Receipt (pave)

72/5135
Monday,April 10 ,2023
5 24 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regr. 39M

पावती क्र. 5674 दिनांक 10/04/2023

गावाचे नाव: गं धा.पत्रीली
दस्तऐवजाचा अनुक्रमांक: कलन3-5135-2023
दस्तऐवजाचा प्रकार : विकासनकरारनामा
सादर करणाऱ्याचे नाव: मे. जे. डी. कंस्ट्रक्शन्स तर्फे भागीदार वीपाद श्रीनिवास जोशी

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 760.00
पृष्ठांची फी	रु. 300.00
पृष्ठांची संख्या: 38	
एकूण	रु. 31060.00

आपणास मूळ दस्त ,सवलत मिळाली,सूची-२ अंतर्गत दे
5:37 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 3

बाजार मुल्य: रु.0 /-
मोबदला: रु. 1/-
भरलेले मुद्रांक शुल्क : रु. 816500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.760/-
रोखीने/धनादेशाने/पे ऑर्डर क्रमांक: 10042023174 23 दिनांक: 10/04/2023
बँकेचे नाव व पत्ता
2) देयकाचा प्रकार: eChallan रक्कम: रु.300/-
रोखीने/धनादेशाने/पे ऑर्डर क्रमांक: MH000392074202324E दिनांक: 10/04/2023
बँकेचे नाव व पत्ता
3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
रोखीने/धनादेशाने/पे ऑर्डर क्रमांक: MH000192471202324E दिनांक: 10/04/2023
बँकेचे नाव व पत्ता

नोंदणी फी माफी अभय/सवलत तपशील :-

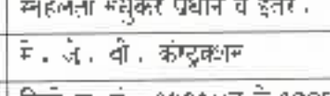
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjustec fees

मुल्यांकन

अ.क.	तपशिल	
१	दस्ताचा प्रकार	विकास करार
२	लिहुन देणार	मेहलता मधुकर प्रधान व इतर .
३	लिहुन घेणार	मे . जे . पी . कंस्ट्रक्शन
४	मिळकतीचे वर्णन	सिटी स.नं. १००२४व ते १००९५, पैकी गावठाण पाडली , क्षेत्रफळ ४०६.२ चौ. मिटर्स
५	जमिन मुल्य दर व विभाग	रूपये २४५०० चौरस जमिन

अ.क.	तपशिल	रक्कम रूपये
अ	सोसायटी व सभासदांच्या मोबदल्याचे मुल्यांकन :	
१	बांधकामाचे मुल्य : 3000 x 1.10/10.764 x 1.05 = 306.57 x 26620 x 1.05	85,69,000/-
२	पाडे : 32625 x 24 = 7,83,000/-	7,83,000/-
३	पार्किंगचे मुल्य : 278.70/70 x 13.94 x 26620 x 25% = 4 x 13.94 x 26620 x 25%	3,71,500/-
४	रोख रक्कम : 25,00,000/-	25,00,000
५	स्थलांतर रक्कम : 6500 x 4	26,000/-
	एकुण रक्कम	**1,23,25,000/-**
ब	विकासकाच्या हिश्याचे मुल्यांकन :	
	714.91-306.57 x 24500 = 408.34 x 24500	**1,00,04,500/-**
	वजावट : लागु नाही	
	मुद्रांक शुल्क : 1,00,04,500x 5%	**6,12,500/-**
	नोंदणी शुल्क :	**30,000/-**
	एकुण :	**6,42,500/-**

कल्याण – ३
दस्त क्र. ५१०५ | २०२३
९ | ३८



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	10042023117423	Date	10/04/2023
Received from JOINT SUB REGISTRAR KALYAN, Mobile number 9922027473, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 3 of the District Thane.			
Payment Details			
Bank Name	SBIN	Date	10/04/2023
Bank CIN	10004152023041012870	REF No	310387032975
This is computer generated receipt. Hence no signature is required.			

कल्याण – ३

दस्त क्र. ५०४५ | २०२३

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CHALLAN

MTR Form Number-6

GRN	MH003932074202324E	BARCODE		Date	10/04/2023-17:20:09	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAGFJ6566A
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA	Full Name	J B CONSTRUCTIONS
Location	THANE		
Year	2023 2024 One Time	Flat/Block No.	CITY SURVEY NO 10094 B TO 10095
Account Head Details	Amount In Rs.	Premises/Building	
0030063301 Registration Fee	300.00	Road/Street	VILLAGE O B PATHARLI DOMBIVLI EAST
		Area/Locality	DISTRICT THANE
		Town/City/District	
		PIN	4 2 1 2 0 1
		Remarks (If Any)	
		PAN2=BOJPP9041E~SecondPartyName=SNEHLATA MADHUKAR PRADHAN~	
		Amount In Words	Three Hundred Rupees Only
Total	300.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	83103332023041018702	2802534480
Cheque/DD No.		Bank Date	RBI Date	10/04/2023-17:21:33	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department : J Mobile No. 7387327473

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

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

कलन – ३

दस्त क्र. ५९९५ | २०२३

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THE SEAL OF THE JOINT SUB REGISTRAR KALYAN

Dist Thane

Print Date: 10-04-2023 05:21:44

CHALLAN

MTR Form Number-6

GRN	MH018113552202223R	BARCODE		Date	31/03/2023-16:49:15	Form ID	825

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Bank Portal - Simple Receipt	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AACFJ5585A
Office Name	KLN3_KALYAN NO 3 JO NT SUB REGISTRA	Full Name	J B CONSTRUCTIONS
Location	THANE		
Year	2022-2023 One Time	Flat/Block No.	CITY SURVEY NO 1008A B TO KIWAN VILLAGE
Account Head Details	Amount In Rs.	Premises/Building	
0030045401 Stamp Duty(Bank Portal)	6,15,500.00	Road/Street	PATHANLI,DOMBIVLI EAST
		Area/Locality	THANE,GAJANANDHAN
		Town/City/District	
		PIN	4 2 1 2 0 1
		Remarks (If Any)	Prop mobile=Immovable~Prop Amt=12325000.00~Prop area=470.2 [illegible] area LOV=Sq Meter~Pan Proc D~PAN-BQJPP5041E~Pay Name=SNEHLATA MADHUKAR PRADHAN~
		Amount In Words	Six Lach Sixteen Thousand Five Hundred Rupees Only
Total	6,15,500.00		

Payment Details	SBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	59103032023033154159	2401468
Cheque/DD No.		Bank Date	RBI Date	31/03/2023 16:49:14	Not Verified with RBI
Name of Bank		Bank-Branch		IDB BANK	
Name of Branch		Scroll No. Date		Not Verified with Scroll	

Mobile No. 919923564470

Please read the instructions carefully

(1) This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

(2) This challan does not bear any serial number and is valid only on the production of original receipt.

कलन – ३

दस्त क्र. ५०३५ २०२३

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-3 Dist Thane

Print Date 31-03-2023 07:29:14

CHALLAN

MTR Form Number-6

GRN MH008152471202324E	BARCODE	Date 05/04/2023-13:52:38	Form ID 25.2

Department	Inspector General Of Registration
	Stamp Duty
Type of Payment	Registration Fee
Office Name	KLK3_KALYAN NO 3 JOINT SUB REGISTRA
Location	THANE
Year	2023-2024 One Time

Account Head Details	Amount In Rs.
0030063301 Registration Fee	30000.00
Total	30,000.00

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	AACFJ5666A
Full Name	J B CONSTRUCTIONS
Flat/Block No.	CITY SURVEY NO 10094 B TO 10095
Premises/Building	
Road/Street	VILLAGE GALABANTHAN PATHARLI, DOMBIVLI EAST
Area/Locality	DISTRICT THANE
Town/City/District	
PIN	4 2 1 2 0 1

Remarks (If Any)

PAN2=BCJPP8041E~SecondPartyName=SNEHLATA MADHUKAR PRADHAN~

Amount In Words: Thirty Thousand Rupees Only

Payment Details	IDBI BANK
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	69103532023040515990	2821887390
Bank Date	RBI Date	05/04/2023-13:54:31	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Depositor's ID: Mobile No. 8169235547

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

कलन-३
दस्त क्र. १४१५ | २०२३
४ | ३८

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-3 दुय्यम निबंधक कल्याण - ३ वर्ग १
Dist. Thane

Print Date 05-04-2023 01:54:42

DEVELOPMENT AGREEMENT

THESE ARTICLES OF DEVELOPMENT AGREEMENT made at Dombivli on this 10th day of April 2023

BETWEEN

1. Snehalata Madhukar Pradhan Age 93 yrs, Occupation - retired, residing at Raghuwansh, Khandkar Lane, Tilaknagar, Dombivli East, **2. Milind Madhukar Pradhan,** Age 60 yrs., Occupation- Retired, residing at Raghuwansh, Khandkar Lane, Tilaknagar, Dombivli East **3. Sushama Madan Pradhan**, Age 64 yrs., occupation – housewife, residing at Raghuvansh, Khandkar Lane, Tilaknagar, Dombivli East **4. Swamini Satjyot Dighe,** Age 38 yrs., Occupation-Service, residing at Dolphin pride, Sant Dnyaneshwar marg, Near Suyog society, Mulund (East) Pin – 400081 hereinafter referred to as the **OWNERS** [which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their respective heirs, representatives, executors, administrators and assigns etc.] of the **ONE PART**.

