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पावती

Original/Duplicate

Friday, March 15, 2013

नोंदणी क्र. 138ण

3:59 PM

Regn. 39M

पावती क्र. 1230

दिनांक 15/03/2013

गवामे नाव: टिपडाळा

दस्तावेजाचा अनुक्रमांक: क्रम3-1222-2013

दस्तावेजाचा प्रकार : विकसककारतामा

सादर करणाऱ्याचे नाव: से. कुंभर अभिराम कृष्ण लक्ष्मी आशीदास अर्चना कुंदन भावे

नोंदणी क्र. रु. 30000.00

दस्त. हस्ताक्षरी. श्री रु. 680.00

डेटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 33

एकूण: रु. 30680.00

आपणस रु. दस्तावेज अंदाजे 4:18 PM ह्या वेळेस मिळेल आणि सोबत घेवनेल
रत व CD घ्यावी.

Sub-Registrar Kalyan 3
उप-दस्तावेज विकसक कार्यालय - 3

गजार मुद्दा: रु. 62342000/-

सोबदला: रु. 71023000/-

भरलेले मुद्रांक शुल्क :

रु. 3551600/-

1) दस्तावेजाचा प्रकार By Demand Draft रक्कम: रु. 30000/-

डिपॉजिट/देशी ऑर्डर क्रमांक: 060155 दिनांक: 05/02/2013

बँकेचे नाव व पत्ता: UCO BANK, Pune, India

2) मुद्रांक शुल्क By Cash रक्कम: रु. 680/-

मुद्रांक शुल्क पत्ता मिळाला.

पदाधिकारी/वकील

विक्रीक

सह. कुसवळ विकसक कार्यालय - 3

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✎ Main Result: σ

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१. संस्थांकला पत्रक (१४५) संव. सुषी. खरीदत :

2014 年 12 月 22 日

क.ल.न.-३
 कक्षा क्र. १२२४ २०१३
 २ ३३

Validation ID : 6

॥ प्रणमः ॥

જાણક: અભાગ મેમ: ૪૧૫૩ નવ શિલાસ

|सम्प्रदान : २५/०७/२०१८ दिनांक : ३४ दिनांकाय माफतीअसार मित्तिनी

सर्ज संस : १८ नवम्बर १९८०

निदेशना प्रमाण अर्थात्

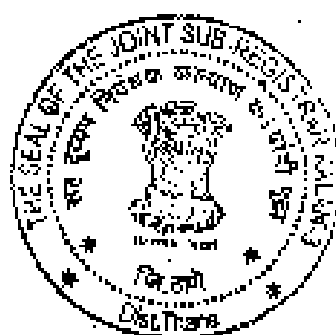
नाम: Email:

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DATE: 10/10/2000

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<http://10.187.203.63/RestVal/Report.aspx>

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or meaning thereof be deemed to include the his heirs, executors and administrators) of the One Part.



Part.

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SHCIL- MAHARASHTRA

SHCIL, 101, CENTER POINT, DR. D. ANANDKAR ROAD, PAREL, MUMBAI, MUMBAI, MAHARASHTRA

TM : 022-51749151
E-mail :

Mode of Receipt

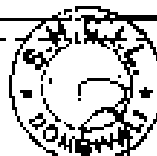
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3. JUDICIAL PIN CODE - 400012	पेसी को. 9202 २०१३
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1-PINCODE-EL-CD 0333 19700004	

Company ID : 1744012

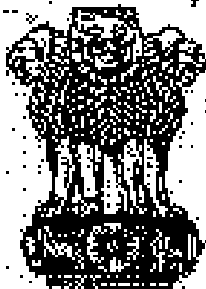
Account Name : SHCIL, KARNATAKA RA

Receipt Date : 14-02-2013

Received From : K.ROD. ANANDKAR JINHA LAXA KINHATRE AND SURESH PATIL	Pay To :
Disbursement Type : RTGS	Disbursement Date : 05-FEB-2013
Document Number : 03331970000004	Disbursement Amount : 3331300 (Thirty Five Lakh Fifty One Thousand & Six Hundred only)
Draw Bank Details	
Bank Name : HDB BANK	Branch Name : PUNE
Out of Pocket Expenses : 0.00	

3/15/2013 <https://www.shcilestamp.com/eStampIndia/submission/SubmissionServ...> 14-02-2013

or meaning thereof be deemed to include the his heirs, executors
and administrators) of the One Part.



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Maharashtra

कलन	दिनांक 14/02/2013	पृष्ठ संख्या 2
स्थान : डोंबिवली		पृष्ठ संख्या 2

e-Stamp

Issued by :
Stock Holding Corporation of India - Ltd.
Location : Dombivli
Signature :
Colours can be verified at www.shclstamp.com

Certificate No.

IN-MH16977827595089L

Certificate Issued Date

14-Feb-2013 04:57 PM

Account Reference

SHCL(FH)mahadil11(DOMBIVALI)MH-TNE

Unique Doc. Reference

SUBIN(MH)SHCL(FH)16977827595089L

Purchased by

KUBER ABHIRAJ INFRA THRA KIMHATRE AND SUNIL PATEL

Description of Document

Article 6(a)(ii) Sale Agreement

Property Description

DEVELOPMENT AGREEMENT - VILLAGE TITWALA, S NO.155, H NO.2A PT, S NO.155 H NO.2B PT, S NO.156, H NO.2,

Consideration Price (Rs.)

7,10,29,000
(Seven Crore Ten Lakh Twenty Nine Thousand only)

First Party

KUBER ABHIRAJ INFRA THRA KIMHATRE AND SUNIL PATEL

Second Party

SHIVRAJ KOMAL SINGH

Stamp Duty Paid By

KUBER ABHIRAJ INFRA THRA KIMHATRE AND SUNIL PATEL

Stamp Duty Amount (Rs.)

35,51,600
(Thirty Five Lakh Fifty One Thousand Six Hundred only)



Please write or type below this line

Development Agreement
Date 15/02/2013
[Signatures]

700 0004540818

Statutory Advt.

1. The value of the Stamp Certificate can be verified at Purchased Certificate Office (PCO), SHCL Dombivli and 2. Bangalore Office of SHCL.
2. The Stamp Certificate of SHCL, SHCL Dombivli and SHCL Bangalore can be verified at the Website www.shclstamp.com

or meaning thereof be deemed to include the his heirs, executors and administrators) of the One Part.

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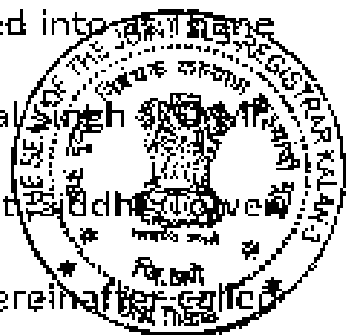
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DEVELOPMENT AGREEMENT

THIS Development Agreement is made and entered into by and between
on 15 / 3 / 2013 Between Mr. Shivraj Komal Singh and Mr.
Komal Singh age 58 Indian Inhabitant, office at Bhakti Mandir Road, Panchpakadi Thane- West hereinafter called
"Owner" (which expression shall unless repugnant to the context
or meaning thereof be deemed to include the his heirs, executors
and administrators) of the One Part.



