77/209 पावती Original/Duplicate
Friday,January 12 ,2024 नोंदणी क्रं. :39म
12:40 PM Regn.:39M

पावती क्रं.: 247 दिनांक: 12/01/2024

गावाचे नाव: उल्हासनगर (शहाड)
दस्तऐवजाचा अनुक्रमांक: उहन1-209-2024
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: मे. कृष्णा इन्फ्रा तर्फे भागीदार अनिलकुमार यादव - - .

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 800.00
पृष्ठांची संख्या: 40	
एकूण:	रु. 30800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
1:00 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र. १.

बाजार मुल्य: रु.105281500 /-
मोबदला रु.121343500/-
भरलेले मुद्रांक शुल्क : रु. 6067200/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013775109202324E दिनांक: 10/01/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124106309565 दिनांक: 10/01/2024
बँकेचे नाव व पत्ता:

मुळदस्त परत मिळाला
Anil Kumar.
पक्षकाराची स्वक्षरी
दिनांक: 12/01/2024

1/12/2024

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर क्र. १.

7/209 इतर पावती Original/Duplicate

Friday, 12 January 2024 3:04 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 263 दिनांक: 12/01/2024

गावाचे नाव: -उल्हासनगर (शहाड)

दस्तऐवजाचा अनुक्रमांक: उहन1-209-2024

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: मे. कृष्णा इन्फ्रा तर्फे भागीदार अनिलकुमार यादव - -

वणन

दस्त हाताळणी फी	रु. 120.00
पृष्ठांची संख्या: 6	
एकूण:	रु. 120.00

Sub Registrar Ulhasnagar

सहदुय्यम निबंधक वर्ग २
उल्हासनगर क्र. १.

1): देयकाचा प्रकार: DHC रक्कम: रु.120/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124128410442 दिनांक: 12/01/2024

बँकेचे नाव व पत्ता:

12/01/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. उल्हासनगर 1
दस्त क्रमांक : 209/2024
नोदंणी :
Regn:63m

गावाचे नाव : उल्हासनगर (शहाड)

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	121343500
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	105281500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:उल्हासनगर म.न.पा इतर वर्णन :, इतर माहिती: मौजे- शहाड (उल्हासनगर),तालुका- उल्हासनगर,जिल्हा- ठाणे येथील स. न. 178(पार्ट)क्षेत्र. 3900 चौ.मी (अभिनिर्णय प्रकरण क्र. 759/2023 दि. 09/01/2024 अन्वये)((Survey Number : 178 (पार्ट) ;))
(5) क्षेत्रफळ	1) 3900 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-- गूरमुखसिंग गुरदाससिंग पंजवानी - वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: -, रोड नं: राहणार- गोल्डन हाउस, सेक्शन- 17, एकता अपार्टमेंट, हिल वियु एरिया, उल्हासनगर- 3, जिल्हा- ठाणे ,, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAXPP8330K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. कृष्णा इन्फ्रा तर्फे भागीदार अनिलकुमार यादव - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार- सदनिका क्र. 402, ए विंग, सहजीवन रेसिडेन्सी, बिल्डींग न. 1, तिसगाव नाका, तिसगाव, कल्याण इस्ट, जिल्हा- ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AAZFK7047A 2): नाव:-मे. कृष्णा इन्फ्रा तर्फे भागीदार राजेंद्र सिंग गूरमूख सिंग पंजवानी - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार- गोल्डन हाउस, सेक्शन- 17, एकता अपार्टमेंट, हिल वियु एरिया, उल्हासनगर- 3, जिल्हा- ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAZFK7047A 3): नाव:-- मे. कृष्णा इन्फ्रा तर्फे भागीदार जितेंद्र सिंग गूरमूख सिंग पंजवानी - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार- गोल्डन हाउस, सेक्शन- 17, एकता अपार्टमेंट, हिल वियु एरिया, उल्हासनगर- 3, जिल्हा- ठाणे , र- , महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAZFK7047A
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	12/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	209/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	6067200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण अभिर्निणीत दस्त कारणाचा तपशील अभिर्निणीत दस्त 759/2023 दिनांक 09/01/2024
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

The Seal of The Joint Sub Registrar Class-II Ulhasnagar-1

सहदुय्यम निबंधक वर्ग २
उल्हासनगर क्र. १.