AND

M/S J.B.CONSTRUCTIONS, a registered partnership firm, having its office of business at F1-F2, Shree Parshwa Industrial Premises CHS., Sardar Vallabhabhai Patel Road, Pendse Nagar, Dombivli [East], 421 201, Tal. Kalyan, Dist. Thane represented by and through its partner **SHRI.SHRIPAD SHRINIWAS JOSHI,** Age 56 yrs., Occupation Business, residing at 402, Yasha Sarthak CHS., Plot no.15, Gandhi Nagar, Dombivli [East] 421 201, Tal. Kalyan, Dist. Thane hereinafter called **"THE DEVELOPERS"** (which expression shall unless otherwise repugnant to the context or meaning thereof shall mean and include all its

S.S.Dighe

Mrs. S. M. Pradhan

partners, their survivors, and their respective heirs, executors and administrators and assignees) of the **OTHER PART**

WHEREAS Smt. Kamalabai Raghunath Pradhan, the predecessor in title of Owners hereinabove, had purchased the land bearing Survey No.43, Hissa No.1 admeasuring about 1300 Sq.yrds. lying and being at village Mouje Gajabandhan Patharli, Dombivli [East], TalukaKalyan, District Thane from one Smt. Sushilabai Laxman Gokhale, under the sale deed dtd.22.01.1959 registered with the office of sub registrar Kalyan at Sr.No.67/59 on 22.01.1959.

AND WHEREAS subsequent to the city survey of Dombivli City the above referred property viz. Survey No.43, Hissa No.1 admeasuring about 1300 Sq.yrds. is demarked as city survey No.10094A admeasuring about 473.20 Sq.mtrs., city survey No.10094B admeasuring about 334.30 Sq.mtrs city survey No. 10095 admeasuring about 71.90 Sq.mtrs.,city survey No.10096 admeasuring about 25.5 Sq.mtrs., city survey No.10097 admeasuring about 21.4 Sq.mtrs., city survey No.10098 admeasuring about 22.9 Sq.mtrs., city survey No.10099 admeasuring about 22.7 Sq.mtrs., city survey No.10100 admeasuring about 28.3 Sq.mtrs. together admeasuring about 1000.20Sq.mtrs. and more particularly described in the **Schedule I** written hereunder.

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AND WHEREAS retaining 334.3 Sq.mtrs. i.e. city survey No.10094B out of city survey 10094 andcity survey No. 10095 admeasuring about 71.90 Sq.mtrs (together admeasuring 406.2 Sq.mtrs.) and further keeping easementary rights over 10ft wide approach road open to sky and running through the western side of the city survey No.10094A, Smt. Kamalabai Raghunath Pradhan conveyed the land bearing Survey No.43, Hissa No.1 admeasuring about 710.41Sq.yrds. lying and being at village Mouje Gajabandhan Patharli and further bearing city survey

No.10094A admeasuring about 473.2Sq.mtrs., city survey No.10096 admeasuring about 25.5 Sq.mtrs., city survey No.10097 admeasuring about 21.4 Sq.mtrs., city survey No.10098 admeasuring about 22.9 Sq.mtrs., city survey No.10099 admeasuring about 22.7 Sq.mtrs., city survey No.10100 admeasuring about 28.3 Sq.mtrs., together admeasuring about 594 Sq.mtrs.to Smt.Mangala Vishwanath Pradhan, Ashok Vishwanth Pradhan, Snehalata Madhukar Pradhan, Madan Madhukar Pradhan and MilindMadhukar Pradhan under the deed of conveyance dtd. 09.02.1981 registered with the office of sub registrar Kalyan at Sr.No.1013/81 on 06.06.1981 and accordingly mutation entry No.4711 is carried out to that effect. The said property is more particularly described in the **Schedule II** written hereunder.

AND WHEREAS Smt.KamalabaiRaghunath Pradhan died intestate leaving behind her SnehalataMadhukar Pradhan, Milind Madhukar Pradhan and Madan Madhukar Pradhan as the legal heirs and representatives.

AND WHEREAS Madan Madhukar Pradhan died intestate leaving behind his Sushama Madan Pradhan, Swamini Satjyot Dighe as their legal heirs and representatives.

कल्याण - ३
दस्त क्र. ५०१५ २०२३
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AND WHEREAS the present owners thus own and are absolutely seized off and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of non-agricultural land bearing Survey No.43, Hissa No.1 admeasuring about 589.59 Sq.yrds. lying and being at village Moje GajabandhanPathari and further bearing city survey No.10094B admeasuring about 334.3 Sq.mtrs.andcity survey No. 10095 admeasuring about 71.90 Sq.mtrs (together admeasuring 406.2 sq.mtrs.) with easementary rights over 10ft wide approach road open to sky and running through the western side of the city survey No.10094A and more particularly described in the **Schedule III** written hereunder and hereinafter referred to as the said property for the sake of brevity.

3 M/s. S. M. Pradhan.

S.S Dighe

AND WHEREAS the existing tenanted building is very old and is in dilapidated and dangerous condition and the Owners could not maintain the said plot and the building for want of finance and desired to get it developed through some competent agency.

AND WHEREAS the Developers having represented to the Owners that the Raghu Kunj cooperative housing society standing on the adjacent plot more particularly described in the Schedule II written hereunder have executed agreement with them for the redevelopment of its property.

AND WHEREAS the said society has also given its consent to the Developers to amalgamate its property with the adjacent property by transferring it in its name and further to develop the amalgamated plot.

AND WHEREAS inconsideration of the terms and conditions as set out in these presents the Owner agreed to give rights to develop the property more particularly described in the Schedule III written hereunder along with the property more particularly described in the Schedule II written hereunder.

NOW THIS AGREEMENT WITNESSETH AS UNDER AND IT IS AGREED BY AND BETWEEN THE PARTIES AS HEREIN:

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1. In consideration of the Owners granting the Developers the right to develop the plot, viz. **ALL THAT** piece or parcel of non-agricultural land bearing Survey No.43, Hissa No.1 admeasuring about 589.59 Sq.yrds. lying and being at village MoujeGajabandhanPatharli and further bearing city survey No.10094B admeasuring about 334.3 Sq.mtrs. andcity survey No. 10095 admeasuring about 71.90 Sq.mtrs (together admeasuring 406.2 sq.mtrs.) with easementary rights over 10ft wide approach road open to

S.S.Dighe

M/s. S. M. Pathan

sky and running through the western side of the city survey No.10094A and more particularly described in the Schedule III written hereunder alongwith the adjacent plot bearing Survey No.43, Hissa No.1 admeasuring about 710.41 Sq.yrds. lying and being at village Moujc Gajabandhan Patharli and further bearing city survey No.10094A admeasuring about 473.2 Sq.mtrs , city survey No.10096 admeasuring about 25.5 Sq.mtrs., city survey No.10097 admeasuring about 21.4 Sq.mtrs., city survey No.10098 admeasuring about 22.9 Sq.mtrs., city survey No.10099 admeasuring about 22.7 Sq.mtrs., city survey No.10100 admeasuring about 28.3 Sq.mtrs., (together admeasuring about 594 Sq.mtrs.)more particularly described in the Schedule II written hereunder, thereby developing the property more particularly described in the Schedule I written hereunder, the Developers shall give to the Owners One 3BHK self-contained residential unitwith general amenities, admeasuring about 800Sq.ft. carpet area and Four 1BHK self-contained residential unit seach admeasuring about 400Sq.ft. and One 2BHK unit admeasuring about 600 Sq.Ft. carpet area together admeasuring about 3000Sq.ft. carpet area, with general amenities as specified in **SCHEDULE-VI** hereunder, and the same shall be distributed amongst the Owners herein as follows:

दस्त क्र. ५५७१	२०२३

(A) One 2BHK self-contained residential units admeasuring about 600 Sq.ft. carpet area to the Owner No.1 i.e. Smt.Snehalata Madhukar Pradhan.

(B) One 3BHK self-contained residential units admeasuring about 800 Sq.ft. carpet area and One 1BHK self-contained residential units admeasuring about 400 Sq.ft. to the Owner No.2 i.e. Mr. Milind Madhukar Pradhan.

(C) Three1BHK self-contained residential units each admeasuring about 400 Sq.ft. carpet area each, to the

S.S.Dighe

Owner Nos. 3 & 4 jointly, i.e.Smt. Sushama Madan Pradhan & Mrs. Swamini Satjyot Dighe.

2. Two number of car parking and two number of 2-wheeler parking (for owner No.2 & 3 only) shall be allotted in the proposed building, to the Owners.

