेतलेली आहे. नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी / आम्ही नोंदविण्यात आलेल्या व्यवहारास कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक जबाबदार राहणार आहोत, याची आम्हाला पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात सदर प्रकरणी कायद्यानुसार कोणत्याही गुन्हा घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८२ व भारतीय दंड संहिता १८६० मधील तरतुदीनुसार ७ वर्षांच्या शिक्षेस पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.



लिहून घेणार सही

लिहून देणार सही





५५५
५५५/५५५.५५५
५५५/५५५

Residence : Tel - (0253) 2572289
15, Arihant, Patil Colony Lane No.3
Opposite Big Bazar, College Road,
Nashik - 422 005. Maharashtra

Office : Tel - (0253) 2572289
5, Arihant, Patil Colony Lane No.3,
Opposite Big Bazar, College Road,
Nashik - 422 005. Maharashtra



Akhilesh Arun Naik

B.Com. LL.B., I.C.W.A.(I)

Advocate & Notary (Govt. Of India)

Fax : (0253) 2572289

Mobile: 9822602287, 9326602287

Email : advaanaik@gmail.com

ANNEXURE - A

TITLE REPORT

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To,

THE DIRECTOR,

K. B. ROHAMARE HOUSING PVT. LTD,

NASHIK.

Sub:- Title report in respect of N. A. Property bearing **Plot No. 1 to 54 and one Amenity Plot** (as per approved Final Layout sanction letter Plot No. 55) total area admeasuring 11998.04 Sq.mtrs. cut of **Gat No. 553/A/554/A P** of **village Pimprisadroddin**, Tal. Igatpuri & Dist. Nashik, **Plot No. 1 to 13 & 15 to 36** are owned by Mr. Rajendra Banduji Khatale, Mr. Sanjay Banduji Khatale, Mrs. Maya Sunil Khatale, Mr. Bhagwan Pundalik Khatale, Mr. Balu Pundalik Khatale, Mr. Ganesh Pundalik Khatale and **Plot No. 14, 37 to 54** are owned by Mr. Sanjay Banduji Khatale and Mr. Vinayak Bhagwan Patil & **Amenity Plot i.e. Plot No. 55** is owned by Mr. Rajendra Banduji Khatale, Mr. Sanjay Banduji Khatale, Mrs. Maya Sunil Khatale, Mr. Bhagwan Pundalik Khatale, Mr. Balu Pundalik Khatale, Mr. Ganesh Pundalik Khatale and Mr. Vinayak Bhagwan Patil and **Plot No. 1 to 55** are possessed by **K. B. Rohamare Housing Pvt. Ltd** as Developer.

Respected Sir,

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As per the request of Director of K. B. Rohamare Housing Pvt. Ltd, I have issued this title report from revenue records and other records & permission shown to me by K. B. Rohamare Housing Pvt. Ltd.

I] Documents scrutinized:-

I have verified the following documents received from you:-

SR. No.	Date	Description	Remark
01	22-09-2017	Development Agreement & ROR registered at Sr. No. 2295/2017	Photocopy
02	22-09-2017	General Power of Attorney & ROR registered at Sr. No. 2296/2017	Photocopy

(Signature)

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दस्त क्र. (०९१० / २०२१)
२० / ५०



03	20-06-2016	Sale Deed & ROR Reg. at Sr. No. 1639/2016	Photocopy
04	20-06-2016	Sale Deed & ROR Reg. at Sr. No. 1636/2016	Photocopy
05	23-05-2016	Reconveyance of Mortgage Deed & ROR Reg. at Sr. No. 1361/2016	Photocopy
06	20-06-2016	Partition Deed & ROR Reg. at Sr. No. 1641/2016	Photocopy
07	20-06-2016	Correction Deed & ROR Reg. at Sr. No. 1640/2016	Photocopy
08	20-06-2016	Cancellation Deed & ROR Reg. at Sr. No. 1638/2016	Photocopy
09	12-04-2016	Agreement for Sale & ROR Reg. at Sr. No. 974/2016	Photocopy
10	09-01-2015	Agreement for Sale & ROR Reg. at Sr. No. 84/2015	Photocopy
11	09-01-2015	Partition Deed & ROR Reg. at Sr. No. 87/2015	Photocopy
12	09-01-2015	Release Deed & ROR Reg. at Sr. No. 86/2015	Photocopy
13	21-01-2012	Mortgage Deed Reg. at Sr. No. 262/2012	Photocopy
14	20-11-2010	Sale Deed & ROR Reg. at Sr. No. 2750/2010	Photocopy
15	04-12-2007	Sale Deed Reg. at Sr. No. 2550/2007	Photocopy
16	15-02-2007	Sale Deed Reg. at Sr. No. 260/2007	Photocopy
17	09-01-2002	Sale Deed Reg. at Sr. No. 39/2002	Photocopy
18	10-08-2000	Sale Deed Reg. at Sr. No. 913/2000	Photocopy
19	31-08-1986	Sale Deed Reg. at Sr. No. 565/1986	Photocopy
20	11-05-2017	N.A. Order vide No. Jamabandi/NASR/54/2016	Photocopy
21	08-08-2017	N.A. Tax paid receipt No. 0752641	Photocopy
22	02-08-2017	Layout Sanction Letter No. Jamabandi/NASR/54/2016	Photocopy
23	05-10-2017	7/12 Extract & 6 D Mutation Entries thereon.	Photocopy

II] Description of Property:-

All that piece and parcel of Non Agricultural property bearing 61 properties lying and being at **Village Pimprisadroddin, Tal. Igatpuri, Dist. Nashik** as mentioned hereinbelow:-

The N.A. Plot properties Out of Gat No. 553/A/554/A P owned by Mr. Rajendra Banduji Khatale, Sanjay Banduji Khatale, Maya Sunil Khatale, Bhagawan Pundalik Khatale, Balu Pundalik Khatale, Ganesh Pundalik Khatale are as follows:-

- [1] Plot No. 1 Hissa No.3 adm. 244.62 sq.mtrs. [2] Plot No. 2 Hissa No.4 adm. 252.66 sq.mtrs.
 [3] Plot No. 3 Hissa No.5 adm. 259.36 sq.mtrs. [4] Plot No. 4 Hissa No.6 adm. 234.50 sq.mtrs.
 [5] Plot No. 5 Hissa No.9 adm. 234.95 sq.mtrs. [6] Plot No. 6 Hissa No.13 adm. 349.96 sq.mtrs.
 [7] Plot No. 7 Hissa No.12 adm. 136.67 sq.mtrs. [8] Plot No. 8 Hissa No.11 adm. 149.61 sq.mtrs.
 [9] Plot No. 9 Hissa No.10 adm. 363.37 sq.mtrs. [10] Plot No. 10 Hissa