(Signature)

(Signature)

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AND

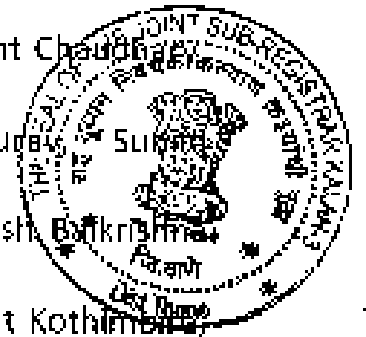
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१) Archana	३३

M/S Kuber Abhiraj Infra through authorised partners 1) Archana
K. Mhatre W/O Kundan E. Mhatre age 34 Indian Inhabitant, 2)

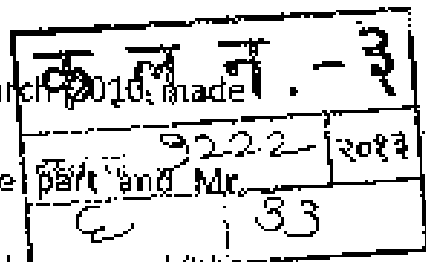
Mr. Sunil Laxman Patel S/O Mr. Laxman Patel age 37 Indian
Inhabitant, 3) Mr. Dinesh R. Patel age 36 Indian Inhabitant S/O
Mr. Ramanbhai Patel Office at- 206, Simran Elegance , Tondon
Road , Dombivali (East) -hereinafter called "Developers" (which
expression shall unless repugnant to the context or meaning
thereof be deemed to include the his heirs, executors and
administrators) of the Other Part

WHEREAS

A. The party of the first part has represented to the party of the second
part that the land being survey no. 1) 155 / 2 (b) part, admeasuring
area 1 hector 70 R, 2) Survey no. 166 / 2 admeasuring area 55
gunthas 9 R. situated at Mouje Titwala, Taluka Kalyan, Dist Thane
(hereinafter called "the first larger piece of land") was belong to Sunil
Anant Khismatrao, Sudir Anant Khismatrao, Alka Anant Khismatrao,
Alpana Anant Khismatrao, Suresh Balkrishna Khismatrao, Pratiksha
Pravin Kondalekar, Varsha Vasant Manore, Ankita Anant Chaudhary,
Devayani Dattatray Gandhe, mohini Gopal Gaubas, Suresh
Pandharinath Dalal, Taramani Narayan Gandhe, Ramesh Balkrishna
Khismatrao, Rachana Ramchandra Shete, Ashwini Anant Kothimane,
Pallavi Prakash Mhatre, Gajanand Parshuram (more particular
described in the schedule "A").



B. By and Under the Conveyance deed dated 30th March 2010 made and executed between the said owner of the one part and Mr. Shivraj Komal Singh, the owner had sold transfer and conveyed "the first larger piece of land" to Mr. Shivraj Komal Singh. The said conveyance is registered with the sub registrar of assurance at Kalyan under no 2577.



C. The party of the first part has further represented to party of the second part that the land being survey no. 155 / 2 (A) part admeasuring area 1 hector 28 R situated at Mouje Titwala, Taluka Kalyan, Dist Thane (hereinafter called "the second larger piece of land") was belong to Dattatray Govind Khismatrao, Vilas Dattatray Khismatrao, Vijay Dattatray Dismatrao & Ajit Dattaray Khismatrao (more particular described in the schedule- B).

D. By and Under the Conveyance deed dated 30th March 2010 made and executed between the said owner of the one part and Mr. Shivraj Komal Singh, the owner had sold transfer and conveyed "the second larger piece of land" to Mr. Shivraj Komal Singh. The said conveyance is registered with the sub registrar of assurance at Kalyan under no 2578.

E. The party of first part further represented that the part of the first and second larger piece of land" is under Green zone admeasuring area 22,759 Sq. Mt. more particularly described by Green color in plan attached herewith as annexure -1. And the part of land admeasuring area 10,240 Sq. Mt is under R zone and also in KDMC limits more particularly described in schedule 'C' and marked by Red



Colure in plan attach herewith as annexure

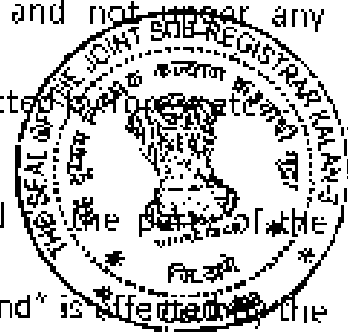
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called "the Residential Land".

F. The party of the first part further represented that he wants to develop the land under residential zone i.e. "the Residential Land" more particularly describe in schedule 'C' admeasuring area 10,240 sq. Mt. Which is colored by Red color and in plan the same is annexed with the present development agreement as annexure -1, and by the present deed the Development rights of the Residential Land is only transferring to the party of the second part by the present deed.

G. The party of the first part further represented that he has the sole owner and in absolute possession of the said land. He has also done the TILR of part of land being survey No 166/2 and the TILR of survey no 155/2(A) & 155/2 (b) are still pending due to the land is a part of larger Gut and boundaries still not decided by the Government therefore he is trying to do the TILR of the remaining land within the short time. The party of the first part further represented that the land is not is encumbered by any litigation and not under any acquisition / requisition proceedings or not affected by any other matter.

H. The party of the first part further represented to the party of the second part that the part of "the Residential Land" is affected by the road reservation and the said area have to surrender to corporation against the TILR given by the Corporation.



[Signature]

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I. The party of the second part is satisfied with the title of the party of the first part and ready and willing to develop the land the Residential Land".

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J. The party of the first part offered to the party of the second part to develop "the Residential Land" and the party of the Second part is ready to develop the said land with party of the first part and therefore entered in to this development agreement to develop the land and the parties are ready to develop the said land on the terms and conditions mentioned In this Development Agreement.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH THAT:-

1. The parties hereinabove confirm what is stated in the recitals are true and correct facts and that the contents of the recitals be treated as part and parcel of the present Development Agreement.
2. It is agreed between the parties that the parties would jointly utilize the F.S.I. Consumed in Road cutting totally admeasuring 2626 sq. meters available In the Residential Land for construction of buildings upon the same land and develop the residential/commercial complex on the Residential Land (hereinafter referred the project).
3. The Owner will also be liable for the payment of all costs, charges and expenses to provide unencumbered the Residential Land to the Developers for the purpose of development and construction of residential buildings.
4. The Developers have agreed to provide a total amount of Rs. 75,00,000/- (Rupees Seventy Five Lacs Only) as Interest Free Funds for the



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project of development and construction of residential buildings in respect
of the Residential Land in the following manner :-

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(a) Rs.50,00,000/- (Rupees ^{Fifty} ~~Twenty Five~~ lacs only) by way of cash to
the party of the first part against the execution of Registered
Development Agreement of the land in schedule D;

(b) Rs. 25,00,000/- by cheque dated 04/02/13 bearing no. 417057
drawn on State Bank Bank UCO shall be paid within
7 days from the TLR of remaining area. The second party shall get
TLR from concern department within the period of 45 days from
execution of development agreement.