3. It is agreed by the Developers that they shall pay an amount of Rs.25,00,000/- to the Owners, towards inconvenience money, at the time of possession of the said flats in the proposed building, in the following manner:

   (A) Rs.12,50,000/- to be paid to the Owner No.2 i.e. Mr.Milind Madhukar Pradhan.

   (B) Rs.12,50,000/- to be paid to the Owner Nos.3 & 4 jointly i.e. Smt. Sushama Madan Pradhan & Mrs. Swamini Satjyot Dighe.

4. The stamp duty, registration charges and GST for the said flats, shall be borne by the Developers.

5. The Owners shall not be called upon to pay any amount towards development charges which shall include the amount of share money, application and entrance fees, formation & registration of Society, security deposit(s) to the M.S.E.D. Co. Ltd., towards meter connection, transformer, water connection charges, solar water heater system, lift, with Generator backup etc., in respect of the flats to be allotted to the Owners herein, and the same shall be borne by the Developers herein.

6. It is agreed by and between the parties that, the Developers shall pay to the Owner Nos.2 & 3 an amount of Rs. 6500/- each, towards shifting charges and shall further pay to the Owner No.2 an amount ofRs.18000/- per month, and to the Owner No.3 an amount of Rs.15000/-per month, for the period of First 12 (Twelve) months, towards monthly

SS Dighe

compensation/rent required to be paid in respect of their alternative accommodation, and the same shall be increased by 10% on the last paid monthly compensation for every successive term of 12 (Twelve) months, same shall be credited in the account of each owner (Owner No.2 & 3) on or before 10th day of each month. The Developers shall be liable to pay the same to the Owners from the date of the Owners actual shifting from old premises, till the date of the Developers obtaining Completion/Occupation Certificate in respect of the proposed building and the Owners are put into vacant and peaceful possession of their respective new flats in the proposed building by the Developers.

7. It is agreed by and between the parties that, the Developers shall hand over the consideration in kind i.e. One 3 BHK residential flats admeasuring 800Sq.ft. carpet area and Four 1BHK residential flats each admeasuring 400Sq.ft. carpet area and one 2BHK unit admeasuring about 600 Sq.Ft. carpet area with general amenities to the Owners within **24 months** from the date of handing over possession of the plot by the Owners.

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8. It is hereby agreed by and between the parties hereto that, the consideration in monetary terms as well as in kind, agreed to be given to the Owners herein is on the basis of the prevailing D. C. rules of concerned local authority / Kalyan Dombivli Municipal Corporation. It is hereby specifically agreed by and between the parties hereto that, if any time after the execution of these presents, the Developers avail any additional F.S.I. apart from the FSI available as per existing D. C. rules, and get approval to construct additional floors/ flats/ units etc. then it such case the Developers shall provide fresh offer to the Owners to

Mrs. S.M. Pradhan

S.S. Dighe

that effect and the additional FSI will be consumed only after confirmation of the same from the Owners.

9. The Owners agree that pending the final deed of transfer of the said plot in the name of RaghuKunj CHS and at the time of execution of these presents, they shall execute and hand over an irrevocable general power of attorney in favour of the Developers containing therein various powers and authorities amongst others and more particularly described in the **schedule IV** written herein under which are required for the development and/or disposal of the flats in the proposed building.

10. It is agreed by the Owners that the Developers are entitled to put up the plan of the proposed building for its sanction from the Kalyan Dombivli Municipal Corporation in respect of entire property more particularly described in the Schedule I written hereunder.

11. The Owners shall, immediately upon completion of the entire building and upon handing over vacant and peaceful possession of the consideration in kind and payment of entire amount of inconvenience money as agreed upon hereinabove, convey their property in the name of Raghu Kunj CHS and they shall become the members of the Raghu Kunj CHS.

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12. It is agreed that the Owners shall handover and the Developers shall take over the physical possession as licensee of the said plot of land more particularly described in the Schedule III written hereunder with the building structure for its development within 15 days from the date of sanction of plan.

3 Mrs. S.A. Pradhan

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13. The Owners shall further agree that they or anybody through them shall not obstruct and/or hinder the Developers and/or their nominee from carrying out process of the construction on the plot more particularly described in the Schedule I written hereunder.

14. It is agreed by the Owners that after execution and registration of the development agreement and irrevocable power of attorney they and/or their legal heirs, representatives etc. shall have no right of whatsoever nature to cancel this agreement and shall have no right to enter into any oral/written agreement/deed etc. with the third person/party in respect of Development of property mentioned in Schedule III written hereunder.

15. The Owners do hereby undertake and covenant that pending the deed of transfer of the said plot in the name of Raghu Kunj CHS, they shall not create any charge or encumbrance on it or on its part and shall not transfer, sell or alienate their right, title and interest in the said plot to anybody.

16. The Owners represent that their title to the said plot is clear, marketable and without any encumberances. However, it is expressly agreed by the Owners that they shall rectify at their cost any discrepancy that may be found in the title of property. The Owners indemnify and keep indemnified throughout from any discrepancy in the title of the plot and/or any claim of whatsoever nature on the said plot and/or area of the said plot.

कलम – ३
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17. It is further agreed that all the costs, charges and expenses in connection with the development including cost of TDR etc. and construction of the building on the said plot together with the costs of the plans, building permissions,

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development charges, development fees, development expenses development taxes, open land taxes, stamp duty, registration charges, fees of architect, advocate, engineer and all other out of pocket expenses and the expenses relevant thereto shall be borne and be made by the Developers themselves and the Owners shall not be liable to pay any such costs, expenses and charges.

18. It is agreed by the Developers that they shall within two years from the date of sanction of plan by KDMC or from the date of handing over vacant possession of the plot whichever is later, apply to Kalyan Dombivli Municipal Corporation through its architect for the completion certificate and shall thereafter deliver peaceful possession of agreed consideration in kind to the Owners, provided that the Developers shall be entitled to reasonable extension of time in that respect if the construction is delayed on account of war, pandemic, civil commotion or act of God and/or any legal impediment, notice, order, rule, notification of the Government or other public and/or competent authority or unavailability of building material etc.

19. It is agreed by and between the parties that the Developers at their costs shall settle the claim of the tenants either in terms of cash or in terms of kind. The Owners shall have no liability or responsibility for the same. The details of tenants are more particularly described in the **SCHEDULE V** written hereinunder.

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94 37

20. It is agreed by and between the parties that except flats to be allotted to the Owners against the agreed consideration in kind, the Developers shall have right to dispose of the rest of the flats, shops, offices, parking etc. in the proposed building under the provisions of the Real Estate (Regulation

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and Development) Act, 2016 and the Rules and Regulations made thereunder and that all liabilities arising out of the breach of such flat purchase agreement shall be that of the Developers and the Owners shall not be any way responsible for the same.

21. **THE OWNERS DO HEREBY COVENANT THAT**

A. The Owners do hereby declare and covenant that they are entitled to transfer, assign the development rights inthe said plot as above to the Developers.

B. The Owners do hereby declare and covenant that the said plot is FREE FROM ALL ENCUMBRANCES and their title to it is CLEAR, MARKETABLE and without any defect.

C. It is not subjected to any mortgage, lien, bond, surety, will, gift, partition, maintenance, reservation and/or acquisition or requisition by any Government or Local body etc. and no notice to that effect is ever served on the Owners.

D. The said plot has an access available by the municipal road being 10ft wide approach road open to sky and through the western side of the city survey No.10094A.

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E. There is no litigation pending in any court of law or before any tribunal with respect to the said property or any part thereof.

F. The Owners have not agreed to sell, alienate, develop the said property or any part thereof by any oral or written agreement with anybody except the Developers.

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G. That the taxes, cases, water charges, electric charges etc. with respect to the said property are paid and borne by the Owners up to date.

H. The Owners further declare that they shall, immediately upon completion of the entire building and upon handing over vacant and peaceful possession of the consideration in kind and payment of entire amount of inconvenience money as agreed upon hereinabove, give their consents, signatures affidavits etc. wherever and whenever required for the purpose of the legal transfer of the said plot to the Raghu Kunj co-operative housing society.

I. The Owners shall indemnify the Developers and keep them indemnified from any claim of whatsoever nature at any time by anybody.

22. It is agreed by and between the parties that the distribution of the consideration either in terms of money and/or in terms of kind between the Owners inter-se shall be the total responsibility of the Owners only and the Developers have nothing to do with the same and either Owner shall not take any objection for the same. It is further agreed by the Owners that any dispute amongst the Owners inter se shall be resolved at their own cost and no Owner shall be entitled for any equitable remedy such as injunction etc.

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23. All out of pocket expenses, legal charges, Advocate professional charges etc. and those incidental to these presents and the development agreement and irrevocable power of attorney and the other writings to be made from time to time including the cost of investigation of title, searches of encumbrances shall be borne by the developers.

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24. The Developers shall have right to sell the debris; material etc. after the demolition of the old building structure and the Owners shall have no right to over the sale proceeds thereof.