[Signature]

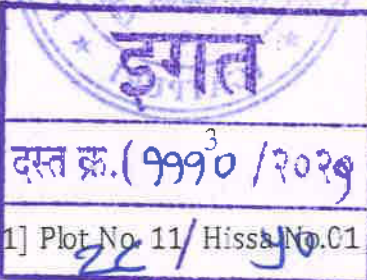
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Akhilesh Arun Naik

B.Com. LL.B., I.C.W.A.(I)
Advocate & Notary (Govt. Of India)

Fax: (0253) 2572289
Mobile: 9322602287, 9326602287
Email: advaanaik@gmail.com



No.07 adm. 241.85 sq.mtrs. [11] Plot No. 11/ Hissa No.01 adm. 219.71 sq.mtrs. [12] Plot No. 12 Hissa No.14 adm. 1852.87 sq.mtrs. [13] Plot No. 13 Hissa No.15 adm. 1001.39 sq.mtrs. [14] Plot No. 15 Hissa No.16 adm. 92.01 sq.mtrs. [15] Plot No. 16 Hissa No.19 adm. 60.45 sq.mtrs. [16] Plot No. 17 Hissa No.20 adm. 60.45 sq.mtrs. [17] Plot No. 18 Hissa No.23 adm. 60.45 sq.mtrs. [18] Plot No. 19 Hissa No.26 adm. 60.45 sq.mtrs. [19] Plot No. 20 Hissa No.29 adm. 60.45 sq.mtrs. [20] Plot No. 21 Hissa No.32 adm. 60.45 sq.mtrs. [21] Plot No. 22 Hissa No.36 adm. 100.88 sq.mtrs. [22] Plot No. 23 Hissa No.38 adm. 100.91 sq.mtrs. [23] Plot No. 24 Hissa No.40 adm. 60.45 sq.mtrs. [24] Plot No. 25 Hissa No.44 adm. 60.45 sq.mtrs. [25] Plot No. 26 Hissa No.48 adm. 60.45 sq.mtrs. [26] Plot No. 27 Hissa No.51 adm. 60.45 sq.mtrs. [27] Plot No. 28 Hissa No.54 adm. 60.45 sq.mtrs. [28] Plot No. 29 Hissa No.57 adm. 60.45 sq.mtrs. [29] Plot No. 30 Hissa No.60 adm. 94.64 sq.mtrs. [30] Plot No. 31 Hissa No.58 adm. 101.02 sq.mtrs. [31] Plot No. 32 Hissa No.55 adm. 60.20 sq.mtrs. [32] Plot No. 33 Hissa No.52 adm. 60.20 sq.mtrs. [33] Plot No. 34 Hissa No.49 adm. 60.20 sq.mtrs. [34] Plot No. 35 Hissa No.45 adm. 60.20 sq.mtrs. [35] Plot No. 36 Hissa No.41 adm. 75.83 sq.mtrs.

The N.A. Plot properties Out of Gat No. 553/A/554/A P owned by Mr. Sanjay Banduji Khatale and Vinayak Bhagwan Patil are as follows:-

[01] Plot No. 14 Hissa No.47 adm. 1751.98 sq.mtrs. [02] Plot No. 37 Hissa No.33 adm. 75.83 sq.mtrs. [03] Plot No. 38 Hissa No.30 adm. 60.20 sq.mtrs. [04] Plot No. 39 Hissa No. 27 adm. 60.20 sq.mtrs. [05] Plot No. 40 Hissa No.24 adm. 60.20 sq.mtrs [06] Plot No. 41 Hissa No.21 adm. 60.20 sq.mtrs. [07] Plot No. 42 Hissa No.17 adm. 111.42 sq.mtrs. [08] Plot No. 43 Hissa No.18 adm. 93.20 sq.mtrs. [09] Plot No. 44 Hissa No.22 adm. 60.20 sq.mtrs. [10] Plot No. 45 Hissa No.25 adm. 60.20 sq.mtrs. [11] Plot No. 46 Hissa No.28 adm. 60.20 sq.mtrs. [12] Plot No. 47 Hissa No.31 adm. 60.20 sq.mtrs. [13] Plot No. 48 Hissa No.34 adm. 75.89 sq.mtrs. [14] Plot No. 49 Hissa No.42 adm. 75.89 sq.mtrs. [15] Plot No. 50 Hissa No.46 adm. 60.20 sq.mtrs. [16] Plot No. 51 Hissa No.50 adm. 60.20 sq.mtrs. [17] Plot No. 52 Hissa No.53 adm. 60.20 sq.mtrs. [18] Plot No. 53 Hissa No.56 adm. 62.20 sq.mtrs. [19] Plot No. 54 Hissa No.59 adm. 93.62 sq.mtrs.

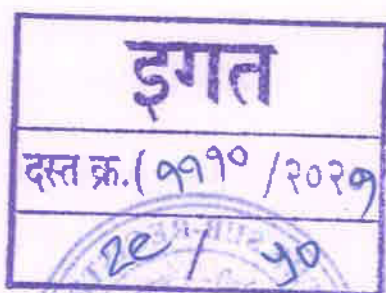
The N.A. Plot property Out of Gat No. 553/A/554/A P owned by Mr. Rajendra Banduji Khatale, Sanjay Banduji Khatale, Maya Sunil Khatale, Bhagawan Pundalik Khatale, Balu Pundalik Khatale, Ganesh Pundalik Khatale and Vinayak Bhagwan Patil is as follows:-

Amenity Plot (As per Approved layout Plot No: 55) Hissa No.39 adm. 1924.80 sq.mtrs.

III] Flow of Title:-

The property bearing Gat No. 701 area adm. 1 H 31 R was owned & possessed by Mr.

Sanjay



Ibrahim Imam Patel (Pathan) & Gat No. 702 area adm. 1 H. 66 R was owned and possessed by Mr. Kalandar Gend Adilshah prior to 1970.

On 16/10/1976, as per the order No. CON/S/326 (Nashik) dtd 20/03/1976 passed by Dy. Director Land records, the consolidation scheme has been approved for Pimprisadroddin, Tal. Igatpuri, Dist. Nashik since 31/03/1976. Accordingly the M.E. No. 1 was made & certified.

On 19/10/1976, as per the Letter of Jamabandi Commissioner & Director TILR Pune vide No. CON/LR/57 dtd 27/01/1965 the effect of M.E. No. 2699 was taken on record of rights of Gat No. 701. Accordingly the M.E. No. 8 was made & certified.

On 04/03/1977, the charge of Pimprisado Vividh Karyakari Sahakari Seva Society Ltd. of Rs. 2000/- was recorded on Gat No. 702 for Mr. Kalandar Gend Adilshah by way of Declaration. Accordingly the M.E. No. 38 was made & certified.