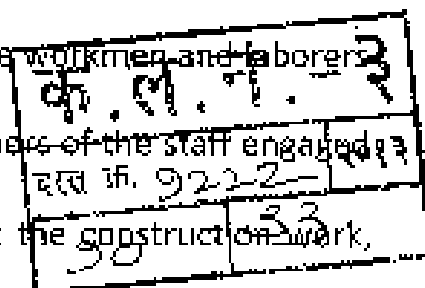
5. It is agreed between the parties that the developers shall
complete the construction work within 42 months from the plan passing
and the developers shall get plan pass within the period of three month
from execution of development agreement.

6. It is agreed between the parties that all the payments made by the
Developers to the owner as per clause nos.4 above shall be considered as
an Interest Free Refundable deposit paid by the Developers to the owner
which shall be refundable to the Developers by the Owner ^{simultaneously}
upon the Developers handing over the possession of the ^{25%} of the ^{constructed} area to the owner as per this agreement.

7. That the entire amount required for the cost of construction of the
said residential/commercial buildings for building material and construction
machineries and equipments including the charges and professional fees of
the Architect, Structural Engineer, Elevation Experts, R.C.C. Specialists,



supervisors, labor charges, salaries and wages of the workmen and laborers engaged by Developers at the site and other members of the staff engaged by the Developers for the purpose of carrying out the construction work, electricity and water charges shall be wholly to the account of the Developers.



8. It is agreed between the parties that upon development and construction of the said project the Developers shall allot and hand over to the Owner duly constructed areas equivalent to 47 percent of the total constructed area which inclusive of F.S.I. area which is allowed on the said land by the concern authority of the said project free of cost as and by way of consideration for the absolute, irrevocable Development Rights granted by the Owner to the Developers except the area developed by the developers using extra TDR purchased by developers and the area developed by developers by paying extra charges to corporation as per rule. The balance 53 percent and the area developed by the developers using extra TDR purchased by developers and the area developed by developers by paying extra charges to corporation as per rule of the constructed area of the Project shall exclusively belong to the Developers herein and the Owner shall have no rights of whatsoever nature in and the Developers will be free to sell, lease, mortgage, charge or alienate the same in any manner as the Developers may deem fit. It is however made clear that in all the common spaces and amenities in the residential buildings constructed in the said project like passages, stilt, parking spaces, lift etc. the Owner shall be entitled to 47 percent and the Developers shall be entitled to 53 percent undivided right title and interest and the area



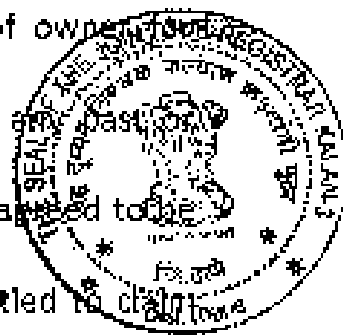
develop by using extra TDR purchased by developers and the area developed by developers by paying extra charges to corporation of the constructed area shall exclusively belong to developers.

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9. All the costs, charges and expenses to be incurred for the purpose of the development of the Projects including plan passing, cost of construction of the building plans will be exclusively borne and paid by the Developers and the Owner shall not be liable for the same in any manner.

10. In case owner fails to refund the interest free security deposit mentioned in the clause 4 of the present development agreement then the developer shall issue notice to the owner for refund of security deposit and give reasonable time of 30 days for refund of security deposit and even after if the owner fails to repay that refundable without interest security deposit in that situation the developers have right to sale the area from owner's share of 3000 sq.ft. which will be mutually agreed and kept aside in supplementary agreement in open market towards the security deposit and recover the same.

11. It is agreed between the parties that if any amounts are paid by the Developers on behalf of the Owner with written consent of owner for settlement of any claims of any persons or for payment of any past or present liabilities of the Owner over and above the amounts agreed to be paid as per Clause 4 above then the Developers shall be entitled to claim interest at the rate of 12% upon such additional amounts and the Developers shall be entitled to recover such additional amounts alongwith



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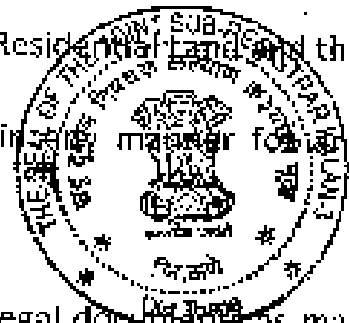
the interest payable thereon in the same manner as specified in Clause No.9 above.

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12. It is agreed between the parties that after plan passing the both parties shall demarcate the constructed areas to be allocated to each party by mutual consent by executing supplementary agreement.

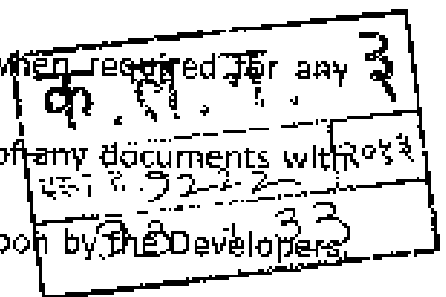
13. It is agreed between the parties that the Owner shall be responsible for the following:

- The Owner shall be responsible to provide litigation free, unencumbered the Residential Land to the Developers for the purpose of development and construction of residential buildings.
- To help the developer in obtaining TILR from government authority and to get all such other legal approvals and sanctions as may be necessary for the purpose of the development, construction of the Residential Land and build the residential /commercial complex in the said project.
- The Owner would be responsible for all its past and present liabilities till the execution of this development agreement as well as all the liabilities related to the Residential Land and the Developers shall not be responsible in any manner for any such liabilities.
- The Owner hereby agrees to sign all legal documents as may be necessary and required by the Developers as regards the development of the property. The Owner will be responsible



to sign any such documents as and when required for any
legal purpose and for the registration of any documents with
the Sub-Registrar as and when called upon by the Developers.



All the charges of stamp duty, registration, etc is the responsible of developers.

- e) The developer shall be liable to pay the all municipal Taxes, water taxes and other applicable Taxes in respect of the Residential Land.

14. It is agreed between the parties that the Developers shall be responsible for the following:

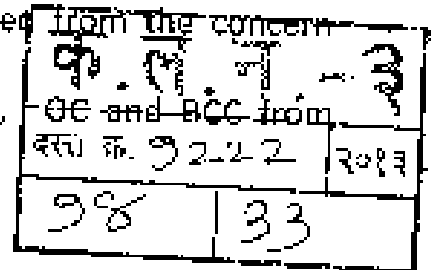
- i. The Developers shall be responsible to make payments as per Clause 4 above as well arrange for such additional funds as may be required for due completion of the project.
- ii. The Developers shall be responsible to get approve plans and complete the project in accordance with the approved plans.
- iii. The Developers shall be liable to incur all the expenses and costs relating to the construction of the building after the approval of the building plans.
- iv. All applications and other papers and documents for approval of building maps/plans shall be submitted by the developers.








- v. To get the building plan sanctioned from the concern authorities and to get IOD , CC , ~~OC and BCC~~ from concern authorities.