25. The Owners have informed to the Developers and the Developers are well aware of the fact that, the drainage line of the building known as VijayaLaxmi Society on the Eastern side of the said plot is presently going through the said plot. The Developers hereby agree and undertake to appropriately shift the said drainage line at their own risk, cost and expense, and shall indemnify and keep the Owners herein fully indemnified of and from any claim of whatsoever nature raised by the said VijayaLaxmi Society.

26. The Owners have informed to the Developers and the Developers are well aware of the fact that, there is One Aud umbar Tree and Two Coconut Trees on the said plot. The Developers hereby agree not to cut the said trees as far as possible, unless the same are coming in the way of construction activity of the proposed building.

27. In the event of any dispute, default or breach of terms and conditions of this agreement either on the part of the Owners or Developers then in that case the parties shall solve the same by referring for adjudication to the Arbitrators subject to the provisions of the Arbitration & Conciliation Act, 1996 or any statutory modifications or re-enactment thereof for the time being in force, and each party shall appoint one arbitrator and such arbitrators shall elect one umpire. Arbitral award shall be final and binding on the parties. Nothing in this case shall restrict any party from seeking interim relief or protection from appropriate court or other regulatory authorities.

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M/S. S. M. Pradhan

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SCHEDULE I

REFERRED HEREINABOVE

ALL THAT piece or parcel of non-agricultural plot of land bearing Revenue Survey No.43, Hissa No.1 admeasuring about 1300 Sq.yrds. lying and being at village Gajabandhan Patharli and further bearing city survey No.10094A admeasuring about 473.20 Sq.mtrs., city survey No.10094B admeasuring about 334.30 Sq.mtrs., city survey No.10095 admeasuring about 71.90 Sq.mtrs., city survey No.10096 admeasuring about 25.5 Sq.mtrs., city survey No.10097 admeasuring about 21.4 Sq.mtrs., city survey No.10098 admeasuring about 22.9 Sq.mtrs., city survey No.10099 admeasuring about 22.7 Sq.mtrs., city survey No.10100 admeasuring about 28.3 Sq.mtrs. together admeasuring about 1000.20 Sq.mtrs. lying and being at Tilaknagar, Dombivli [East], Taluka Kalyan, District Thane and within the jurisdiction of Kalyan Dombivli Municipal Corporation and bounded as under:

TO THE EAST BY : SudamaKutir Society/ VijayaLaxmi Society CTS No. 10101, 10060, 10063

TO THE WEST BY : Ganga Niwas / Sankalp Building CTS No.- 10283

TO THE SOUTH BY : CTS No. - 10079

ON OR TOWARDS THE NORTH BY : Khandkar Lane

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SCHEDULE II

REFERRED HEREINABOVE

(Property of Raghu Kunj CHS)

ALL THAT piece or parcel of non agricultural plot of land bearing Revenue Survey No.43, Hissa No.1 admeasuring about 710.41 Sq.yrds. lying and being at village Gajabandhan Patharli and further bearing city survey No. 10094A admeasuring about 473.20 Sq.mtrs., city survey No.10096 admeasuring about 25.5

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Sq.mtrs., city survey No.10097 admeasuring about 21.4 Sq.mtrs., city survey No.10098 admeasuring about 22.9 Sq.mtrs., city survey No.10099 admeasuring about 22.7 Sq.mtrs., city survey No.10100 admeasuring about 28.3 Sq.mtrs. together admeasuring about 594 Sq.mtrs. with ground plus two storied building bearing municipal house No.F01002143500 lying and being at Tilaknagar, Dombivli [East], Taluka Kalyan, District Thane and within the jurisdiction of Kalyan Dombivli Municipal Corporation and bounded as under:

TO THE EAST BY : Sudama kutir Society/ VijayaLaxmi Society
TO THE WEST BY : Ganga Niwas / Sankalp Building
TO THE NORTH BY: Khandkar Lane
TO THE SOUTH BY: Raghuvansh Building

SCHEDULE III

REFERRED HEREINABOVE

(Property of Owners)

ALL THAT piece or parcel of non agricultural plot of land bearing Revenue Survey No.43, Hissa No.1 admeasuring about 589.59 Sq.yrds. lying and being at village Gajabandhan Patharli and further bearing city survey No. 10094B admeasuring about 334.3 Sq.mtrs., and city survey No.10095 admeasuring about 71.90 Sq.mtrs., thus totally admeasuring 406.20 Sq.mtrs. with ground plus one storied building bearing municipal house No.F01002143400 lying and being at Tilaknagar, Dombivli [East], Taluka Kalyan, District Thane and within the jurisdiction of Kalyan Dombivli Municipal Corporation and bounded as under:

ON OR TOWARDS THE EAST BY :VijayaLaxmi Society
ON OR TOWARDS THE WEST BY :Sankalp Building
ON OR TOWARDS THE SOUTH BY: CTS No. - 10079
ON OR TOWARDS THE NORTH BY:Raghukunj CHS

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SCHEDULE IV

REFERRED HEREINABOVE

[IN RESPECT OF THE POWERS DELEGATED TO THE DEVELOPERS BY THE OWNER]

a. to prepare and submit the building plan/s, to inspect the construction of the said property, to fill in and to sign the plan, to submit the same to the Kalyan Dombivli Municipal Corporation for sanction thereon, for renewal of or for any modification or alteration or revision of the plan and/or to apply for extension of the time for construction.

b. to pay the necessary deposits or securities fees for obtaining any permission for water connection and pay any such amount that may be required to be deposited or paid to the Corporation.

c. to apply for obtaining the electric connection, transformer, meters from MSED, to pay the necessary deposits, to obtain the refund of such amount, paid by the Developers in the name of the Owner as and when occasion arises.

d.To correspondwith the MunicipalCorporationorsuchotherauthoritl es including Collector, competent authority ULC etc., in connection with any permission required to the redevelopment of the existing building. To make application for sale permission and to obtain NOC from ULC.

e. to appoint contractor with or without material, to appoint licenced plumber, electrical contractor, architect, RCC consultant etc. for completing the final construction of the proposed building.

f. To pay all the outgoings, taxes, cesses etc of the property.

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S. S. Dighe

g. To sign for and on behalf of the Owners the agreements for sale of flats to be entered into between the Developers and the prospective flat purchasers.

h. To defend for and on behalf of the Owners in any suit and/or proceeding that may be initiated against him in respect of his title to the said property, to initiate proceedings, if required, for the clearance of Owners' title in respect of the said property, to make compromise, to withdraw such litigation, proceedings etc.

i. to consume full FSI, to use TDR

j. to amalgamate the property with the property of Raghukunj CHS and to develop such amalgamated plot as one unit.

k. to negotiate with the existing tenants and either to execute flat purchase agreement with them or to take possession of the tenanted premises from the tenant by making payment.

l. to use at their costs the existing electricity meters and/or water connections for the development of the said property

m. to convey the development Rights to any other Developer with the prior consent from the owners.

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n. Only upon completion of the entire building and upon handing over vacant and peaceful possession of the consideration in kind and payment of entire amount of inconvenience money as agreed upon hereinabove, to convey the property more particularly described in the Schedule III to the Raghukunj society.

o. And such other powers as are set out in the Deed of Power of attorney executed separately supplementary to these presents.

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SCHEDULE V

REFERRED HEREINABOVE

[IN RESPECT OF THE DETAILS OF TENANTS]

The Owners have rented a part of their existing premises to two tenants, the details are as follows :

1) Mr. Ramdas K. Joshi, having occupied 554 sq.ft. carpet area
2) Mr.Prabhakar R. Kamat Adarkar, having occupied 532 sq.ft. carpet area

SCHEDULE-VI

STATEMENT OF SPECIFICATION AND AMENITIES

STRUCTURE: Earthquake Resistant R.C. Framed structure with 6" thick brick work for external walls and 4 ½" thick internal partition walls. External surface to have sand faced double coat cement plaster, with 2 coats of Acrylic Waterproof Paints, wall putty finished cement plaster for the entire interior surface, to be finished with oil bound distemper paint.

FLOORING: 2'-0" x 2'-0" vitrified flooring in all rooms with matching 4" wide skirting.

W.C. and BATH DADO: to have ceramic tile flooring and ceramic tile dado up to 7'-0" level with concealed type plumbing with solar water heater connection in bathroom / Toilet.

W.C./TOILETS: Wall hung W.C. plan (white/ivory) with one tap and valve type flushing arrangement / flushing tank.

STAIRCASE: R.C.C. structure, each flight 4'-0" wide Kota stone or for tread and risers to have sand faced plaster.

DOOR: Main Door in S.W. frames (5" x 2.5") & other partition doors in S.W. frames (4" x 2.5"). All doors to have S.S. fittings, Mortise Lock, All flush doors will be laminate finish on both sides.

WINDOWS: Aluminium sliding windows with powder coating in ¾" series section, with 4 mm glass.

CILLS: Window and toilet door frames shall be made of black granite.

LOFTS: Area covering bath/ W.C.