On 07/09/1981, as per the order of Tahasildar Igatpuri vide No. Jamabandi 4649 the remark of "Niyantrit Satta Prakar" was taken on Gat No. 701 and the said remark was deleted from Gat No. 702. Accordingly the M.E. No. 106 was made & certified.

On 05/10/1982, Mr. Punja Trimbak Binnar & Mr. Rambhau Trimbak Binnar had purchased the said area adm. 1 H. 62 R + P.K. 0 H. 04 R total area adm. 1 H. 66 R out of Gat No. 702 from Mr. Kalandar Gend Adilshah for the consideration of Rs. 1,00,000/- by way of registered Sale Deed. Accordingly the M. E. No. 206 was made & certified. The said sale deed was registered at Sr. No. 565/1986 on 31/08/1986 at SRO Igatpuri.

On 13/05/1999, Mr. Mohanlal Jasraj Chordiya had purchased the area adm. 0 H. 40 R out of Gat No. 702 from Mr. Punja Trimbak Binnar & Mr. Rambhau Trimbak Binnar for the consideration of Rs. 48,000/- by way of registered Sale Deed. Accordingly the M. E. No. 811 was made & certified.

On 19/07/2000, as per the application & affidavit of Mr. Rambhau Trimbak Binnar & Punja Trimbak Binnar the partition took place and as per the partition the West side area adm. 0 H. 61 R + P.K. 0 H. 02 R total area adm. 0 H. 63 R came to the share of Mr. Punja Trimbak Binnar and North side area adm. 0 H. 61 R + P.K. 0 H. 02 R total area adm. 0 H. 63 R came to the share of Mr. Rambhau Trimbak Binnar. Accordingly the M. E. No. 862 was made & certified.

On 10/08/2000, Mr. Samshoddin Kalandar Shaikh had purchased the westside adm. 0

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Akhilesh Arun Naik

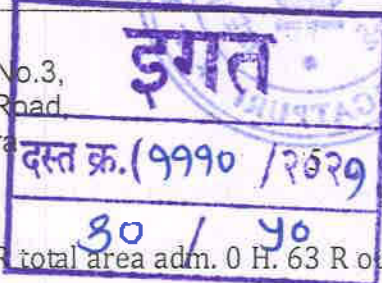
B.Com. LL.B., I.C.W.A.(I)

Advocate & Notary (Govt. Of India)

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Email: advaanaik@gmail.com



H. 61 R + P.K. 0 H. 02 R total area adm. 0 H. 63 R out of Gat No. 702 from Mr. Punja Trimbak Binnar for the consideration of Rs. 1,10,000/- with the consent of Mr. Rambhau Trimbak Binnar by way of registered Sale Deed. Accordingly the **M.E.No.866** was made & certified. The said sale deed was registered at Sr. No. 913/2000 on 10/08/2000 at SRO Igatpuri.

On 01/10/2001, as per the notification issued by Hon'ble Collector, Nashik vide No. R.B/D-3-5/ 616 - 1993 dtd. 30/03/1993 and along with the letter of TILR Igatpuri vide No. KAVI/3004/Wadi gaathan/2001 Igatpuri dtd.06/07/2001 Village Tarangan Pada was separated from Village Pimprisadroddin therefore the concerned Gat Number 701 & 702 were renumbered as Gat No. 553 [Old Gat No. 701] & Gat No. 554 [Old Gat No.702]. Accordingly the **M.E. No. 1** was made and certified.

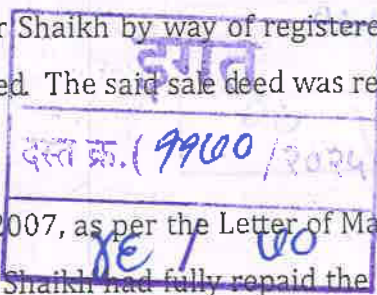
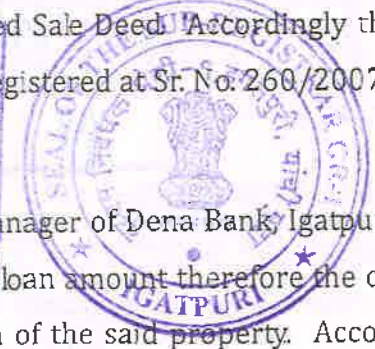
On 09/01/2002, Mr. Shamshoddin Kalander Shaikh had purchased the said area adm. 0 H. 61 R + P.K. 0 H. 02 R total area adm. 0 H. 63 R out of Gat No. 702 from Mr. Rambhau Trimbak Binnar for the consideration of Rs. 1,10,000/- by way of registered Sale Deed. Accordingly the **M. E. No. 15** was made & certified. The said sale deed was registered at Sr. No. 39 / 2002 on 09/01/2002 at SRO Igatpuri.

And in the year 2003, Mr. Shamshoddin Kalander Shaikh mortgaged the said property with Dena Bank for Rs. 25,000/-

On 03/02/2007, as per the Letter of Pimprisado Vividh Karyakari Sahakari Seva Society Ltd. Stating that Mr. Shamshoddin Kalander Shaikh had fully repaid the loan amount of Rs. 2,000/- therefore the charge of the said society was deleted from the other rights column. Accordingly the **M. E. No. 369** was made & certified.

On 15/02/2007, Mr. Ishwarlal Shivkarankal Baberwal had purchased the Westside area adm. 1 H. 22 R + P.K. 0 H. 04 R total area adm. 1 H. 26 R out of Gat No. 554 from Mr. Shamshoddin Kalander Shaikh for the consideration of Rs. 6,00,000/- with the consent of Mr. Badroddin Kalander Shaikh by way of registered Sale Deed. Accordingly the **M. E. No. 377** was made & certified. The said sale deed was registered at Sr. No. 260/2007 on 15/02/2007 at SRO Igatpuri.

On 16/02/2007, as per the Letter of Manager of Dena Bank, Igatpuri stating that Mr. Bdroddin Kalander Shaikh had fully repaid the loan amount therefore the charge of the said bank was deleted from the other right column of the said property. Accordingly the **M. E. No. 376** was made & certified.



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On 20/08/2006, Mr. Ibrahim Imam Pathan alias Patel had expired and after his death his three sons Haidar Ibrahim Pathan, Hamid Ibrahim Pathan & Mujif Ibrahim Pathan and his three married daughters namely Surayya Navab Shaikh, Bebi Ganikha Pathan and Tayara Jamil Shaikh were brought on record. Therefore the names of legal heirs of Late Ibrahim Imam Pathan alias Patel were recorded in the possessor column of 7/12 extract of Gat No. 553. Accordingly the **M. E. No. 402** was made & certified.