Index-II

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	CER-THA-ADJ-IGR109-759-2023	759/2023	6067200	SD		
2		eChallan		MH013775109202324E	30000	RF	0007322546202324	12/01/20
3		DHC		0124106309565	800	RF	0124106309565D	12/01/20

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

CHALLAN

MTR Form Number-6

MH013775109202324E	BARCODE	Date 10/01/2024-15:45:20	Form ID

ment	Inspector General Of Registration	**Payer Details**	
f Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAZFK7047A
Name	ULH1_ULHASNAGAR NO 1 SUB REGISTRAR	Full Name	M S KRISHNA INFRA
on	THANE		
	2023-2024 One Time	Flat/Block No.	S. NO. 178 (PART) AREA 3900 SQ MTS
Account Head Details	**Amount In Rs.**	Premises/Building	
63301 Amount of Tax	30000.00	Road/Street	SHAHAD (ULHASNAGAR-1)
		Area/Locality	ULHASNAGAR
		Town/City/District	
		PIN	4 2 1 0 0 1
		Remarks (If Any)	
		PAN2=AAXPP8330K~SecondPartyName=GURMUKHSINGH	
		GURDASSINGH PANJWANI~CA=121343500~Marketval=105281500	
		Amount In Words	Thirty Thousand Rupees Only
	30,000.00		

ent Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024011017166	2847892512
e/DD No.		Bank Date	RBI Date	10/01/2024-15:46:54	Not Verified with RBI
of Bank		Bank-Branch		IDBI BANK	
of Branch		Scroll No. , Date		Not Verified with Scroll	

tment ID : Mobile No. : 9082140729

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

चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु

Raja Anil Kumar.

The Seal of The Joint Sub Registrar Class-II Dist. Thane

उ.ह.न - १

२०९ | २०२४

Page 1/1 9 | ७६

Print Date 10-01-2024 03:47:06

CHALLAN
MTR Form Number-6

MH013775109202324E	BARCODE	Date 10/01/2024-15:45:20	Form ID

rtment	Inspector General Of Registration	**Payer Details**	
of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AAZFK7047A
e Name	ULH1_ULHASNAGAR NO 1 SUB REGISTRAR	Full Name	M S KRISHNA INFRA
ation	THANE		
	2023-2024 One Time	Flat/Block No.	S. NO. 178 (PART) AREA 3900 SQ MTS
Account Head Details	**Amount In Rs.**	Premises/Building	
0063301 Amount of Tax	30000.00	Road/Street	SHAHAD (ULHASNAGAR-1)
		Area/Locality	ULHASNAGAR
		Town/City/District	
		PIN	4 2 1 0 0 1
		Remarks (If Any)	
		PAN2=AAXPP8330K~SecondPartyName=GURMUKHSINGH	
		GURDASSINGH PANJWANI~CA=121343500~Marketval=105281500	
0000.00			
		Amount In Words	Thirty Thousand Rupees Only
l	30,000.00		
ment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**	

Cheque-DD Details		Bank CIN	Ref. No.	69103332024011017166	2847892512
que/DD No.		Bank Date	RBI Date	10/01/2024-15:46:54	Not Verified with RBI
e of Bank		Bank-Branch		IDBI BANK	
e of Branch		Scroll No. , Date		100 , 11/01/2024	

artment ID : Mobile No. : 9082140729

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

[illegible] नोंदणी करावयाच्या दस्तासाठी लागू आहे, नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू [illegible]

२०९ | २०२४
२ | ४६

सहदुय्यम निबंधक वर्ग २
उल्हासनगर क्र. १.

allan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-77-209	0007322546202324	12/01/2024-12:40:28	IGR128	30000.00
			Total Defacement Amount		30,000.00

Print Date 12-01-2024 12:40:46

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0124106309565	**Date**	10/01/2024
Received from M S KRISHNA INFRA, Mobile number 9082140729, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.			
Payment Details			
Bank Name	IBKL	**Date**	10/01/2024
Bank CIN	10004152024011009034	**REF No.**	2879889028
This is computer generated receipt, hence no signature is required.			



Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0124106309565	**Receipt Date**	12/01/2024

Received from M S KRISHNA INFRA, Mobile number 9082140729, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 209 dated 12/01/2024 at the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.

DEFACED
₹ 800
DEFACED

Payment Details

Bank Name	IBKL	**Payment Date**	10/01/2024
Bank CIN	10004152024011009034	**REF No.**	2879889028
Deface No	0124106309565D	**Deface Date**	12/01/2024

This is computer generated receipt, hence no signature is required.