GRANITE COOKING PLATFORM: 2'-3" wide and 7'-0" in length to be provided including 1.no, S.S sink. Front faces/sides of platform shall be provided in black granite. 4'-0 high Dado above kitchen platform to have ceramic tiles.

WASH BASIN: One No. wash basin (white/ivory) in each flat

ELECTRICAL INSTALLATIONS: ISI make concealed copper wiring for entire flat. All living rooms to have 6 ½ points, kitchen and bedroom to have 4 ½ points and lobby bath, W.C. and balcony to have one point each. Each flat shall be provided with three domestic points. Common light points in staircase, terrace and external lights shall be provided on one separate common meter. A.C. point to each bedroom.

SANITATION & PLUMBING: Water supply to be provided through overhead tank along with underground water tank of adequate capacity with plumbing arrangement. All waste water and sewage will be connected to Municipal drains or septic tank. Plumbing and other provisions shall be made for loft tank and washing machine.

COMMON FACILITIES:-

OPEN TERRACES: All open terraces shall be waterproofed with brick bat and IPS finish. Open terraces attached to flats shall be maintained by respective flat owners.

Compound wall with entrance gates shall be provided.

LIFT: Elevator of required size shall be provided.

BATTERY BACKUP : Invertor of sufficient capacity will be provided for Lift and common lighting.

FIRE FIGHTING SYSTEM: Necessary fire fighting system as per rules of Kalyan- Dombivali Municipal Corporation shall be installed with all ISI fittings and fixtures.

ENTRANCE LOBBY: Decorated entrance lobby with modern design false ceiling shall be provided.

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Mrs. S. M. Pradhan

S.S. Dighe

O.H.T & U.G.T.: Overhead and underground water tanks with necessary capacity and submersible water pumps.

SURROUNDING LIGHTING: Outdoor lighting with proper fittings and fixtures in stilt, campus, on ramp, garden etc.

PAVING : Paved area around the building with trees along the plot boundary. Paver blocks for hard paving wherever needed.

SOLAR and Rain Water Harvesting System: Solar system and water harvesting shall be provided as per KDMC norms.

SIGNED SEALED AND
DELIVERED BY
THE WITHIN NAMED "OWNERS"

1) **Snehalata Madhukar Pradhan**



2) **Milind Madhukar Pradhan**



3) **Sushama Madan Pradhan**



4) **Swamini Satjyot Dighe**



कल्याण-५
दस्त क्र. ५१९०५ | २०२३
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in the presence of

1. Kishor D. Mahipatrao

2. Manoj Sakpal.

SIGNED SEALED AND
DELIVERED BY
THE WITHIN NAMED "DEVELOPERS"
M/S.J.B.CONSTRUCTIONS
Represented by and through
its partner
MR.SHRIPAD SHRINIWAS JOSHI



in the presence of

1. Kishor D. Mahipatrao

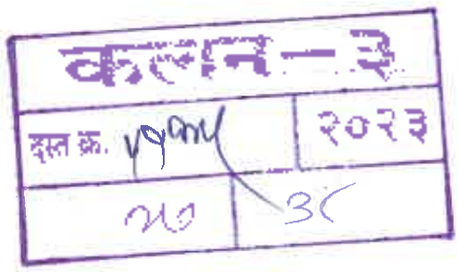
2. Manoj Sakpal.

कलन – ३
दस्त क्र. ५१९५ | २०२३
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THE SEAL OF THE JOINT SUB-REGISTRAR, KALYAN-3
Dist. Thane


आयकर विभाग
INCOME TAX DEPARTMENT
J. B. CONSTRUCTIONS
भारत सरकार
GOVT. OF INDIA
14/09/1997
AACFJ5566A




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THE SEAL OF THE JOINT SUB-REGISTER
Dist Thane

प्रदान

महाराष्ट्र शासन

मालमत्ता पत्रक

३७०७

गाव/पेठ - चोपडनी | हवेली/ता/उप जि. : उप जमीनीलक भूमि अभिलेख, कल्याण | जिल्हा - ठाणे

भूमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	आकारणी/सिस्सा	शासनाच्या विरुद्धच्या अकारणीचा किंवा शासकीय वसुलीच्या बाबतीत दस्तावेज करुन घेणाऱ्याची लिखित वेळ
१८५१	४४	७२८१			मि.स.नं १७८५४ प्रमाणे

सुविधाधिकार
हस्तांतरण शुल्क शासन
वर्ग:एक्स [अन्यसंस्था (खुलासा द्यावा- खरेदीने)]
पट्टेदार
बदल झाला
बदल झाले

दिनांक	स्वरूपाचे	रोख रुपये	नोंदणी क्रमांक व दस्तऐवज किंवा चलन	शेरा
२७/०७/२०१८	खरेदीने मे पु.क १७०१८३.		H [१)नोंदणी. फंगना विक्रय प्रमाण] २) हस्तांतरण शुल्क प्रमाण [३)करांचे विक्रयाच्या प्रमाण] [४) पत्रक भरुन्न झाले] ५) नियमित शुल्क प्रमाण	साठे ७८/०७/२०१८ दि.वि.पु.क्र.३१०० ८.पु.८ पर्यवेक्षकाधिकारी.
२४/०७/२०१८	वरिलप्रमाणे दस्तऐवज व म.दि.वि.पु.१९. शासन परिपत्रक व प्रचलित कार्यपद्धती दि २४/७/२०१८ रोजी सायंकालीन सत्रामध्ये सायं ५ ते ६ या वेळेत रोखीने केली.			नही- २४/७/२०१८ दि.वि.पु.क्र.शासन ८.पु.८ पर्यवेक्षकाधिकारी.
२४/०७/२०१८	मा.जिल्हाधिकारी ठाणे यांचे कार्यालय पत्र क्रमांक/सी.आर.पी.एस/कावी/ दि.१६/७/२०१८ व मा. सहदुय्यम निबंधक साहेब ह.क्र.पु.१ यांचेकडील पत्र क्रमांक/सी.आर.पी.एस/कावी पौष/२०१८ दि.१६/७/२०१८ अन्वये दिलेल्या २४/७/२०१८ अन्वये दिलेल्या परिशिष्ट अ मधील क्षेत्र एकत्रफळ तुलनेत नव दस्त ऐवज फी.सी दाखल केले			दिलेल्या प्र.क्र.१६१ प्रमाणे नही- २४/७/२०१८ ८.पु.८ पर्यवेक्षकाधिकारी
०४/०४/२०२२	सदर मौजे - चोपडे तालुका कल्याण जिल्हा ठाणे येथील मौजे चोपडे हद्दीतील अनुक्रमांक १ ते ४ मधील मिळकती या कल्याण डोंबिवली महानगरपालिका हद्दीत समाविष्ट झाल्या असून सदर मिळकतीचे मालक यांनी मालमत्ता पत्रकी नोंद करणेबाबत अर्ज केला आहे.		H मुल्यांकन पत्रक प्रमाणे रु.१,८ चौ.मी. लागणारी मालमत्ता पत्रक फी रु.१,८ चौ.मी	खेपेप्रमाणे प्र.क्र.३०० प्रमाणे नही- ०४/०४/२०२२ ८.अ.क्र.८, उ.अ.पु.अ. कल्याण

ई फेरफार पडताळणी (दिनांक ३/३/२०२३ ३:४८:१३) PM यांनी विभागीय स्वयंचलीत यंत्रणेमध्ये केली असल्याने त्यांची स्वाक्षरी नाही. मिळकत पत्रिका डाऊनलोड दिनांक ३/३/२०२३ ४:५८:१३ PM
पडताळणी करण्यासाठी भेट द्या https://eyecdoslr.maharashtra.gov.in/DOSLR/prop/qrcode/0 या संकेत स्थळावर फाइल नंबर २७८२१०००२३६५१५ हा नमूद करावा.

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सह दुय्यम निबंधक कल्याण - ३
कि.ठाणे
Dist Thane

महाराष्ट्र शासन

मालमत्ता पत्रक

१२३६२

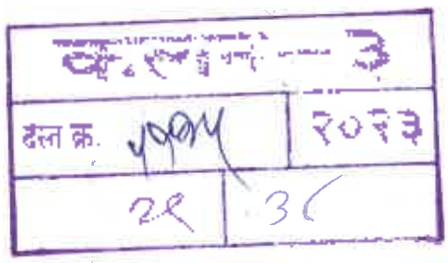
तालुका/पेठ : ठाणे		तालुका भू.का. - उप अधीक्षक भूमि अभिलेख, ठाणे		जिल्हा : ठाणे
भूमापन क्रमांक	हिस्सा नंबर	एकूण क्षेत्र चौ.मी	आकारणी	इतरअधिकार किंवा आकारणीचा तोडगित असलेल्या कब्जेदाराचे नाव व भोगवटी विषयक शेरा
१७५१/२५	८२	३३८.२०	४	१ चुक ४०८४/४ दि.