- vi. To provide all necessary Infrastructure services like electricity, water connection, internal access road, sewage on the Residential Land.
- vii. To construct, install and provide all infrastructural facilities and amenities for the building including lifts, fire fighting systems, water pumps and common lights and also construct To construct and provide compound wall for the said property.
- viii. To provide security and watch and wards service during entire period of constructions/development.

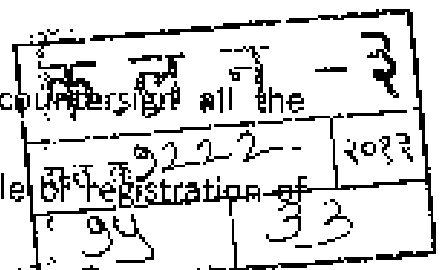
15. The Owner hereby agreed that the Developers shall be entitled to construct and complete the building on the said land, as agreed to between the parties hereto and to retain the Developer's share without any interference from any person or persons claiming through or related to the Owner and the Owner undertakes to indemnify and keep indemnified the Developers against all losses, damages, costs, charges and expenses incurred as a result for want of title of the Owner.



16. Once the building project is completed, any revenue or income deriving from the common areas let out for any purpose including for advertising, putting of hoardings, bill boards etc. shall also be shared by the Owner and the Developers in the same ratio of 50 % and 50 % respectively.

[Handwritten signatures and initials]

17. As and when required the Owner will sign, countersign all the documents necessary or required for agreement to sale of the areas in the Developer's share. It is also agreed by the Owner that he will give a Power of Attorney in favour of M/S Kuber Abhiraj Infra , Mr. Kundan E. Mhatre or any other person nominated by the Developers for the same to do all activities related to the Development of the said property as mentioned in this agreement including making application for approval/sanction of maps/plans to concerned authorities, entering into agreements to sell, lease or dispose off or otherwise of the Developers allocated share during the construction period, to take advance towards such sale, lease etc and to issue receipt for the same.



18. That both the parties hereto shall have absolute and undisputed right, interest and title upon their respective share of constructed area and shall be free to sell, lease, rent, gift, donate, mortgage, alienate, or dispose off, in respect of their respective share in the constructed area. Both the parties hereto may enter into & execute required agreement(s) to sell, let, lease etc. even before the completion of the buildings in the said Project.

19. The developers here by agreed and undertake to indemnify the indemnified owner in respect of any claims, damages, compensation and expenses payable in consequences of any injury or accidents sustained by any workmen or any other person whether in the employment of the developers or contractors and the developer shall at their own cost obtain and keep enforce at all relevant time suitable policy of insurance against any such claims that may arise here under or under workmen



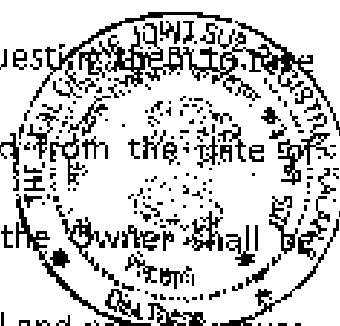
compensation act or any other applicable legislation for the time being enforced.

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20. From the date of handing over the constructed areas of the Owner's share, all rates, taxes and outgoings shall be divided and apportioned between the parties hereto, in proportion to their respective shares. After the building is completed, the Owner shall be liable to pay and bear the proportionate share of rates, taxes and outgoings and maintenance and service charges in respect of the Owner's share on pro-rata basis and similarly the developers shall be liable to pay and bear the proportionate share of rates and taxes and outgoings and maintenance and service charges in respect of the Developer's share.

21. It is agreed between the parties that the developers shall have a right to take development charges / society charges from the prospective buyers including the area sold by the owner against society registration charges Etc.

22. As soon as the building is completed and made fit for occupation, the Developers shall give written notice to the Owner requesting him to take possession of the Owner's share in the building and from the date of service of such notice and at all times, thereafter, the Owner shall be exclusively responsible for the payment of all municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter, for the sake of brevity referred to as 'the said rates') payable in respect of the Owner's share. The Developers shall also be liable to pay



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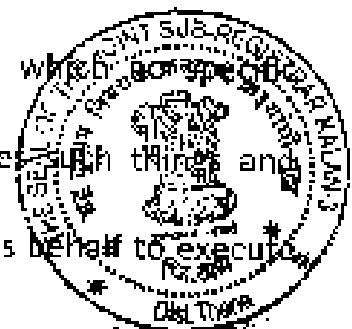
all such rates on the portion that they retain, the said rates to be apportioned pro-rata.

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23. That both the parties hereto have agreed to form a Co-operative Housing Society/Apartment/Company consisting of the Flat Purchasers of the various Flats and premises constructed in the said Project and handover all common portions and amenities and facilities to the Society.

24. The Owner and the Developers have entered into this agreement purely on a principal to principal basis and nothing stated therein shall be deemed or construed as a partnership between the Developers and the Owner nor shall the Developers and the Owner in any way constitute an association of the persons, each party shall keep the other party indemnified from the any loss which may arise or take place by any party.

25. It is understood that from time to time to enable the construction of the building by the Developers, various acts, deeds, matters and things not herein specifically referred to may be required to be done by the Developers for which the Developers may require the authority of the Owner and the various applications and other documents may be require to be signed or made by the Developers, relating to which no specific provision has been made herein, the Owner authorized such things and undertake upon being required by the Developers in this behalf to execute any such additional application or document as may be required for the purpose. It is understood that the Owner shall not be liable for any expenses in this connection.

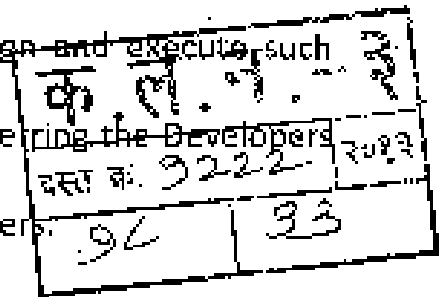


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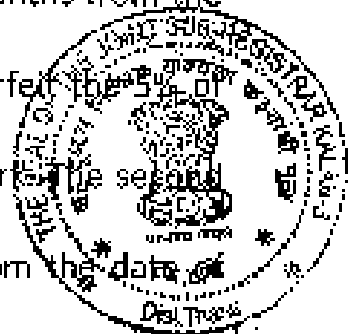
26. It is expressly agreed that the Owner shall sign and execute such documents as may be necessary for effectively transferring the Developers allocated share in the Project in favour of the Developers.



27. It is agreed that each of the parties will have no right to mortgage the areas allocated to the other party.

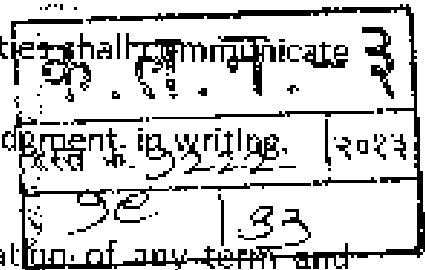
28. It is agreed between the parties that in case the Owner is not able to provide a litigation free, unencumbered land to the Developers the Residential Land for the purpose of development and construction of residential buildings within a period of six months of the execution of this Development agreement then the Developers shall have an option to terminate this agreement and in case of such termination, the Developers shall be entitled to forthwith recover all such amounts that they may have paid to the Owner or to any other parties on behalf of or on account of the Owner as well as all such expenses that may have been incurred by the Developers for the purpose of the Project alongwith interest thereon at the rate of 8 % per annum till payment or realization.