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 Dist. Thane

उ ह न - १
२०९ २०२५
४ / ४६

सहदुय्यम निबंधक वर्ग २
उल्हासनगर क्र. १.

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0124128410442	**Date**	12/01/2024
Received from M S KRISHNA INFRA, Mobile number 9888888888, an amount of Rs.120/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.			
Payment Details			
Bank Name	IBKL	**Date**	12/01/2024
Bank CIN	10004152024011209795	**REF No.**	2880319916
This is computer generated receipt, hence no signature is required.			



Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0124128410442	**Receipt Date**	12/01/2024

Received from M S KRISHNA INFRA, Mobile number 9888888888, an amount of Rs.120/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 12/01/2024 at the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.

DEFACED
₹ 120
DEFACED

Payment Details

Bank Name	IBKL	**Payment Date**	12/01/2024
Bank CIN	10004152024011209795	**REF No.**	2880319916
Deface No	0124128410442D	**Deface Date**	12/01/2024

This is computer generated receipt, hence no signature is required.

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-1 * Dist. Thane *

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क्र. २०९ | २०२४
पाने ६ | ७६

सहदुय्यन निबंधक वर्ग २
उल्हासनगर क्र. १.

मुद्रांक जिल्हाधिकारी ठाणे (ग्रामिण) यांचे समोर
महाराष्ट्र मुद्रांक अधिनिमाचे अंतर्गत कलम 31 खालिल आदेश
अर्जदार :- मे. क्रिष्णा ईन्फ्रा

जा.क्र. अभिनिर्णय / प्र.क्र.759/23/ 46/24
सह जिल्हा निबंधक वर्ग-1 तथा मुद्रांक जिल्हाधिकारी,
ठाणे (ग्रामिण) यांचे कार्यालय, जिल्हा रोजगार व
स्वंयरोजगार मार्गदर्शन केंद्र पहीला मजला,
जिल्हाधिकारी कार्यालय आवार, ठाणे (पश्चिम)
दिनांक :- 5 /01/2024

1/- दस्तातील महिती पुढील प्रमाणे,

संलेखाचा प्रकार	डेव्हलपमेंट ॲग्रीमेंट
संलेख लिहून देणार	गुरमुखसिंग गुरदाससिंग पंजवानी
संलेख लिहून घेणार	मे. क्रिष्णा ईन्फ्रा
मिळकतीचे वर्णन	सर्व्हे नं.178 (Part), एकूण क्षेत्र. 3900 चौ.मी., मौजे शहाड, उल्हासनगर 1, ता. उल्हासनगर, जि. ठाणे

2/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम 31पोटनियम (1) मधील तरतुदी नुसार मुद्रांक जिल्हाधिकारी, ठाणे(ग्रामिण) यांचेकडे दिनांक 18/12/2023 रोजी अभिनिर्णय करण्याकरीता ऑन लाईन अर्ज या कार्यालयात दिनांक 18/12/2023 रोजी सादर केला आहे. अर्जासोबत निष्पादित न केलेले डेव्हलपमेंट ॲग्रीमेंट प्रारूप व इतर कागदपत्रे ऑनलाईनव्दारे सादर केली असून, संलेखातील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे.त्यांनी अभिनिर्णय फी रु.100/-ई चलनाव्दारे GRN NO.MH012536776202324Eअन्वये दिनांक 18/12/2023 रोजी शासनाच्या लाभात जमा केली आहे.

3/-अर्जदार यांनी प्रस्तुत डेव्हलपमेंट ॲग्रीमेंट संलेखावर किती मुद्रांक शुल्क आकारता येईल. या प्रयोजनार्थ अर्जा सोबत उक्त अधिनियमातील कलम 31(2) नुसार खालील कागदपत्रे सादर केली आहेत.

अ) महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम 31(2) नुसार प्रतिज्ञापत्र

ब) डेव्हलपमेंट ॲग्रीमेंटचे प्रारूप

4/-विषयांकित दस्तातील विषय वस्तु असलेल्या मिळकतीवर मुद्रांक शुल्क निर्धारण करणे करिता दाखल केलेल्या डेव्हलपमेंट ॲग्रीमेंट मधील सर्व्हे नं.178(Part), एकूण क्षेत्र.3900 चौ.मी., मौजे शहाड,उल्हासनगर 1, ता.उल्हासनगर, जि. ठाणे.