सुविधाधिकार	
हस्तांतरण झाले तारीख	
वर्ग :	
महसूल	
इतर पोट	
इतर ओर	

दिनांक	व्यवहार	संदर्भ क्रमांक	नवीन भोगवटादार यांचे नाव	शेरा
२७/०९/२०२३	फेरफार ८ प्रमाणे वि.नु.अ ठाणे म.भू.अ.यांचे पत्रानुसार फेरफार १४२५०-१४२५१ ८ ८ अन्वये नाव		१ श्री. सोहनलाल अर्जुनदास प्रधान [२ श्री. मदन अर्जुनदास प्रधान] ३ श्री. गिरीश अर्जुनदास प्रधान	सही- के/२७/०९/२३ वि.नु.अ.ठाणे ८ म.भू.अ.ठाणे.
२७/०९/२०२३	प्र.जमाबंदी आयुक्त व संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील आदेशान्वये वि.नु.अ/ठाणे/ वि.१६/२७३५१ दि.१६/२७३५१ दि.२७/०९/२०२३ अन्वये निकाल पारित केला व भू.अ.ठाणे यांचेकडील फेरफार क्र.१४२५०-१४२५१ दि.२७/०९/२०२३ अन्वये निकाल पारित केला आहे.			फेरफार क्र.१४२५१ नुसार सही- २७/०९/२३ ८ म.भू.अ.ठाणे
०५/०७/२०२३	फरक क्षेत्र : ०.०० चौ.मी. दि.०५/०७/२०२३ रोजी मोजणी अर्जानुसार, फरकाचे मुळ कारण : जागेचा मालकी हक्काबाबत, तसेच सीमेबाबत व फरक क्षेत्र बाबत असणारे वादतंटे मार्गी लागले आहे.		१ एकूण क्षेत्र ४८०.४० चौ.मी. स्थानिकेने मान्यतेस दिले ४८०.४० चौ.मी.	हस्तांतरण प्रकरण सही- ०५/०७/२३ ८ म.भू.अ. ८.म.भू.अ ठाणे

दि शिक्षक प्रेक्षा दिनांक 3/2/2023 3:32:43 PM रोजी डिजिटल स्वाक्षरी केली आहे/आहेत दि सही जिल्हाधिकारी महाराष्ट्र दि दिनांक सर्वसाधारण दिनांक 3/2/2023 10:41:11 AM

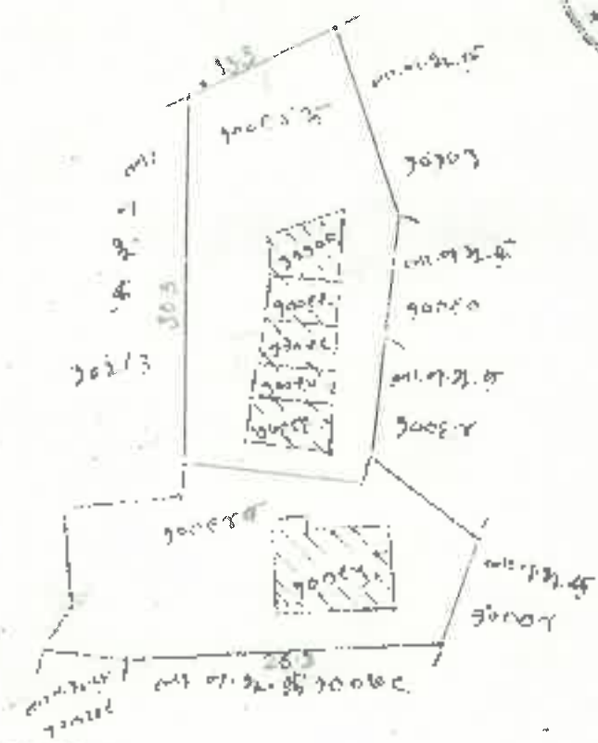
ही पडताळणी साठी URL: https://mahabhulekh.maharashtra.gov.in/Property_Card/Verify_Property_Card.aspx वर जाऊन दिलेली 12 अंकी संख्या व 6 अंकी पासवर्ड टाकावा.





नगर भूमापन-डोंबिवली
तालुका कल्याण
जिल्हा ठाणे

श्री/श्रीमती ..... यांचे
दिनांक ८/६/२०१८ रोजीच्या अर्जावरून नगर भूमापन-डोंबिवली
ता.कल्याण येथील पुनर्विलोकन आलेख क्र. ४२
मधील ९,१०,३०७/१,३,४,५,६,७,८ व ३०८
अशाप्रमाणे नकाशा दिला असे.



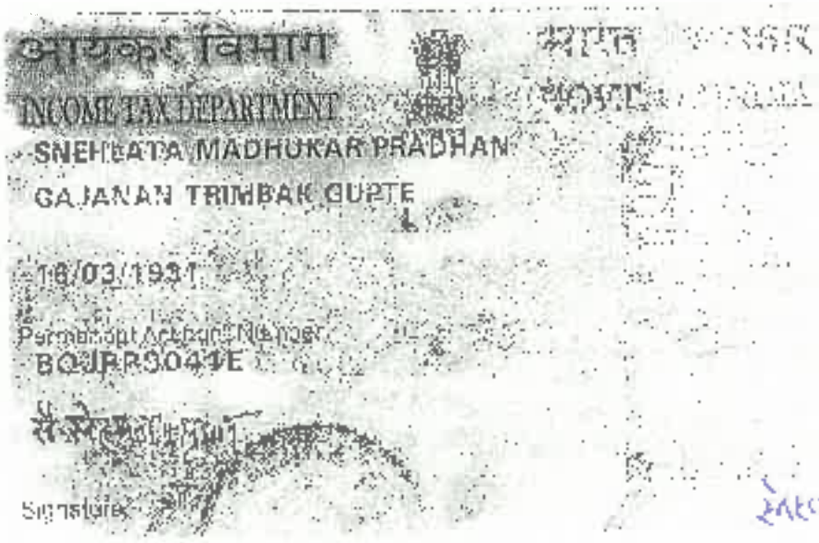
अर्ज क्र. ५०५१८...
फी रु. २०००/- अर्ज स्वीकारीची तारीख
फी परत ..... नकाशा तयार तारीख
फी रु. ३/- नकाशा दिल्याची तारीख ८/६/२०१८
एकूण रु. २००३/-



सही/- नकाशा
परिरक्षण भूमापक
डोंबिवली 8 JUL 2019

दस्त क्र. ५१०५ | २०२३
३० | ३१









M/S 'M. Pradhan'

कलन – ३

दस्त क्र.	२०२३
39	3

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-3
DIST Thane

S.S. Digle





Manoj D. Sakpal



केरोनी - ३

दस्त क्र. १०२३

32 | 31



Data of Bank Receipt for GRN MH018113552202223R
Bank - IDBI BANK

Bank/Branch	:		
Pmt Txn Id	: 724914581	Simple Receipt	
Pmt DtTime	: 31/03/2023 18 49 14	Print DtTime	:
ChallanIdNo	: 6910333202303315415 9	GRAS GRN	MH018113552202223R
District	: 1201 / THANE	GRN Date	: 31/03/2023 18 49 15
Office Name	: IGR126 / KLN3_KALYAN NO 3 JOINT SUB REGISTRA		

StDuty Schm	: 00300346401 75/ Stamp Duty(Bank Portal)
StDuty Amt	: Rs 6,16,500.00/- (Rs Six Lakh Sixteen Thousand Five Hundred Rupees Only)
RgnFee Schm	:
RgnFee Amt	:

Only for verification-not to be printed and used

Article	B25		
Prop Mvblty	Immovable	Consideration	1,23,25,000.00/-
Prop Descr	: CITY SURVEY NO,10094 B TO 10095,VILLAGE . PATHARLI DOMBIVLI EAST . THANE,GAJABANDHAN . 421201		
Duty Payer	PAN-AACFJ5566A J B CONSTRUCTIONS		
Other Party	. PAN-BGJPP9041T SNEHLATA MADHUKAR PRADHAN		

Bank Scroll No.	: 1
Bank Scroll Date	: 31/03/2023
RBI Credit Date	: 31/03/2023
Mobile Number	: 9136023534792

FACE ₹ 616500.00 DEFACED

Challan Entered Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	0G1 72 5135	DEC0168e88203324	10/04/2023-17:24:02	IGR125	616520.00
			Total Defacement Amount		6,16,500.00

कल्याण – ३
सह. दु.नि. ५७३५ २०२३
३३ ३८

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-3 Dist Thane


कल्याण - ५
पावती क्रं. ७७३५
२०१२
३४
३८
THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-1

72/5135
सोमवार,10 एप्रिल 2023 5:24 म.नं.

दस्त गोषवारा भाग-1

कल3 34/36
दस्त क्रमांक: 5135/2023

दस्त क्रमांक : कल3 /5135/2023

बाजार भूल्य: रु. 00/- मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क : ₹ 6,16,500/-

नोंदणी फी सम्बंधी अभिप्राय नोंदविले :-

1; Fee Adjustment : Fee Acjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. कल्याण यांचे कार्यालयात

अ. क्र. 5135 वर दि.10-04-2023

वेळी 5:15 म.नं. वा. हजर केला.