On 04/12/2007, Mr. Niranjn Suresh Bhatwal through GPA holder Mr. Suresh Bankatlal Bhatwal had purchased the area adm. 1 H. 22 R + P.K. 0 H. 04 R total area adm. 1 H. 26 R out of Gat No. 554 from Mr. Ishwarlal Shivkaranlal Baberwal for the consideration of Rs. 7,31,000/- by way of registered Sale Deed. Accordingly the **M. E. No. 452** was made & certified. The said sale deed was registered at Sr. No. 2550/2007 on 04/12/2007 at SRO Igatpuri.

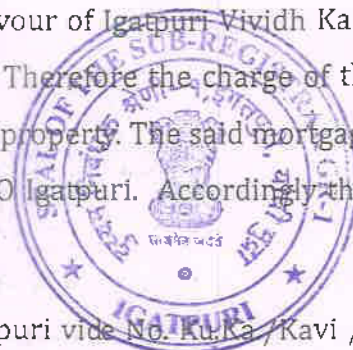
On 11/07/2009, Mr. Haidar Ibrahim Pathan had mortgaged the Gat No. 553 for Rs. 20,000/- with Pimprisado Vividh Karyakari Sahakari Seva Society Ltd. Therefore the charge of the said society was recorded on other rights column of the 7/12 extract of the said property. Accordingly the **M. E. No. 684** was made & certified.

On 20/11/2010, Mr. Rajendra Banduji Khatale, Sanjay Banduji Khatale, Maya Sunil Khatale, Bhagwan Pundalik Khatale, Balu Pundalik Khatale and Ganesh Pundalik Khatale had purchased the area adm. 1 H. 22 R + P.K. 0 H. 04 R total area adm. 1 H. 26 R out of Gat No. 554 from Mr. Niranjn Suresh Bhatwal for the consideration of Rs. 11,50,000/- by way of registered Sale Deed. The said sale deed is registered at Sr. No. 2750/2010 on 20/11/2010 at SRO Igatpuri. Accordingly the **M. E. No. 933** was made & certified.

On 21/01/2012, Mr. Bhagwan Pundalik Khatale and others had executed the mortgage deed for the loan amount of Rs. 2,55,000/- in favour of Igatpuri Vividh Karyakari Sahakari Seva Society Ltd. For Gat No. 554 adm. 1H.26 R. Therefore the charge of the said society was recorded in the other rights column of the said property. The said mortgage deed was registered at Sr. No. 262/2012 on 21/01/2012 at SRO Igatpuri. Accordingly the **M. E. No. 1107** was made & certified.

On 31/10/2014 as per the order of Tahasildar Igatpuri vide No. Ku.Ka / Kavi / 717 / 2014 along with the GR of Govt. Vide No. TNC / 04 / 2013 / Pra.Kra. 196 / 1-1 dtd. 16/07/2014 the remark of Niyantrit Satta Prakar was deleted from the order rights column of Gat No. 553. Accordingly the **M. E. No. 1509** was made & certified.

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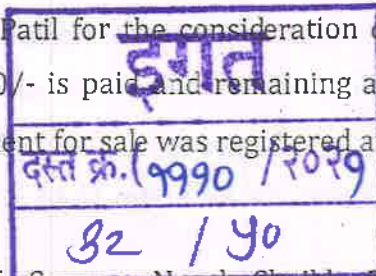
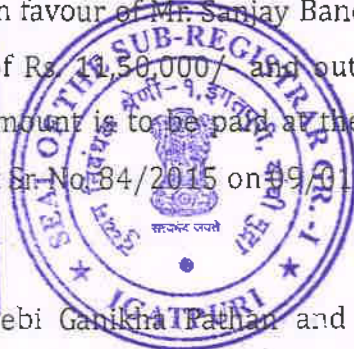


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The M. E. No. **1704** is not related to the caption property.

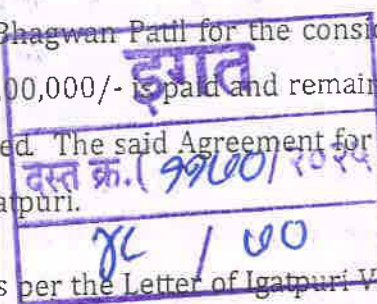
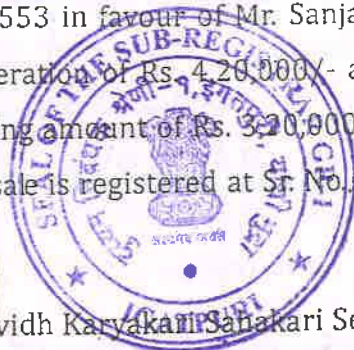
On 03/01/2015, Haidar Ibrahim Pathan & others 5 had executed the Agreement for Sale for the area adm. 0 H. 60 R out of Gat No. 553 in favour of Mr. Sanjay Banduji Khatale & Mr. Vinayak Bhagwan Patil for the consideration of Rs. 11,50,000/- and out of which an amount of Rs. 6,00,000/- is paid and remaining amount is to be paid at the time of Sale Deed. The said Agreement for sale was registered at Sr. No. 84/2015 on 09/01/2015 at SRO Igatpuri.



On 09/01/2015, Surayya Navab Shaikh, Bebi Ganikha Pathan and Tayara Jamil Shaikh had executed the release deed for the area adm. 1 H. 28 R + P.K. 0 H. 03 R out of Gat No. 553 in favour of Haidar Ibrahim Pathan, Hamid Ibrahim Pathan and Mujif Ibrahim Pathan. Therefore the names of Surayya Navab Shaikh, Bebi Ganikha Pathan and Tayara Jamil Shaikh were deleted from the record of rights column of the said property. The said release deed was registered at Sr. No. 86/2015 at SRO Igatpuri. Accordingly the M. E. No. **1709** was made & certified.

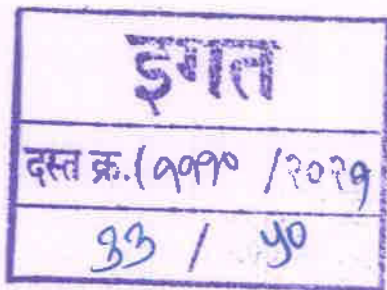
On 09/01/2015, Haidar Ibrahim Pathan, Hamid Ibrahim Pathan and Mujif Ibrahim Pathan had executed the partition deed for the area adm. 0 H. 68 R + P.K. 0 H. 03 R out of the area adm. 1 H. 28 R + P.K. 0 H. 03 R out of Gat No. 553 and as per the said partition the southside area adjoining to river adm. 0 H. 30.6 R + P.K. 0 H. 01 R came to the share of Haidar Ibrahim pathan and Northside area adm. 0 H. 18.7 R + 0 H. 01 R came to the share of Hamid Ibrahim Pathan and the remaining area adm. 0 H. 18.7 R + P.K. 0 H. 01 R lying between Mr. Hamid & Haidar came to the share of Mujif Ibrahim Pathan. The said partition deed was registered at Sr. No. 87/2015 on 09/01/2015 at SRO Igatpuri.