29. It is agreed between the parties that in case the party of the second part shall not complete the construction work within 42 months from the plan passing then the party of the first part shall seize / forfeit the 5% of deposit in every three months till the completion of the work. The second party shall get plan pass within the period of 3 months from the date of execution of this development agreement.



30. It is agreed between the parties that the communication address shall be both parties are mentioned in the agreement with name and other

details in case the address is changed then both parties shall communicate the same by personally meeting and taking acknowledgment in writing.



31. All the disputes in relation to the interpretation of any term and condition of this agreement and the rights, the liabilities of any party or any dispute arising out of this agreement shall be referred to Arbitration of a Sole Arbitrator to be appointed by mutual consent. If the parties do not agree upon the name of the Arbitrator then the Arbitrator shall be appointed as per the provisions of the Arbitration and Conciliation Act 1996 or any statutory modification thereto. The venue of the Arbitration shall be Mumbai and all the provision of the Arbitration & Conciliation Act, 1996 will apply. The Agreement would be subject to the jurisdiction of the courts at Thane only.

32. Two copies of this agreement have been prepared, both of which may be treated as original and both parties shall keep one original copy with him.

SCHEDULE-A

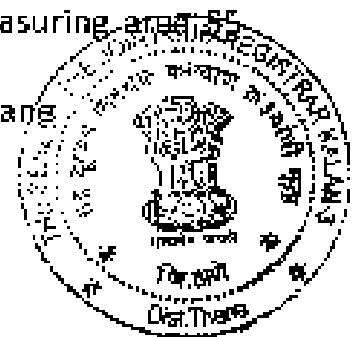
All the pieces and parcels of the land bearing survey No. 155/2 (B) Part admeasuring area 1 Hector 70 R, Survey No. 166/2 admeasuring area 55 Gunthas 9R situated at Mauje Titwala Taluka Kalyan Dist. Thane

On or towards the EAST : Survey No. 166/1

On or towards the WEST : Survey No. 155 Hissa No. 2

On or towards the SOUTH : Land of Mr. Kismatrao and Family

On or towards the NORTH : Land of Mr. Suresh Balkrishna and otheri



क.ल.न.-३	
ह.न. 9222	2013
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SCHEDULE-B

All the pieces and parcels of the land bearing survey No. 155/2 (A) Part admeasuring area 1 Hector 28 R, situated at Mauje Titwala Taluka Kalyan Dist. Thane

On or towards the EAST : Survey No. 166

On or towards the WEST : Survey No. 153

On or towards the SOUTH: Survey No. 161

On or towards the NORTH : Survey No. 154 and 157

SCHEDULE-C

All the pieces and parcels of Residential land admeasuring area 10240 sq. Mt. out of land bearing survey No. 155/2 (B) Part admeasuring area 1 Hector 70 R, Survey No. 166/2 admeasuring area 55 Gunthas 9R and survey No. 155/2 (A) Part admeasuring area 1 Hector 28 R, situated at Titwala Taluka Kalyan Dist. Thane



IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED by the

With in named

Mr. Shivraj Komal Singh




क. ल. नं. - ३	
रजि. नं. १२२२-	१०८३
२९	१३३

in the presence of

1. Mr. Rajesh Singh

2. Mr. Amol Jadhav

SIGNED AND DELIVERED by the

with in named

M/S KUMBER ABHIRAJ INFRA

Through Mrs. Archana K. Mhatre

Mr. Sunil Patel

Mr. Dinesh R. Patel

In the presence of

1. Mr. Amol Jadhav

2. Mr. Rajesh Singh



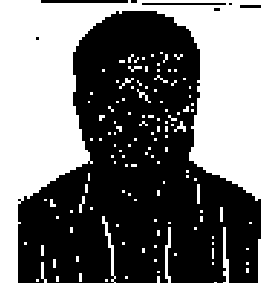
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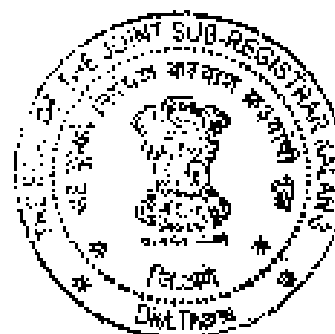
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क्र. २२७ तारीख १०/३

शां.न.क्र. ७ वं

क्र. २२७ तारीख १०/३

944	284
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सुरेश वात्सल्य शिक्षणदाता सं.

ਅੰਤਰ ਨੰਬਰ - 6. ਵਿਸ਼ੇ

२०२१ साल कृष्ण तिथि अमृतम

इसतर अधिकातर -

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156

भा.न.अं. १२ (विश्वविद्यालयी नोंदवही) १२९३

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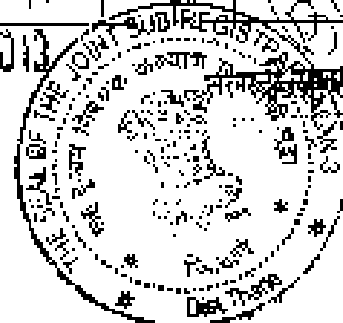
५	वर्तमान करणाराचे नांव	शे.द.
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અમ્મલ નાજીદુલ્લાહ હારી નવબદા કંન્ બહે.

13 FEB 2013



संस्कृत-विभाग

100-443887-100
 FBI, GP
 100-443887-100

दाशुका २५०२-२५१४

क.ल.न.-३	
नस्ल क्र. १२२२	२०१३
२३	३३

गं.न.क्र. १६ (पिकाचो नोंदवारी)

क्र.सं.	निर्वाचन क्षेत्र					पक्षीय विभाग		अधीनस्थ विभाग	अधीनस्थ विभाग
	जिल्हा	निर्वाचन क्षेत्र	पक्षीय विभाग		निर्वाचन क्षेत्र	अधीनस्थ विभाग			
			जिल्हा	अधीनस्थ विभाग					
१	२	३	४	५	६	७	८	९	१०
			हे.आ	हे.आ		हे.आ	हे.आ		हे.आ

સત્તાલ રાજકુમાર શ્રી નવદેવ સ્વ અરો.