5/- दस्तातील मिळकतीचे सहाय्यक नगररचनाकार यांनी दि.26/12/2023 रोजी रक्कम रु.10,52,81,500/- इतके बाजारमुल्य निश्चित केले आहे. मोबदला रक्कम रू.12,13,43,500/- आहे. बाजारमुल्य रक्कमेपेक्षा मोबदला रक्कम जास्त असल्याने मोबदला रक्कमेवर महाराष्ट्र मुद्रांक अधिनियमाचे अनु.5(g-a)(i)अन्वये 5% दराने रक्कम रु.60,67,200/- इतके मुद्रांक शुल्क वसुल करणे आवश्यक आहे.

दस्त-१
२०८ | २०२४
७ | ३६

खालील उपरोक्त विषयांकित अटी व शर्ती यांच्या अधिन राहून आदेश पारीत करण्यात येत आहे.

1. महाराष्ट्र मुद्रांक अधिनियमाचे अधिन राहून आदेश पारीत करण्यात येत आहे.

2. महाराष्ट्र मुद्रांक अधिनियमाचे कलम 28 मध्ये नमुद केल्याप्रमाणे मुद्रांक शुल्क/ मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परीस्थिती याबाबी संलेखात पूर्ण पणे व खरेपणाने नमुद आहेत असे अर्जदारांनी प्रतिज्ञापत्राव्दारे खात्री करून दिली आहे. कलम 28 चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम 62 अन्वये शास्तीची कार्यवाही करणेचे आधिन राहुन आदेश देत आहे.

3. कलम 28 चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास महाराष्ट्र मुद्रांक अधिनियमाचे कलम 46 व महाराष्ट्र जमिन महसुल संहिता 1966 अन्वये शास्तीसह मुद्रांक शुल्क वसुल करणेचे आधिन राहुन आदेश देत आहे.

4. दस्तातील नमुद लिखाणाच्या व सोबत सादर केलेल्या कागदपत्राच्या खरे खोटेपणा संदर्भात हे कार्यालय जबाबदार राहणार नाही याबाबतची संपूर्ण जबाबदारी दस्त निष्पादकावर / दस्ता मधील पक्षकारांवर राहील.

5. सदर दस्तातील नमुद मिळकतीच्या संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालू असेल तर त्यांची संपूर्ण जबाबदारी दस्त निष्पादकावर / दस्ता मधील पक्षकारांवर राहील.

6. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क तसेच नोंदणी करताना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही. व बांधकाम अनाधिकृत असल्यास ते अधिकृत होणार नाही. हया बाबतची सर्व जबाबदारी सबंधित पक्षकारांची राहील. त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, ठाणे (ग्रामीण) हे जबाबदार राहणार नाहीत.

7. दस्ताची नोंदणी प्रक्रीया ही भारतीय नोंदणी अधिनियम 1908 व मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे यांचे परीपत्रक क्र.का-4/प्र.क्र.617/2011/3008, दिनांक 22/12/2011 नुसार होईल हे स्पष्ट करण्यात येत आहे.

उ ह न - १	
क्र. २०९	२०२४
पाने ८	७६

अंतिम आदेश

वर नमुद केलेल्या बाबीच्या पार्श्वभूमीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी, ठाणे ग्रामिण प्रश्नाधिन डेव्हलपमेंट ॲग्रीमेंटचे संलेखावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु.5(g-a)(i)नुसार रक्कम रू.60,67,200/- (अक्षरी रू. साठ लाख सदुसष्ट हजार दोनशे मात्र) इतके मुद्रांक शुल्क आकारणेचे आदेश देण्यात येत आहेत. सदरील मुद्रांक शुल्क आपणांस मान्य असल्यास हा आदेश प्राप्त झाल्यापासून 60 दिवसांच्या आंत दस्तावर मुद्रांक शुल्काचा भरणा GRAS या प्रणालीव्दारे ऑनलाईन https://gras.Mahakosh.gov.in/echallan या वेबसाईड वरून करता येईल. उपरोक्त मुद्रांक शुल्क रक्कम रू.60,67,200/- लेखाशिर्ष (HEAD) 0030051701 देय आहे. सदर रक्कम ऑन लाईन भरल्यानंतर चलनाची प्रत या कार्यालयात सादर करावी.