On 12/04/2016, Hamid Ibrahim Pathan had execute the Agreement for sale for the area adm. 0 H. 18.7 R + P.K. 0 H. 01 R out of Gat No. 553 in favour of Mr. Sanjay Banduji Khatale and Mr. Vinayak Bhagwan Patil for the consideration of Rs. 4,20,000/- and out of which an amount of Rs. 1,00,000/- is paid and remaining amount of Rs. 3,20,000/- is to be paid at the time of sale deed. The said Agreement for sale is registered at Sr. No. 974/2016 on 12/04/2016 at SRO Igatpuri.



On 23/05/2016, as per the Letter of Igatpuri Vividh Karyakari Sanakari Seva Society Ltd. stating that Mr. Bhagwan Pundalik Khatale had fully repaid the loan amount. Therefore the said society through chairman Mr. Arjun Khandu Khatale had execute the Reconveyance of Mortgage Deed, which is registered at Sr. No. 1361/2016 on 23/05/2016 at SRO Igatpuri,

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in favour of Mr. Bhagwan Pundalik Khatale for the said Gat No. 554. Therefore the charge of the said society was deleted from the other rights column. Accordingly the **M. E. No. 1724** was made & certified

On 20/06/2016, Mr. Sanjay Banduji Khatale & Mr. Vinayak Bhagwan Patil had Purchased the area adm. 0 H. 60 R out of Gat No. 553 from Haidar Ibrahim Pathan & others 5 for the consideration of Rs. 11,50,000/- with the consent of Rashida Haidar Pathan & others by way of Registered Sale Deed, the said sale deed is registered at Sr. No. 1636/2016 on 20/06/2016 at SRO Igatpuri. Accordingly the **M. E. No. 1746** was made & certified.

On 20/06/2016, Mr. Sanjay Banduji Khatale & Mr. Vinayak Bhagwan Patil had executed the cancellation of Agreement for Sale of the area adm. 0 H. 18.7 R + P.K. 0 H. 01 R out of Gat No. 553 in favour of Mr. Hamid Ibrahim Pathan. The said deed is registered at Sr. No. 1638/2016 on 20/06/2016 at SRO Igatpuri.

On 20/06/2016, Haidar Ibrahim Pathan, Mujif alias Mujib Ibrahim Pathan and Hamid Ibrahim Pathan had execute the correction deed and as per the correction deed some correction was made in partition deed registered at Sr. No. 87/2015. The said correction Deed was registered at Sr. No. 1640/2016 at SRO Igatpuri.

On 20/06/2016, Mr. Rajendra Banduji Khatale, Mr. Sanjay Banduji Khatale, Mrs. Maya Sunil Khatale, Mr. Bhagwan Pundalik Khatale, Mr. Balu Pundalik Khatale & Mr. Ganesh Pundalik Khatale had purchased the area adm. 0 H. 18.7 R + P.K. 0 H. 01 R out of Gat No. 553 from Hamid Ibrahim Pathan for the consideration of Rs. 4,20,000/- with the consent of Imran Hamid Pathan and others by way of Registered Sale Deed. The said sale deed is registered at Sr. No. 1639/2016 on 20/06/2016 at SRO Igatpuri. Accordingly the **M. E. No. 1760** was made & certified.

As per the Government GR vide No. R.Bhu.A/Pra.Kra./180/L -1 dtd. 07/05/2016 all the revenue records have been computerized in accordance with the E-mutation project. And as per the order dtd. 23/12/2016 passed by Tahasildar Mr. Anil Pure several corrections were carried out in the computerized 7/12 extract vide **M.E. No. 1806**. Out of which the correction Sr. No. 33 shows that the charge of Pimprisadroddin V.K.S.S.Ltd. was deleted from the other rights column of Gat No. 553. Accordingly the **M.E. No. 1806** was made & certified.

As per the Government GR vide No. R.Bhu.A/Pra.Kra./180/L -1 dtd. 07/05/2016 all the revenue records have been computerized in accordance with the E-mutation project. And as per the order dtd. 23/12/2016 passed by Tahasildar Mr. Anil Pure several corrections

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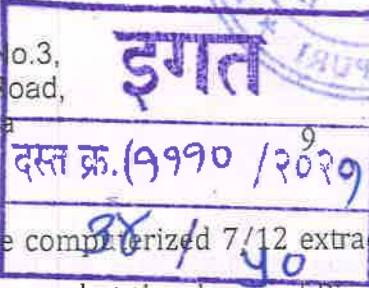
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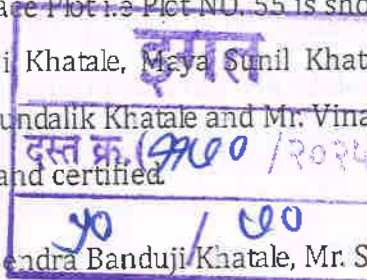
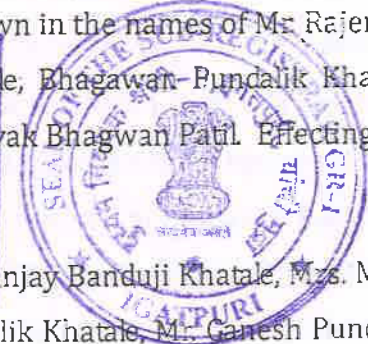
B.Com. LL.B.; I.C.W.A.(I)
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Email : advsanaik@gmail.com



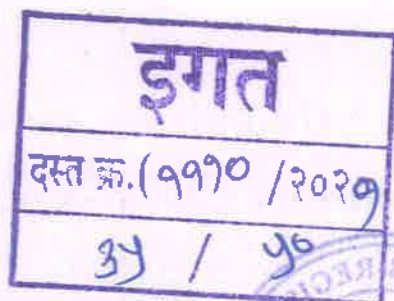
were carried out in the computerized 7/12 extract vide M.E. No. 1820. Out of which the correction Sr. No. 53 shows that the charge of Pimprisdroddin VILAS Ltd. was deleted from the other rights column of Gat No. 554. Accordingly the M.E. No. 1820 was made & certified.