चारोंछ

21 SEP 2012

ॐ नमो भगवते वासुदेवाय
 श्री कृष्णार्चनम्
 श्री कृष्णाय नमः

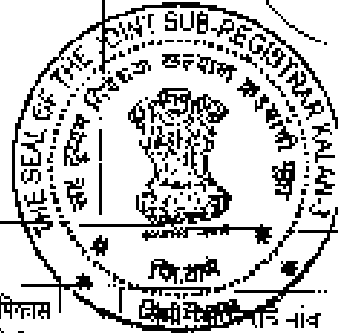
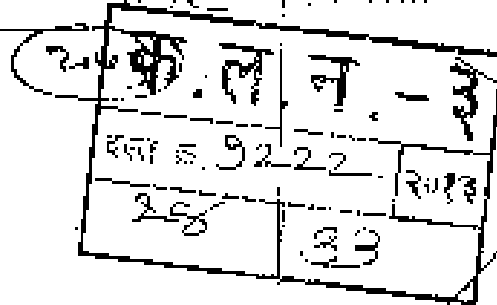
NAME _____
ADDRESS _____
CITY _____

गांव टि.टि.वा.श

गां.न.क्र. ७ व १२

तालुका जळगाव

भूमापन क्रमांक १६.६	भूमा.क.न. अविभाग २	सू-धारण प्रकार	१०३	भोगवट्याचे नाव १०६	१०८	४८०	खले क्रमांक
संताचे स्थानिक नांव -			१०२९	१०२९	१०२९		कुळ्याचे नांव - र. वेसे
रुपावडा पिच गुडे	हेक्टर अंश	एनी	मिकराज केमलपिह				प्लॅट
मि. इत	चौ.लाय	चौ.पिटर					इतर अधिकार -
एकूण			१०२९				
पे.ख. लागवडी योग्य नसलेली							
वर्ग	(अ)	०	१४				३
वर्ग	(अ)						
एकूण			१४				३
आकारणी			६				६३
बडी अथवा विशेष आकारणी			६				५०
एकूण			६				५०



गां.न.क्र. १२ (निकादी गोंदवह)

वर्ग	हेक्टर	निकाखालील क्षेत्र										पडोस व विकास निकाखोणी अशाखमिनी वा वपरायल	पणी पुढाव्याचे मातश	निकादी नांव	वे.स.
		मिश्र निकादी		मलक अधिकार पल्लो				निर्मलागिराने क्षेत्र							
		मल्लुख क्षेत्र		निकादी क्षेत्र		निकादी क्षेत्र		निकादी क्षेत्र							
		मिश्र निकादी	मल्लुख क्षेत्र	निकादी क्षेत्र	निकादी क्षेत्र	निकादी क्षेत्र	निकादी क्षेत्र	निकादी क्षेत्र	निकादी क्षेत्र						
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
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नमून्यात भरलेल्या खरी नमून्यात भरू असे,

नमून्या

21 SEP 2012

नमून्यात भरलेल्या खरी नमून्यात भरू असे,

नमून्यात भरलेल्या खरी नमून्यात भरू असे,

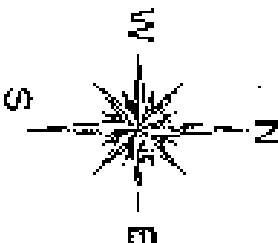
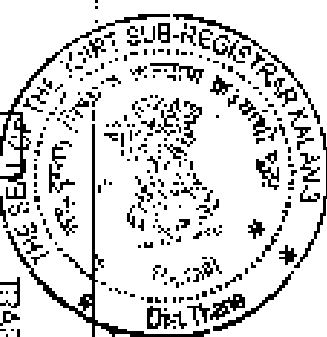
MUNICIPAL
CITY OF
KOLKATA

(56)

PART PLAN NO. KDNC/88. NO. ~~192~~ 192 DATE: 1/10/2012

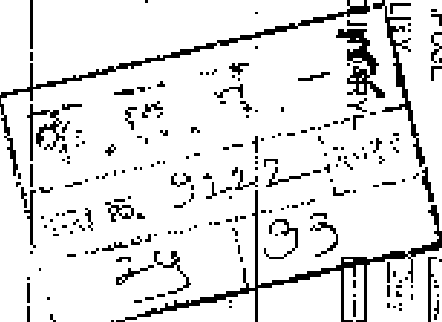
PART PLAN OF DRAFT DEVELOPMENT PLAN
FOR K.D.M.C. PUBLISHED UNDER ACT 1966
SECTOR NO. 1 VILLAGE T-1 T.W. A.1.1

SCALE: 1:5000



REFERENCES

- | | |
|--------------------|---------------------|
| RESIDENTIAL— | TRAFFIC & TRANSPORT |
| INDUSTRIAL (1, 12) | GREEN ZONE— |
| COMMERCIAL— | PROPOSED ROAD— |
| RECREATIONAL— | C.R.Z. — |
| PUBLIC PURPOSE | TOWN CENTER— |
| PUBLIC UTILITY | BUFFER ZONE— |
| SECTOR BOUNDARY | CONGESTED AREA |
| | BOUNDARY |



Signature
TOWN PLANNER

TOWN PLANNER,
ASSISTANT DIRECTOR OF TOWN PLANNING

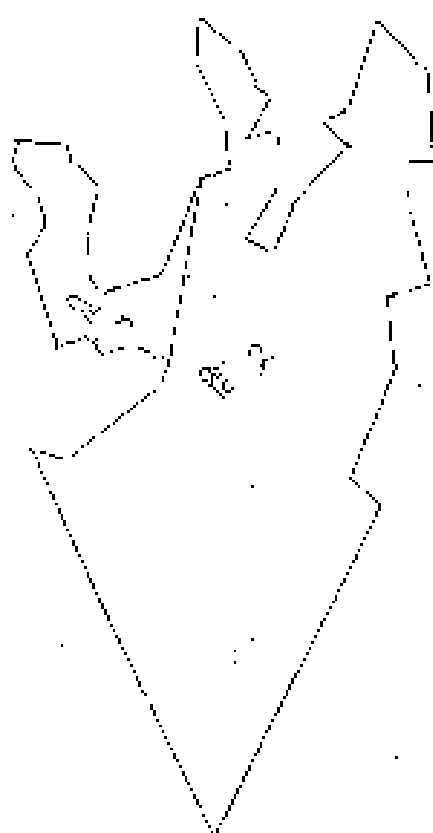
KOLKATA MUNICIPAL CORPORATION KOLKATA



श्री. हरशङ्करी देवी राजे
 दि. १३/५/१९८८ अर्ज/संलग्न मोडो दिल्ली
 सा.कल्याण येथील महाराष्ट्र शासनाच्या
 श्री. महाराष्ट्र शासनाच्या

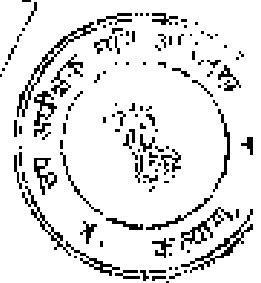
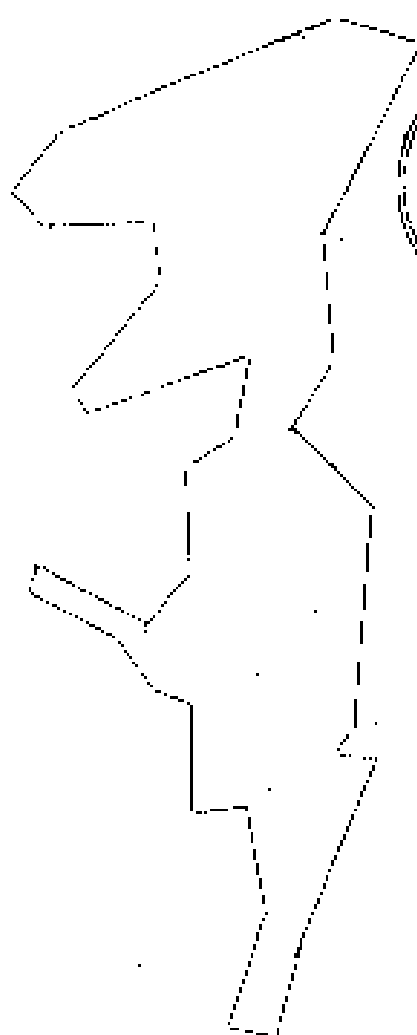
क.ल.न. - ३		मो. १२५४६
पत्रा. ९२२२	२०१३	वसुधा - कल्याण
२६	३३	महाराष्ट्र अल. क.
		दिनांक १९/६/८८