पावती:5674 पावती दिनांक: 10/04/2023

सादरकरणाऱ्याचे नाव: मे. जे. बी. कंस्ट्रक्शन्स तर्फे भागीदार श्रीपाद श्रीनिवास जोशी

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 760.00
पृष्ठांची फी	रु. 300.00
पृष्ठांची संख्या: 38	
एकूण:	31060.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 3

Joint Sub Registrar Kalyan 3

दस्ताचा प्रकार : नियमानुकूल(Regular)

मुद्रांक शुल्क (एक) कल्याण महानगरपालिकेच्या हद्दीत किंवा स्थानिक क्षेत्रातील कल्याण नगर परिषद हद्दीत किंवा उप-खंड (३) मध्ये नमूद केलेल्या कोणत्याही नगरपरिषद हद्दीत आकारण्यात आले

शिक्का क्र. 1 10 / 04 / 2023 05 : 15 : 50 PM ची वेळ: (नोंदणीकरण)

शिक्का क्र. 2 10 / 04 / 2023 05 : 17 : 28 PM ची वेळ: (फी)

सदर दस्तऐवज नोंदणी कायदा, १९०८ व महाराष्ट्र नोंदणी नियम १९६१ अंतर्गत तपासणीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तावरी सत्यता पडताळणीसाठी सुस्थितीत निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण प्रकरणामुळे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदे/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

लिहून घेणार सही

लिहून देणार सही

M/S. S. M. Pradhan.

S. S. Dighe

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN - 3

सह दुय्यम निबंधक वर्ग-२ | बातमी 38/35
13/04/2023 5:27:47 PM | दस्त क्रमांक: 5135/2023

दस्त क्रमांक :कलर2/5135/2023
नोंदणी :Regn.63m

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	फोटो	अंगठ्याचा ठसा
1	नाव:के. प. पो. सोसायटी तर्फे चेअरमन सौ.वंदना सोनावणे वय:45 पत्ता:प्लॉट नं: फ्लॅट 1-फ्लॅट 2 माळा नं: -, इमारतीचे नाव: श्री पार्क हाईसोसायटी सिध्दार्थनगर को ऑप हौसिंग सोसायटी लिमिटेड ब्लॉक नं: , रोड नं: मालाड (पश्चिम)मुंबई पिन: 400097, महाराष्ट्र, पॅनकार्ड मुंबई, ठाणे THANE. पॅन नंबर:AACFJ5566A	पक्षकार प्रकार वय :56 स्वाक्षरी:			
2	नाव:सईनवर अकबर पठाण पत्ता:प्लॉट नं: - माळा नं: - इमारतीचे नाव: स्वप्ना, ब्लॉक नं: -, रोड नं: प्रोहायर सेल डिव्हलपमेंट पॅनकार्ड मुंबई, महाराष्ट्र, ठाणे पॅन नंबर:BQJPP9041E	पक्षकार प्रकार वय :50 स्वाक्षरी:			
3	नाव:विनोद बाबुराव पाटील पत्ता:प्लॉट नं: - माळा नं: - इमारतीचे नाव: स्वप्ना, ब्लॉक नं: -, रोड नं: प्रोहायर सेल डिव्हलपमेंट पॅनकार्ड मुंबई, महाराष्ट्र, ठाणे पॅन नंबर:AVKPP8894K	पक्षकार प्रकार वय :60 स्वाक्षरी:			
4	नाव:सुलभा मनोज देसाई पत्ता:प्लॉट नं: - माळा नं: - इमारतीचे नाव: स्वप्ना, ब्लॉक नं: -, रोड नं: प्रोहायर सेल डिव्हलपमेंट पॅनकार्ड मुंबई, महाराष्ट्र, ठाणे पॅन नंबर:BSUPP8587K	पक्षकार प्रकार वय :48 स्वाक्षरी:			
5	नाव:स्वाती सतीश दिघे पत्ता:प्लॉट नं: - माळा नं: - इमारतीचे नाव: पुरोहित पार्क, ब्लॉक नं: -, रोड नं: एस.व्ही.रोड, मालाड (पश्चिम)मुंबई, पुनम नगर, मुंबई उपनगर, महाराष्ट्र MUMBAI पॅन नंबर:AGIJP7825N	पक्षकार प्रकार वय :38 स्वाक्षरी:			

वरील दस्तऐवज करुन देणार यांनी सह दुय्यम निबंधक यांच्या समक्ष दिलेल्या कबुलीनुसार.
दिनांक 13 रोजी बेरीज 10 / 04 / 2023 05 : 20 : 19 PM

ओळख:
वरील दस्त ऐवज निष्पादित करणारे यांनी मी दस्तऐवज करुन देणा यांना ओळखतो. ओळखतात, व त्यांची ओळख पटविली.

अनु क्र.	ओळख देणाऱ्याचे नाव व पत्ता		फोटो	अंगठ्याचा ठसा
1	नाव:मनोज भालचंद्र वय:45 पत्ता:प्लॉट नं:पिंपळ पिन कोड:400097	स्वाक्षरी		
2	नाव:विनोद बाबुराव पाटील वय:35 पत्ता:प्लॉट नं:पिंपळ पिन कोड:400097	स्वाक्षरी		

दिनांक 13/04/2023 05 : 21 : 11 PM

सह दुय्यम निबंधक वर्ग-२ Joint Sub Registrar Kavar 3

Payment Details

Sr	Purchaser	Type	Verification no/Vendor	GRN Licence	Amount	User Ac	Deface Number	Deface Date
1	J B CONSTRUCTIONS	eSDTRSimple Receipt	69103332023033154159	MH018173552202223R	6100000	SD	0050186483222324	10/04/2023
2		DHC	10042023174203	760	RF	10042023174203	10/04/2023	
3		eChallan	00035207420232 4F	500	RF	0050186503223224	10/04/2023	
4		eChallan	MH00018247170232 4E	30000	RF	0050186483223224	10/04/2023	

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

5135/2023

Please Keep Your Receipt for Future Reference

1 Only Scanned Documents will be processed through Sub-Registrar Office. Original Documents will be returned.

सह दुय्यम निबंधक एस-2

कलम३ 3U 3C

10/04/2023 6 09:00 PM

दस्त क्रमांक: कलम3/5135/2023

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	फोटो	अंगठ्याचा ठसा
1	नाव:के. डी. कंस्ट्रक्शन्स तर्फे भागीदार सौरभ पोपटलाल शहा वय:-वय वर्षे 1-एक 2 -स्वाक्षरीचे नाव की मार्फत इडेन्टिफाय करणारांचे नाव व ओळख खात्री करणारे, पत्ता:- नाव:-फ्लॅट नं:-, मजला नं:-, इमारतीचे नाव:-, रोड नं:- नाव:-, ठाणे, कोपरी पूर्व, महाराष्ट्र, THANE. पॅन नंबर:AACFJ5666A	सिंगल प्रमाणे वय :-55 स्वाक्षरी:-			
2	नाव:मेघना सौरभ शहा फ्लॅट/प्लॉट नं:-, मजला नं:-, इमारतीचे नाव:-, रोड नं:- नाव:-, ठाणे, डिसकनगर, कोपरी पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:BCJPP9021E	सिंगल प्रमाणे वय :-33 स्वाक्षरी:-			
3	नाव:निलेश मधुकर देशमुख फ्लॅट/प्लॉट नं:-, मजला नं:-, इमारतीचे नाव:-, रोड नं:- नाव:-, ठाणे, डिसकनगर, कोपरी पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:AAIKP0584A	सिंगल प्रमाणे वय :-50 स्वाक्षरी:-			
4	नाव:सुनिता सदा पाटील फ्लॅट/प्लॉट नं:-, मजला नं:-, इमारतीचे नाव:-, रोड नं:- नाव:-, ठाणे, डिसकनगर, कोपरी पूर्व, महाराष्ट्र, ठाणे पॅन नंबर:BSVPP8587K	सिंगल प्रमाणे वय :-54 स्वाक्षरी:-			
5	नाव:प्रतिभा मनोज पांचाळ फ्लॅट/प्लॉट नं:-, मजला नं:-, इमारतीचे नाव:-, रोड नं:- नाव:-, ठाणे, कोपरी पूर्व, महाराष्ट्र, ठाणे पॅन नंबर:ACUPP7823N	सिंगल प्रमाणे वय :-36 स्वाक्षरी:-			

दस्त ऐवज करून देणार/लिहून ठेवणार यांनी सादर केलेले कागदपत्राचे वर्णन व दस्तऐवज हाताळणी केलेचा दिनांक व वेळ
दिनांक 3 वी वेळ 10 / 04 / 2023 05 : 20 : 19 PM

शेरा:-
वरील दस्त नंबर दिलेला असून दस्तावर दी ते सब्रजिस्टर कल्याण ३ यांचे कार्यालयात करून देणेत आलेला आहे.ओळखपटावर व साक्षी ओळख पटविणारे