On 21/08/2017, as per the N.A. Order issued by the S.D.O. Igatpuri-Trimbakeshwar vide No. Jamabandi/NASR/54/2016 along with the letter of ADTP Nashik vide No. Final Layout/Mouje Primprisdroddin Tal. Igatpuri/ Gat No. 553, 554/ssna/2210 dated 1-8-2017 along with the order of the DILR Igatpuri vide NO. Du.R. No. 281/2017 Igatpuri dated 22-8-2017, the said Gat no. 553 and 554 are amalgamated and after deducting the Non Agricultural land and Agricultural land was separated and Non Agricultural i.e. N.A. plotted area was numbered as Gat No. 553A and 554 A and after amalgamation of N.A. plotted area the separate 7/12 of Plot no. 1 to 54 and Amenity Space i.e. Plot No. 55 as per approved layout were made and as per the consent letter of land owners the Plot No. 1 to 13 and 15 to 36 are shown in the names of Mr. Rajendra Banduji Khatale, Sanjay Banduji Khatale, Maya Sunil Khatale, Bhagawan Pundalik Khatale, Balu Pundalik Khatale, Ganesh Pundalik Khatale, and Plot No. 14 and 37 to 54 are shown in the names of Sanjay Banduji Khatale and Vinayak Bhagwan Patil. And Amenity Space Plot i.e. Plot NO. 55 is shown in the names of Mr. Rajendra Banduji Khatale, Sanjay Banduji Khatale, Maya Sunil Khatale, Bhagawan Pundalik Khatale, Balu Pundalik Khatale, Ganesh Pundalik Khatale and Mr. Vinayak Bhagwan Patil. Effecting the same M.E. No. 1915 was made and certified.



On 21/09/2017, Mr. Rajendra Banduji Khatale, Mr. Sanjay Banduji Khatale, Mrs. Maya Sunil Khatale, Mr. Bhagwan Pundalik Khatale, Mr. Balu Pundalik Khatale, Mr. Ganesh Pundalik Khatale & Mr. Vinayak Bhagwan Patil had executed the Development Agreement & General Power of Attorney for the captioned property in favour of K. B. Rohamare Housing Pvt. Ltd. And the said documents were executed Through its Directors of K.B. Rohamare Housing P. Ltd. viz Amit Ramesh Rohamare & Mr. Onkarsingh Gopalsingh Pardeshi, for the consideration of constructed carpet area adm. 2710.36 Sq.mtrs. i.e. 29174.31 Sq.ft. to be given to the land onwers and Interest Free Refundable Deposit of Rs.31,00,000/-. The said Deposit amount is already paid by the Company before execution and registration of this Development Agreement. And the said Development Agreement & General Power of Attorney were registered at Sr. No.2295/2017 & 2296/2017 on 22/09/2017 at SRO Igatpuri. And the Constructed area/premises which are to be given as Consideration was clearly mentioned in the said Development agreement at "ANNEXURE B". Thus the Developer is going to construct the Lili Studio Apartment of A Wing, B Wing, C Wing, & D Wing, And Deisy Apartment and Aster Row Bungalows and Daffodil Roe Bungalows and Orchid Villas

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on said caption property.

In this way K. B. Rohamare Housing Pvt. Ltd., have got every right to develop and construct the said N.A. plots properties.

IV] SEARCH TAKEN AT SUB REGISTRAR IGATPURI:-

Advocate Mr. Vinod S. Salunke had taken the Index II verification of the caption property vide Search Challan No. MH007933926201718E Dated 05-12-2017 of Sub Registrar Igatpuri and as per his report dated 05-12-2017 no remarkable entries were found except mentioned in the above report. The said Search Report of Advocate Vinod S Salunke is attached herewith this report.

V] OPIONION:-

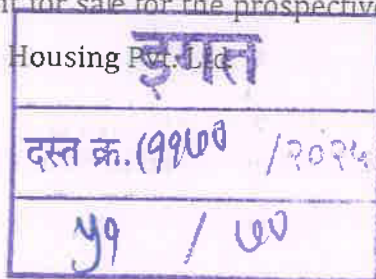
After perusal of all the above mentioned papers and documents I am of the opinion that, the title in respect of the N.A. Plot properties bearing **Plot No. 1 to 54 and one Amenity Plot** (as per approved Final Layout sanction letter Plot No. 55) total area acmeasuring 11998.04Sq.mtrs. out of **Gat No. 553/A/554/A P** of **village Pimprisadroddin**, Tal. Igatpuri & Dist. Nashik, Plot No. 1 to 13 & 15 to 36 are owned by **Mr. Rajendra Banduji Khatale, Mr. Sanjay Banduji Khatale, Mrs. Maya Sunil Khatale, Mr. Bhagwan Pundalik Khatale, Mr. Balu Pundalik Khatale, Mr. Ganesh Pundalik Khatale** and Plot No. 14, 37 to 54 are owned by **Mr. Sanjay Banduji Khatale and Mr. Vinayak Bhagwan Patil** & Amenity Plot i.e. Plot No. 55 is jointly owned by **Mr. Rajendra Banduji Khatale, Mr. Sanjay Banduji Khatale, Mrs. Maya Sunil Khatale, Mr. Bhagwan Pundalik Khatale, Mr. Balu Pundalik Khatale, Mr. Ganesh Pundalik Khatale and Mr. Vinayak Bhagwan Patil** and Plot No. 1 to 55 are possessed by **K. B. Rohamare Housing Pvt. Ltd. as Developers**, is clear, marketable and free from all encumbrances. And K. B. Rohamare Housing Pvt. Ltd. had got every right to entered into agreement for sale for the prospective purchasers for the construction to be owned by K.B. Rohamare Housing Pvt. Ltd.

Thanking you,

Nashik.

Date:- 07-12-2017

Encl :- Report of Adv. Vinod S Salunke



ADVOCATE 7/11/2017

ANNEXURE- B



महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव :- पिंप्रीसद्रोदीन

तालुका :- इगतपुरी

जिल्हा :- नाशिक

गट क्रमांक व उपविभाग

५५३/ख/५५४/अ पै/हिस्सा नं./५९/प्लॉट नं./५४

भुधारणा पद्धती

भोगवटादार वर्ग -१

शेताचे स्थानीक नाव	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	खाते क्रमांक
क्षेत्र एकक	आर.ची.मी	संजय बंडूजी खातळे			(१९८५)	१३३१
बिन शेती	०.९३.६२	विनायक मंगवान पाटील			(१९८५)	कुळाचे नाव
बिन शेती आकारणी	९.३६	सामाईक क्षेत्र	०.९३.६२	९.३६		इतर अधिकार
जिरायत	-					बिनशेती कडे वर्ग
बागायत	-					(१९९५)
तरी	-					इतर
वरकस	-					विकसनकरारनामा करून घेणार के.बी. रोहमारे
इतर	-					हाऊसिंग प्रा.लि. तर्फे संचालक श्री अमित रमेश
एकुण क्षेत्र	-					रोहमारे व श्री ओंकरसिंग गोपाळसिंग परदेशी (१९५०)
पोट-खराब (लागवडीस अयोग्य)						
वर्ग (अ)	-					
वर्ग (ब)	-					
एकुण पो ख	०.००.००					
आकारणी	०.००					
जुडी किंवा विशेष आकारणी	-					
जुने फेरफार क्र	(१९९५),(१९५०),(२०१०)					सीमा आणि भुमापन चिन्हे