अ. नं. १४५
 - २८



अ. नं. १६ १०८५४

अ. नं. १६६
 - २८



अर्ज/संलग्न मोडो



अर्ज अ.ल. दिनांक
 नक्कास नगरास दिनांक १९/६/८८
 नक्कास दिव्यादी दिनांक
 नक्कास ही दिनांक
 कागद ही दिनांक
 शुल्क दिनांक १९/६/८८

अर्ज/संलग्न मोडो

अर्ज/संलग्न मोडो

"सत्य मा" (Satya Ma)

१९/६/८८

महाराष्ट्र शासनाच्या
 उ.अ. मू.अ. पदनाम



Date-15/11/2013

Receipt

क.ल.न.-३	
दस्त क. १२२१	२०१३
२७	३३

Mr. Shivraj Kumar Singh, hereby receipt and acknowledge the payment
of Rs. 50,00,000/- (Rs. Fifty Lacs only) by way of cheque
419058/ dated 5/11/13 drawn on Uco Bank branch at
419061 from M/s Kuber Ashraf Infra through Arjun Kandan
Sharma who is the Registered Development Agreement dated _____
for the development of land mentioned in the said Development
Agreement.

I Say Received



Mr. Shivraj Kumar Singh



क.ल.न.-३
 दस्ता क्र २२२
 २८ ३३

आदेशावली PAY ORDER

DUPLICATE (FOR COUNTER) चेक व बिल के लिए वैध माना जायेगा FOR SIX MONTHS ONLY

US 02820083

PAY TO THE ORDER OF COMBESVILLE MUNICIPAL GOVERNMENT

रुपये RUPEES
 Fifty thousand

यह या अन्य आदेशावली OR ORDER

का क्रमांक २८३३

यूको बैंक
 UCU Bank

के यूको बैंक
 For UCU Bank

चौकट - ४२१ २१८
 CPO/D COMMVAI - 421 218

UCBADM00642

17718
 DE SIGNER, JMI MANAGER

1850000
 S. S. Sanyal
 (ज. नि. न. सं. १९८१/८२ २२०९२)

POB01554 42002804, 10

12



आयकर विभाग
INCOME DEPARTMENT
KUMAR KALPANAATH SINGH

भारत सरकार
GOVT OF INDIA

क. ल. नं. - 3
9222
28
33

Permanent Account Number



CPD

आयकर विभाग
INCOME DEPARTMENT
KUMAR ABHIRAM NERA



भारत सरकार
GOVT OF INDIA



10/09/2012

Permanent Account Number

AAAFK7002E

27/12/2012

आयकर विभाग
INCOME DEPARTMENT
ARCHANA KUNDAN MIHATRE
ANANT ANISHYA MIHATRE

भारत सरकार
GOVT OF INDIA



CPD



72/1222

शुक्रवार, 15 मार्च 2013 3:59 म.न.

दस्त गोपयता भाग-1

कलन3

दस्त क्रमांक: 1222/2013

3-3-13

दस्त क्रमांक: कलन3 /1222/2013

बाजार मूल्य: रु.

8,23,42,000/-

मोबदला: रु. 7,10,29,000/-

भरलेले मुद्रांक शुल्क: रु.35,51,800/-

डु. नि. सह. डु. नि. कलन3 गोप कार्यालयात

पावती: #230

पावती दिनांक:

अ. क्र. 1222 वर दि.15-03-2013

15/03/2013

रोजी 3:57 म.न. वा. हजर केला.

सादरकरणासाठी वाच: से कुबेर अभिराव कुन्हा तर्फे
भागीदार अर्चना कुवळ म्हाणे

जे.कुबेर अभिराव कुन्हा
तर्फे भागीदार

चौदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

660.00

क्षया एन्ट्री

रु.

20.00

पृष्ठांची संख्या: 33

दस्त हजर-वेळणाच्याची सही:

एकुण: 30680.00

Joint Sub Registrar Kalyan 3

Joint Sub Registrar Kalyan 3

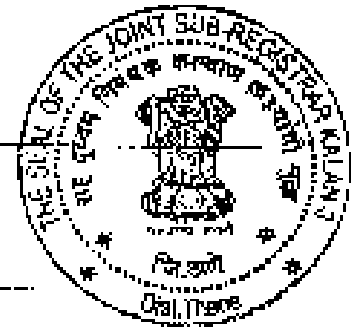
दस्तावा अकार: विकसनकार/नामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हरीत किंवा तद्यालगत असलेल्या कोणत्याही फटक
लेवाय्या हरीत किंवा उप-खंड (दोन) मध्ये नगद न केलेल्या कोणत्याही भागरी क्षेत्रात

शिक्का क्र. 1 15 / 03 / 2013 03 : 57 : 45 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 15 / 03 / 2013 03 : 58 : 58 PM ची वेळ: (फी)

दस्त विकसित करणेसाठी कलन3 गोपयता भाग-1
गोपनीयतेने वाचणेसाठी यावेळी यावेळी यावेळी
दस्त विकसित करणेसाठी कलन3 गोपयता भाग-1
गोपनीयतेने वाचणेसाठी यावेळी यावेळी यावेळी