ठिकाण :- ठाणे

दिनांक :-05/01/2024

(आ. व्ही. जांभळे)
मुद्रांक जिल्हाधिकारी,
ठाणे (ग्रामिण)

प्रत :- 1. मे. क्रिष्णा ईन्फ्रा

2. सह दुय्यम निबंधक उल्हासनगर क्र.1

ADJ/T(R) /759/2023
Page / 1 / 25

CHALLAN
MTR Form Number-6

MH013371298202324M	BARCODE	Date 03/01/2024-11:20:18	Form ID

ment	Inspector General Of Registration	**Payer Details**	
	Non-Judicial Stamps	TAX ID / TAN (If Any)	
f Payment	Duty on doc Voluntarily brought for Adjud IGR RoM	PAN No.(If Applicable)	AAZFK7047A
Name	THD_JT DIST REGISTRAR THANE RURAL	Full Name	M S KRISHNA INFRA
ion	THANE	Flat/Block No.	S. NO. 178 PART
	2023-2024 One Time	Premises/Building	
Account Head Details	**Amount In Rs.**	Road/Street	AREA 3900 SQ MTS
0051701 Amount of Tax	6067200.00	Area/Locality	SHAHAD ULHASNAGAR 1
		Town/City/District	
		PIN	4 2 1 0 0 1
		Remarks (If Any)	ADJ NO. 759/2023 DATED 29/12/2023
		Amount In Words	Sixty Lakh Sixty Seven Thousand Two Hundred Rupees Only
Total	60,67,200.00		

DEFACED 6067200.00 DEFACED

Sub Registrar Class ... Dist. Thane

ayment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024010411577	736359457
Cheque/DD No.		Bank Date	RBI Date	04/01/2024-12:17:29	05/01/2024
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 05/01/2024	

Mobile No. : 9082140729

Department ID :

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 लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Signature Not Verified

Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2024.01.09 15:29:36 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0007221152202324	09/01/2024-15:29:26	IGR109	6067200.00
			Total Defacement Amount		60,67,200.00

Print Date 09-01-2024 03:29:36

AD 759/2023
Pag 2 25

प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्रकरण क्र.759/2023 करीता रक्कम रू.60,67,200/- (अक्षरी रू. साठ लाख सदुसष्ट हजार दोनशे मात्र) मे. क्रिष्णा ईन्फ्रा यांनी दिनांक 04/01/2024 रोजी मुद्रांक शुल्क GRAS प्रणाली अंतर्गत भरलेला असून, त्यांचा GRN NO.MH013371298202324M असा आहे. सदर चा भरणा शासन जमा झाल्याबाबतची खात्री GRASप्रणालीव्दारे करण्यात आली असून, सदर चलन दिनांक 09/01/2024 रोजी विरूपीत करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- 09 /01/2024

The Seal of The Collector of Stamps
मुद्रांक जिल्हाधिकारी, ठाणे (ग्रामीण) यांची मुद्रा
जि. ठाणे
Thane Rural

मुद्रांक जिल्हाधिकारी,
ठाणे (ग्रामीण)

Joint Sub Registrar Class-II, Uthasnagar
निबंधक वर्ग-२, उल्हासनगर-१ यांची मुद्रा

ठहन - १
व. क्र. २०९ | २०२४
पाने १० | ४६

ADJ/T(R)-159/2023
Page / 3 / 25

Office of the Collector of Stamp, Thane Rural
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958

जा.क्र. 197/2024

दि. 09/01/2024

Received Adjudication Fee RS. 100/- vide e-Challan GRN No. **MH012536776202324E** Dated **18-12-2023.**

Collector of Stamps
Thane Rural

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, १९०८, च्या तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी
Thane Rural

Case No. **Adj/IGR109/759/2023**

Certificate Number: **CER-THA-ADJ-IGR109-759-2023**

Market Value/Value (if any): **Rs. 105281500**

Consideration Amount (if any): **Rs. 121343500**

Received from **MS KRISHNA INFRA** Residing at **ULHASNAGAR.** Stamp duty of **Rs. 6067200/- (Rs. Sixty Lakh Sixty Seven Thousand Two Hundred only).** Vide e-Challan GRN No **MH013371298202324M** Dated :- **04-1-2024** The defacement number is **0007221152202324.**

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of **Rs. 6067200/- (Rs. Sixty Lakh Sixty Seven Thousand Two Hundred only) with which this instrument is chargeable under Article 5-Agreement or its records or Memorandum Of Agreement of Schedule I of the said Act, has been paid.**

Article 5(g-a)i

This Certificate is subject to the provisions of section 53(A) of the said Act.