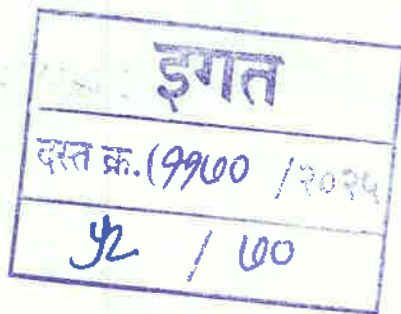


हा ७/१२ अभिलेख (दि. ०४/१०/२०१९, ०२:४६:५५ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

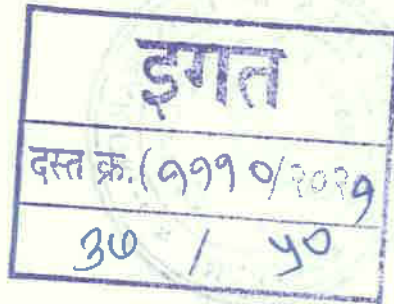
पृष्ठ क्र. १ / २

सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर ग.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने सद्यस्थिती <https://chulekh.mahabhumi.gov.in> या संकेत स्थळावर पहावी.

७/१२ डायलनोड व वेध दि. : ०७/०३/२०२१ : १२:१०:४७ PM. वैधता पडताळणीसाठी <https://digitalsabara.mahabhumi.gov.in/dslr/> या संकेत स्थळावर जाऊन 2012100001050590 हा क्रमांक वापरावा.



गाव नमुना बारा पिकांची नोंदवही [महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९] गाव :- पिंप्रीसद्रोदीन तालुका :- इगतपुरी जिल्हा :- नाशिक गट क्रमांक व उपविभाग ५५३/अ/५५४/अ पै/हिरसा नं./५९/प्लॉट नं./५४														
		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र												
					घटक पिके व प्रत्येकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र						
वर्षे	हंगाम	मिश्रणाचा संकेत क्र.	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. बी. मी	आर. बी. मी		आर. बी. मी	आर. बी. मी		आर. बी. मी	आर. बी. मी		आर. बी. मी		
२०१६-१७	संपूर्ण वर्ष										बिनशेती प्लॉटकडे	०.९३६२		
२०१७-१८	संपूर्ण वर्ष										बिनशेती प्लॉटकडे	०.९३६२		

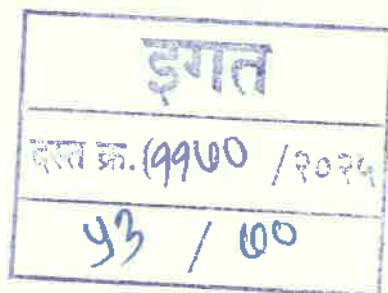


हा ७/१२ अभिलेख (दि. ०४/१०/२०१९, १२:४६:५५ PM सोयी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिकव्याची आवश्यकता नाही.

पृष्ठ क्र. २ / २

सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर या नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने सद्यस्थितीत <https://bh.mah.gov.in> या संकेत स्थळावर पहावी.

७/१२ डाउनलोड व पृष्ठ दि. : ०७/०३/२०२१ : १२:१०:४७ PM, पृष्ठ नं. गजतल्लणीसाठी <https://digitalsatbara.mahabhumi.gov.in/csl/> या संकेत स्थळावर जाऊन 2012100001050590 हा क्रमांक यापरावा.



ANNEXURE - C

वाचले :

- १ महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम १८
- २ महाराष्ट्र ग्रामपंचायत आणि महाराष्ट्र प्रादेशिक नियोजन व नगर रचना (सुधारणा) अधिनियम, २०१४ (सन २०१४ चा महाराष्ट्र अधिनियम क्र. ४३) तसेच महाराष्ट्र शासन ग्राम विकास विभाग, यांचे कडील शासन निर्णय क्रमांक : व्हिपीएम-२०१५/प्र.क्र.३९/पं.रा.-४, दि. ११ डिसेंबर, २०१५
- ३ म. जिल्हाधिकारी सो., नाशिक यांचे कडील आदेश क्र.मशा/कक्ष/३/८/कावि/८६/२०१६, दि. ०२.०२.२०१६
- ४ महाराष्ट्र शासन, उद्योग ऊर्जा व कामगार विभाग, कडील शासन परिपत्रक क्रमांक : बीसीए २००७/प्र.क्र. ७८८/कामगार ७-अ, दि. २६ ऑक्टोबर, २००९
- ५ महाराष्ट्र शासन, उद्योग ऊर्जा व कामगार विभाग, कडील शासन निर्णय क्रमांक : बीसीए २००९/प्र.क्र. १०८/कामगार ७-अ, दि. १७ जून, २०१०
- ६ श्री. राजेंद्र बंडूजी खातळे व इतर तर्फे जनरल मुखत्यार के. बी. रोहमारे हौसिंग प्रा. लि. तर्फे संचालक श्री. अमित रोहमारे यांचा बांधकाम परवानगी मिळणे बाबतचा अर्ज दिनांक ०८/०९/२०१७
- ७ सहा.संचालक नगररचना विभाग नाशिक यांचेकडील पत्र जा.क्र.वां.पं.मौजे पिंप्रीसदोदीन, ता. इगतपुरी/ग.नं. ५५३ पै. ५५४ पै./ससंना/२९८४, दि. १७.१०.२०१७
- ८ तहसिलदार इगतपुरी यांचे कडील पत्र क्र.मशा-१/कावि/५०१/२०१७, दि. ०१.११.२०१७
- ९ मंडळ अधिकारी भाग इगतपुरी, ता. इगतपुरी, यांचेकडील स्पष्टीकरण अहवाल पत्र जा.क्र. ८२/२०१७, दिनांक ०१/११/२०१७

दस्त क्र. (१११०/२०१७)

४८ / ५०



उपविभागीय अधिकारी, इगतपुरी-त्र्यंबकेश्वर
उपविभाग, नाशिक यांचे कार्यालय
क्र.जमाबंदी/बां. प. एस.आर./२२/२०१७
नाशिक दिनांक : २०/११/२०१७