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15/03/2013 4 02:32 PM

दस्त गोपचारा अंग-2

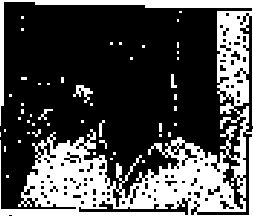
कलन-3

दस्त क्रमांक:1222/2013

30.03.13

दस्त क्रमांक कलन3/1222/2013

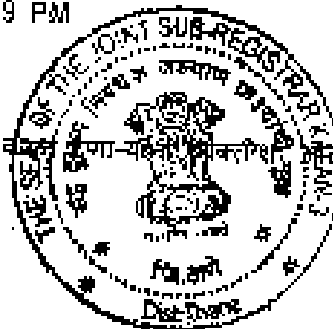
दस्तावा प्रकार :-विकसलकरनामा

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावाचे कुबेर अभिराज इन्द्रा तर्फे भागीदार अथेना कुंदन म्हाडे पत्ता:प्लॉट नं: -, माळा नं: दुसरा -, इमारतीचे नाव: सिमरन एलिंगन्स, ब्लॉक नं: 206, रोड नं: टंडन रोड ठाकुर हॉलच्या बाजूला डोंबिवली पु. . . पॅन नंबर:AAMFK7002L	लिहून घेणार वय :-33 स्वाक्षरी:		
2	नावाचे कुबेर अभिराज इन्द्रा तर्फे भागीदार मुनिल संक्षमण पटेल पत्ता:प्लॉट नं: -, माळा नं: दुसरा -, इमारतीचे नाव: सिमरन एलिंगन्स, ब्लॉक नं: 206, रोड नं: टंडन रोड ठाकुर हॉलच्या बाजूला डोंबिवली पु. . . पॅन नंबर:AAMFK7002L	लिहून घेणार वय :-37 स्वाक्षरी:		
3	नावाचे कुबेर अभिराज इन्द्रा तर्फे भागीदार दिनेश आर पटेल पत्ता:प्लॉट नं: -, माळा नं: दुसरा -, इमारतीचे नाव: सिमरन एलिंगन्स, ब्लॉक नं: 206, रोड नं: टंडन रोड ठाकुर हॉलच्या बाजूला डोंबिवली पु. . . पॅन नंबर:AAMFK7002L	लिहून घेणार वय :-36 स्वाक्षरी:		
4	नावाचे विशाल कोमल सिंह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सिध्दी टॉवर, ब्लॉक नं: भक्ती मंदिर रोड, रोड नं: पाथराखोली ठाणे जिल्हा, . . . पॅन नंबर:AMTPS9358E	लिहून घेणार वय :-58 स्वाक्षरी:		

वरील दस्तऐवज करून देणार त्यावातीत विकसलकरनामा ना दस्त ऐवज करून दिल्याचे कबूल करतात.
शिक्का क्र.3 ची तैला:15 / 03 / 2013 04 : 01 : 19 PM

ओळख:-

खालील इक्षम असे निघेटीत करतात की ते दस्तऐवज करून देणा-याचे स्वाक्षरी ओळखतात, व त्यांची ओळख पटवितात



अनु पक्षकाराचे नाव व पत्ता

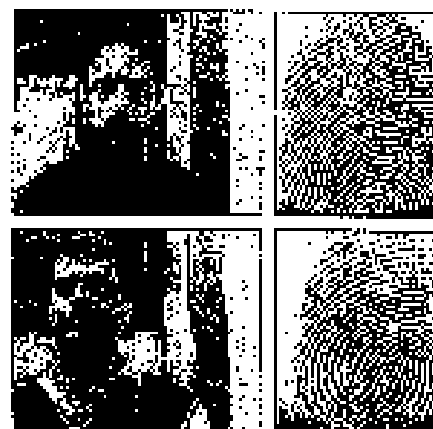
छायाचित्र

अंगठ्याचा ठसा

iSarita v1.0

५.

1. नाव:अमोल प्रकाश जाधव
वय:28
पत्ता:206 सिमरन एलियन्स टेंडल रोड डोंबिवली प. स्वाक्षरी
पिन कोड:421201
2. नाव:राजेश शिवराज सिंह
वय:33
पत्ता:सिध्दी हॉवर शक्ती मंदिर रोड पाचपाखाडी झणे प. स्वाक्षरी
पिन कोड:400801



शिवका ब्र.4 ची वेळ:15 / 03 / 2013 04 : 02 : 20 PM

शिक्षण क्र.5 ची वेळ:15 / 03 / 2013 04 : 02 : 28 PM गोंदणी पुरस्कार : 1 मध्ये

Joint Sub Registrar Kalyan 3

क.ल.न.-३

बस्त क. ७२२२-२०१३

33

32

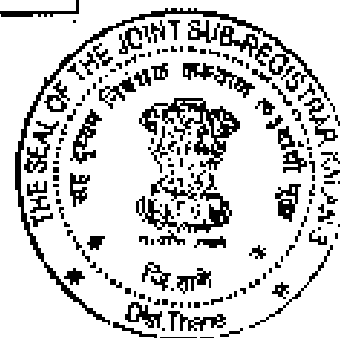
1222 /2013

विश्वविद्यालय परम्परासु सैद्धे की सदर अस्था

● १२२२-सन्ध्ये... ७३५ाने श्राद्धे

इसका कक्षांक 2....पर बोधला

2013

[illegible]

गोवाचे नाव : 1) टिटवाळा

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	71029000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आखणी देणे की पट्टेदार ते नभूत करावे)	62342000
(4) भू-भाषण, पोटहिरंगा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर दर्शन : इतर माहिती: मॉने टिटवाळा देखील स.नं. 155/2अ पै , क्षेत्र 12800 चौ मी ,स.नं. 155/2ब पै . क्षेत्र 17000 चौ मी . स.नं. 166/2 . 6130 चौ मी या तिन्ही मिळवली पैकी विकसनास देण्यात येत असलेले रहिवास्त विभागातील 10240 चौ. मी. क्षेत्र देण्यात येत आहे . ((Survey Number : स.नं. 155/2अ पै , 155/2ब पै , 166/2 :))
(5) क्षेत्रफळ	1) 10240 चौ.मीटर
(6) जाऊलरणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या माहितीत ठेवणा-या पसकराचे नाव किंवा दिलाणी न्यायालयचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शिवराज कीमल शिंदे वय:-58; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: सिध्दी टॉवर, ब्लॉक नं. भवतो भंदिर रोड . रोड नं. पाचपाखाडी ठणे पश्चिम, . पिन कोड:-400601 पॅन नं:-AMTP89356E
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिलाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे कुबेर अभिराज इन्का तर्फे आगीदार अर्थना कुंदन म्हात्रे वय:- 33; पत्ता:-प्लॉट नं. - , गाळा नं: दुसरा , इमारतीचे नाव: सिमरन एलिगन्स, ब्लॉक नं: 206, रोड नं: टेंडन रोड ठाकुर हॉलच्या बाजूला डोंबिवली पू. . पिन कोड:-421201 पॅन नं:-AAMFK7002L 2): नाव:-मे कुबेर अभिराज इन्का तर्फे आगीदार सुजित लक्ष्मण पटेल वय:- 37; पत्ता:-प्लॉट नं. - , गाळा नं: दुसरा , इमारतीचे नाव: सिमरन एलिगन्स, ब्लॉक नं: 206, रोड नं: टेंडन रोड ठाकुर हॉलच्या बाजूला डोंबिवली पू. . पिन कोड:-421201 पॅन नं:-AAMFK7002L 3): नाव:-मे कुबेर अभिराज इन्का तर्फे आगीदार दिनेश आर पटेल वय:- 36; पत्ता:-प्लॉट नं. - , माळा नं: दुसरा , इमारतीचे नाव: सिमरन एलिगन्स, ब्लॉक नं: 206, रोड नं: टेंडन रोड ठाकुर हॉलच्या बाजूला डोंबिवली पू. . पिन कोड:-421201 पॅन नं:-AAMFK7002L
(9) दस्तऐवज करून दिल्याचा	15/03/2013

दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक 15/03/2013

(11)अनुक्रमीक,खंड व पृष्ठ 1222/2013

(12)बाजारभावाप्रमाणे मुद्रांक
शुल्क 3551600

(13)बाजारभावाप्रमाणे नोंदणी
शुल्क 30000

(14)शेरा



सुस्थांकनासाठी विधारात घेतलेला
नपशील:-

मुद्रांक शुल्क आकारताना
निवडलेला अनुच्छेद :-

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

सह मुख्य अधिकारी कल्याण-३

15 MAR 2013