दहन - १	
२०९	२०२४
११	४६

Place: Thane Rural
Date: 09/01/2024

Collector of Stamps
Thane Rural

अभि.प्रपत्र क.३

सह जिल्हा निबंधक कार्यालयातील सहाय्यक नगर रचनाकार यांनी करावयाच्या मूल्यांकन अहवाल प्रपत्राचा नमुना

ADJ/T(R)/754/2023
Page/ 4 / 25

प्रकरण क्र. ADJ/७५९/२०२३
दिनांक :– १८/१२/२०२३

विषय :- मुल्यांकन अहवाल

मौजे शहाड, ता. उल्हासनगर, जि. ठाणे येथील स.नं. १७८(पार्ट), एकूण क्षेत्र ३९०० चौ.मी.

१) लिहून देणार :– श्री. गुरमुखसिंघ गुरदाससिंघ पंजवाणी (जमिन मालक/ पहिले पक्षिय)

२) लिहून घेणार :– मे. किष्णा इन्फ्रा तर्फे भागीदार श्री. अनिलकुमार यादव व इतर २ (विकासक/दुसरे पक्षिय)

३) दुय्यम निबंधक कार्यक्षेत्राचे नाव :– उल्हासनगर महानगरपालिका क्षेत्र

४) दस्ताचा प्रकार :– विकसन करारनामा

५) दस्त निष्पादित आहे/नाही :– अनिष्पादित
असल्यास निष्पादनाचा दिनांक

दस्त क्रमांक - १
२०९ | २०२४
१२/४६

दस्त मिळकतीचे वर्णन :– मौजे शहाड, ता. उल्हासनगर, जि. ठाणे येथील स.नं. १७८(पार्ट), एकूण क्षेत्र ३९०० चौ.मी.

मुल्यांकनासाठी गृहित धरण्यात आलेली रस्ता रुंदी :– १२ मी. (वास्तुविशारद यांनी प्रमाणित केल्याप्रमाणे)

टेबल–६.जी/६.ए नुसार :–

बेसिक एफ. एस.आय	प्रिमियम एफ. एस.आय.	टि.डी.आर.	एकूण एफ. एस.आय.
१.१	०.५	०.६५	२.२५
ऑन्सिलरी एफ.एस.आय स्वतंत्ररित्या ६०%/८०% लागू होईल.			

अनुज्ञेय पोटेंशियल

९) सन २०२३–२४ चे बाजारमुल्य दर – मुल्यदर विभाग क्र. ५७/१८४, खुली जमीन दर रु. ४१८०/– प्रति चौ.मी., बांधकाम दर रु. २६६२०/– प्रति चौ.मी.

सदरचा दस्त हा विकसन करारनाम्याचा असून दस्तात खालील बाबी प्रामुख्याने नमुद केलेल्या आहेत.

१) विकासक हे केवळ ९९८४चौ.मी. क्षेत्र टक्के बांधकाम करणार आहे.(पान नं.१६,अट क्र.[illegible])

२) विकासक हे जमिन मालक यांना ४३टक्के बांधकाम क्षेत्र देणार आहेत.(पान नं.८, अट क्र.१)

३) बांधकाम पुर्ण करण्याचा कालावधी ४८ महिने इतका आहे. (पान नं. ८, अट क्र. १)

४) वास्तुविशारद सुयोग असोसिएट्स यांनी दिनांक ०५/१२/२०२३ नुसार एकूण एफ.एस. आय. ९९८४ चौ.मी. इतके अनुज्ञेय आहे. (पान नं. १६, अट क्र. ७.एच.एच.)

सबब, मुल्यांकन खालीलप्रमाणे प्रस्तावित होईल.