अनु क्र.	पक्षकाराचे नाव व पत्ता		फोटो	अंगठ्याचा ठसा
1	नाव:मनोज भास्कर वय:45 पत्ता:डोंबिवली पोलिस घर नं:421202	स्वाक्षरी		
2	नाव:किशोर दौ महिपतकर वय:58 पत्ता:कल्याण स्वामी, तुलसी रोड, डोंबिवली पश्चिम घर नं:421202	स्वाक्षरी		

दिनांक व.व वी वेळ:10 / 04 / 2023 05 : 21 : 11 PM

Joint Sub Registrar Kalyan 3

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-3 सह.दुय्यम निबंधक कल्याण - ३

Payment Details

Sr	Purpose	Type	Verification no/Vendor	GRN/Lodge	Amount	Deface Number	Deface Date
1	J B CONSTRUCTIONS	eSBTR/Simple Receipt	69103332023031151759	MH018113552320230415R	616500.00	0000186486202324	10/04/2023
2		D-C	1004202317423	1004202317423D	760	1004202317423D	10/04/2023
3		eChallan		MH001186907420232415	300	00001865002023241	10/04/2023
4		eChallan		MH001192471202324E	30000	00001864832023241	10/04/2023

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

5135 /2023

Verify Scanned Documents through Authorized Login on IGR Portal

Verify Scanned Documents by customers through Authorized Login on IGR Portal and Mobile Application

सह दुय्यम निबंधक वर्ग-2 | बिलनं. 3935/2023

दस्त क्रमांक: 3935/2023

नोंदणी क्रमांक: 39m3/3935/2023

मूल्यांकन क्रमांक: [illegible]

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जे.के.कन्स्ट्रक्शन्स तर्फे भागीदार , वय:-, पत्ता:प्लॉट नं: , माळा नं: , इमारतीचे नाव: स्पृहा, ब्लॉक नं: , रोड नं: सेक्टर नं: , [illegible] पॅन नं:GCJPP9041E	वित्त हस्तांतरण वय 93 स्वाक्षरी:-		

शेरा:दस्तऐवज करुन देणार/लिहून ठेवणार हे मोबदला रक्कम स्वीकारणार आहेत का? नाही, दस्तऐवज करुन देणार/लिहून ठेवणार यांनी मोबदला रक्कम स्वीकारली आहे का? नाही

शिक्का क्र.3 ची वेळ:19 / 04 / 2023 05 : 20 : 19 PM

ओळख :

पावती दस्त सह दुय्यम निबंधक वर्ग-2 कल्याण 3 यांचे कार्यालयात अ.क्र. 1 ते 4 वर नमूद केलेल्या पक्षकारांनी, ओळखपत्र व त्यांची बोटांचे ठसे दिलेवरुन

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:जे.के.कन्स्ट्रक्शन्स वय:26 पत्ता:प्लॉट नं:बिल्डिंग पिन कोड:421202	स्वाक्षरी		
2	नाव:विनायक बी कोलगावकर वय:35 पत्ता:प्लॉट नं:बिल्डिंग नं:कृष्णा गोल्ड रेसिडेन्सी पोलिस पिन कोड:421202	स्वाक्षरी		

सादरीत पक्षकारांची फसवी दस्तऐवज करुन देणार

अ क्र	पक्षकाराचे नाव व पत्ता
1	नाव:जे.के. कन्स्ट्रक्शन्स तर्फे भागीदार विनोद बी निबाळकर वोरली पत्ता:प्लॉट नं: एफ 1-एफ 2, माळा नं: -, इमारतीचे नाव: श्री साई इंडस्ट्रियल डिव्हलपमेंट को ऑप इस्टेट सोसायटी, ब्लॉक नं: - , रोड नं: व्हिलेज कल्याण(वेस्ट) स्टेट कोड: [illegible] सेक्टिवली पूर्व, महाराष्ट्र, THANE AACFJ5566A विनोद बापूराव घोलप
2	नाव:-, माळा नं: -, इमारतीचे नाव: स्पृहा, ब्लॉक नं: , रोड नं: पारनाका चौक, डिव्हलपर, सेक्टिवली पूर्व, महाराष्ट्र, ठाणे. AMKPP0588K पुनम पवन पंचाल
3	पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: स्पृहा, ब्लॉक नं: - , रोड नं: पारनाका चौक, डिव्हलपर, सेक्टिवली पूर्व , महाराष्ट्र, ठाणे BSVPP8587K जगदीश नारायण पांडे
4	पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: हनुमान पार्क, ब्लॉक नं: - , रोड नं: जय हनुमान मार्ग, कुर्ला पूर्व , महाराष्ट्र, MUMBAI AQUPP7625N

शिक्का क्र.4 ची वेळ:19 / 04 / 2023 05 : 21 : 11 PM

सिद्धा क.5 ची वेळ:24 / 04 / 2023 01 : 27 : 56 PM नोंदणी फुलक 1 एम

Joint Sub-Registrar Kalyan 3

Payment Details

Sr	Purchaser	Type	Verification No/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	J K CONSTRUCTIONS	eSBTR/Simple Receipt	691033202303154159	MH011356220[illegible]R	616500.00	SD	3000136468320324	10/04/2023
2		DHC		1004202317422	760	RF	1004X0231742320	10/04/2023
3		eChallan		MH003092074202324E	300	RF	0003136500202324	10/04/2023
4		eChallan		MH009192742023245	30000	RF	3000136468320324	10/04/2023

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

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN 3 Dist Thane

प्रमाणित करण्यात येते की सदर दस्त क्र. 4934 सध्ये 26 पाने आहेत. 35/2023

पुस्तक क्रमांक ...7... वर नोंदला दिनांक 24/8/2023

1 Verify Scanned Documents, for correctness through this QR Code & print report in case of objection within 14 days.

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11/04/2023

सूची क्र.2

दस्त नंबर : 5135/2023

नोंदणी :

Regn:63m

गावाचे नाव: गं.भा.पाथर्ली

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	1
(3) बाजार भाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पटटेदार ते नमूद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) सर्वेक्रमांक मालकीच्या प्रॉपर्टीचा प्रकार वर्णन :, इतर माहिती: मौजे गं.भा.पाथर्ली चे येणे प्रमाणे गट नं 10.09आर क्षेत्र 334.3 चौ.मी. पैकी गट नं 10905,क्षेत्र 7 - 50 चौ.मी. एकूण क्षेत्र 406.20 चौ.मी. अविभक्त हिस्सा (संपूर्ण - सर्वसाधारण सोसायटीचे बांधकाम क्षेत्र ३,22,25.000- चे विकसनकर्त्याचा हिस्सा बांधकाम क्षेत्र 1 00,04.600-((C.T.S. Number : 10934B, 10905))
(5) क्षेत्रफळ	1) 406.20 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेली असेल	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्रीमती मधुरा प्रकाश वाघ-60; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: स्वप्नसा, ब्लॉक नं: , रोड नं: सावरकर नगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BQJPP9141E 2): नाव:-प्रविण प्रकाश वाघ-60; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: स्वप्नसा, ब्लॉक नं: , रोड नं: सावरकर नगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AMKPP1684K 3): नाव:-सुरभी प्रविण वाघ-54; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: स्वप्नसा, ब्लॉक नं: , रोड नं: सावरकर नगर, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BSVPP9987K 4): नाव:-स्वामीनी चंद्रशेखर दिघे-36, पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: ओमिक्रॉन, ब्लॉक नं: , रोड नं: संत ज्ञानेश्वर मार्ग, गुरुदेव सोसायटीच्या समोर, दुर्गेश पूर्व, महाराष्ट्र. MUMBAI पिन कोड:-400381 पॅन नं:-AOIJPP7625N
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. जे बी कंस्ट्रक्शन तर्फे भागीदार पंकज बाबुलाल जैन-56, पत्ता:-प्लॉट नं: 1,मजला 2, माळा नं: , इमारतीचे नाव: ए विंग श्री गणेश सोसायटी, स्टेशन रोड, कल्याण पश्चिम, ठाणे, महाराष्ट्र, THANE पिन कोड:-421301 पॅन नं:-AACFJ5506A
(9)दस्तऐवज करुन दिल्याचा दिनांक	13/04/2023
(10)दस्त नोंदणी केल्याचा दिनांक	11/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	5135/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	616500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग २ कल्याण क्र.३

सूची-२ मधील मालमत्ता क्षेत्राधिन :

महानगरपालिका किंवा कटकमंडळाच्या हद्दीपासून अंतरावर :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-3

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	J B CONSTRUCTIONS	eSBTR/Simple Receipt	69703920230331541S9	MH01811355202072238	516500.00	SO	0900108648E202324	10/04/2023
2		DHC	10042023174238	/E0	RH	10042023174238	10/04/2023
3		eChallan	MH00392074202324E	300	RF	00401906/02023/24	10/04/2023
4		eChallan	MH20019247*232324E	30000	RF	0040196488/202324	10/04/2023

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