आदेश

महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४१ व त्याखालील नियम, म.प्रा.नि. व नगररचना अधिनियम १९६६, म.प्रा.पं. अधिनियम आणि म. प्रा.नि. व नगररचना अधिनियम यामध्ये सुधारणा सन २०१४ चा अधिनियम क्र. ४३ नधील तरतुदीनुसार मिळकत धारक श्री. राजेंद्र बंडूजी खातळे व इतर तर्फे जनरल मुखत्यार के. बी. रोहमारे हौसिंग प्रा. लि. तर्फे संचालक श्री. अमित रोहमारे, रा. मौजे इगतपुरी गावठा, ता. इगतपुरी, जि. नाशिक यांना त्यांच्या नावे अधिकार अभिलेखात दाखल असलेल्या मौजे पिंप्रीसदोदीन, ता. इगतपुरी, येथील ग.नं. ५५३ पैकी ७९.७० चौ.मी. ग.नं. ५५४ पैकी १२०.३६.६८ चौ.मी. असे एकुण क्षेत्र २०.००६.६८ चौ. मी. पैकी भू.क्र. ४९ क्षेत्र ७५.८९ चौ.मी., भू.क्र. ५० क्षेत्र ६०.२० चौ.मी., भू.क्र. ५१ क्षेत्र ६०.२० चौ.मी., भू.क्र. ५२ क्षेत्र ६०.२० चौ.मी., भू.क्र. ५३ क्षेत्र ६०.२० चौ.मी., भू.क्र. ५४ क्षेत्र ९३.६२ चौ.मी., क्षेत्रास रहिवास या प्रयोजनासाठी बांधकाम परवानगी खालील अटी व शर्तीवर अनुज्ञेय करण्यात येत आहे.

अटी व शर्ती

१. सदरची परवानगी वाचले क्रमांक १ ते ५ चे शासन निर्णय, अधिसूचना व नियमांना अधिन राहून देण्यात येत आहे.
२. सहा.संचालक नगररचना विभाग नाशिक यांचेकडील दि. १७/१०/२०१७ रोजीचे बांधकाम मंजूरी पत्रात नमुद अटी व शर्ती परवाना धारक यांचे वर बंधनकारक राहतील.
३. सदरची परवानगी महाराष्ट्र जमिन महसूल अधिनियम, १९६६ चे कलम ४१ अन्वये देण्यात येत असून उपरोक्त नमुद प्रयोजना व्यतिरिक्त इतर अकृषिक वापर आढळून आल्यास सदरची परवानगी रद्द समजण्यात येऊन नियमानुसार दंडात्मक कार्यवाही करण्यात येईल.
४. परवानाधारक यांनी सदरहु जमीन व त्यावरील बिल्डींग अथवा बांधकामाचा उपयोग ज्या कारणासाठी बांधकाम परवानगी दिली आहे, त्याच कारणासाठी करावा. तसेच सदरहु जमीनीचा किंवा सदरहु जमिनीपैकी काही भागाचा अथवा त्यावरील बिल्डींगचा अथवा बांधकामाचा उपयोग दुसऱ्या कारणासाठी करावयाचा झाल्यास यास उपविभागीय अधिकारी, इगतपुरी-त्र्यंबकेश्वर उपविभाग, नाशिक यांची लेखी पुर्व संमती घ्यावी याच कारणासाठी बिल्डींगचा उपयोग हा संपूर्ण जमीनीचा उपयोग म्हणून मानण्यात येईल.
५. सदरहु परवानगी ही देखाव्याच्या नकाशामध्ये / प्लॅनमध्ये दाखविल्याप्रमाणे बांधावयाचे बिल्डींगप्रमाणे करण्यास देण्यात येत आहे. प्लॅनमध्ये दाखविल्याप्रमाणे मोकळी जागा, रस्ते, इत्यादी जागेवर ठेवणे परवानाधारक यांचेवर बंधनकारक राहिल. सदर अटीचे पालन न केल्यास सदरची परवानगी रद्द समजण्यात येईल.
६. परवानाधारक यांनी बिल्डींग व इ.बांधकामे पुर्ण केल्यानंतर त्यामध्ये वाढीव बांधकाम किंवा बांधकामामध्ये बदलपुर्व परवानगी शिवाय व सदरहु बांधकामाचे प्लॅन उपविभागीय अधिकारी/सहाय्यक संचालक नगररचना/महानगरपालिका/नगरपालिका यांचेकडून मंजूर करून घेतल्याशिवाय करू नये
७. परवानाधारक यांनी बांधकामासाठी लागणाऱ्या विटांमध्ये फ्लॉय ईशद्वारे तयार करण्यात आलेल्या विटांचा वापर नियमीतपणे करावा.
८. परवानाधारक यांना मंजूर प्रादेशिक योजनेच्या विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ६.२.११ नुसार शासन नियमानुसार सुरक्षा अनामत शुल्क भरणे आवश्यक आहे. तथापि, चासंदर्भात संयुक्त, Personal Ledger Account काढणेबाबत शासनाकडून मार्गदर्शन प्राप्त होईपर्यंत नियमानुसार सुरक्षा अनामत शुल्क भरण्यास बांधिल राहिल, असे बंधपत्र/ प्रतिज्ञापत्र घेणेत आलेले असल्याने नियमानुसार सुरक्षा अनामत शुल्क भरणे परवानाधारक यांचेवर बंधनकारक राहिल.
९. परवाना धारक यांचेवर पर्यावरण किंवा इतर विभागाचे नाहरकत दाखला घेणे /परवानगी घेणे आवश्यक असल्यास ते घेणे बंधनकारक राहिल. तत्सम परवानगी किंवा नाहरकत दाखले परवानाधारक यांनी न घेतल्यास सदरची परवानगी रद्द समजण्यात येईल.
१०. सदर मिळकत हि समृद्धी महामार्गास समुख असल्याने भविष्यात महाराष्ट्र रस्ते विकास महानडळाकडून ठरविण्यात येणाऱ्या नियंत्रण रेषा व बांधकाम रेषा इत्यादीचे नियम हे परवानाधारक यांचे वर बंधनकारक राहतील सदर नियमावलीमुळे परवानाधारक यांचे बांधकाम काढून टाकावयास लागल्यास त्याची संपूर्ण जबाबदारी हि परवाना धारक यांची राहिल या बाबत कोणत्याही प्रकारचा मोबदला परवानाधारक यांना मिळणार नाही.

वरीलपैकी कोणत्याही अटी व शर्तीचा तसेच प्रचलित कायदा व नियमांचा भंग झाल्यास व चौकशी अंती सत्यता आढळून आल्यास सदरची परवानगी रद्द करण्यास पात्र राहिल.



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