(अ) <u>जमीन मालकास मिळणारा मोबदला :—</u>

१) = ९९८४ X ०.४३ X २६६२०
= ४२९३.१२ X २६६२०
= रु. ११,४२,८३,०००/—

२) <u>पार्कींग शुल्क</u>
= ४२९३.१२/७० X १२.५० X २५% X २६६२०
= ६१ X १२.५० X २५% X २६६२०
= रु. ५०,७४,५००/—

३) विकास शुल्क
= ४२९३.१२ X १८५०० X २.५%
= रु. १९,८६,०००/—

एकणू (१ + ३) = ११,४२,८३,००० + ५०,७४,५०० + १९,८६,०००
= रु. १२,१३,४३,५००/—

(ब) <u>विकसनकर्त्याला मिळणा—या हिश्याचे मुल्य :—</u>

= (९९८४ X ०.५७) X १८५००
= ५६९०.८८ X १८५००
= रु. १०,५२,८१,५००/—

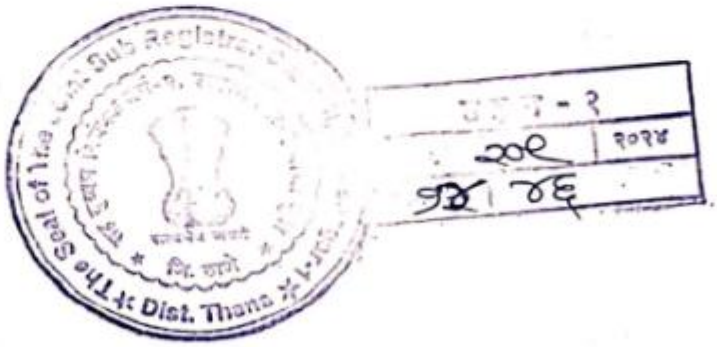
उपरोक्त 'अ' व 'ब' पैकी जास्तीचे मुल्य हे बाजारमुल्य म्हणून विचारात घेणे आवश्यक अ
म्हणून मुल्यांकन = रु. १२,१३,४३,५००/—

ठाणे
दिनांक :— २६/१२/२०२३

रचना सहायक

ADJ/T(R) 1256/2023
Page / 6 / 25

The Seal of the Sub Registrar ... Dist. Thane





DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into at **Ulhasnagar** on this 12th day of Jan **2024, BETWEEN:**

SHRI GURMUKHSINGH GURDASSINGH PANJWANI
PAN NO. AAXPP8330K
Hindu, adult aged about 61 years, Occupation Business,
R/o: Golden House, 3rd Floor,
Hill View Area, Section-17,
Ulhasnagar-421003, Dist- Thane (MS).

Hereinafter called and referred to as the **"ORIGINAL LAND OWNER"** (which expression shall unless it is repugnant to the context or meaning thereof is deemed to mean and include their respective heirs, executor's administrators and assigns) being the PARTY OF THE FIRST PART:

Anil Kumar. Raja

ADJ/T(R) /469/2023
Page / 7 / 20

AND

M/S KRISHNA INFRA (PAN NO. AAZFK7047A)
Through its Partners/Authorized Persons:

1. **SHRI ANILKUMAR YADAV**
   PAN NO. AJKPY6633N
   Hindu adult, aged about 32 years, Occ: Business
   R/a: Flat No. 402, A-Wing,
   Sahajivan Residency,
   Building No. 1, Tisgaon Nagar,
   Tisgaon, Kalyan (E)- 421306, Dist Thane (MS).

   उल्लास - १
   २०९ | २०२४
   ४६

2. **SHRI RAJENDER SINGH GURMUKH SINGH PANJWANI**
   PAN NO. AKKPP1487G
   Hindu adult, aged about 37 years, Occ: Business
   R/o: Golden House, Section-17,
   Near Ekta Apt, Hill View Area,
   Ulhasnagar- 421003, Dist- Thane (MS).

3. **SHRI JEETENDER SINGH GURMUKH SINGH PANJWANI**
   PAN NO. ANFPP6810M
   Hindu adult, aged about 36 years, Occ: Business
   R/o: Golden House, 3rd Floor,
   Section-17, Near Ekta Apt,
   Ulhasnagar-421003, Dist- Thane (MS).

Hereinafter referred to as **"THE DEVELOPER'S /PROMOTER'S/ BUILDER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Sole Proprietor Concern/ partners constituting the said firm for the time being survivors of them, their heirs, executors, administrators, successors and assigns) being the PARTY OF THE SECOND PART.

WHEREAS the "PARTY OF FIRST PART/ ORIGINAL LAND OWNER" are absolutely seized and possessed of all that Piece and Parcel or otherwise well and sufficiently entitled to the Land known open Plot being Survey No. 178 (Part) having area adm 3900 Sq. Mts, Situated at Village Shahad, Ulhasnagar–421001, within the limits of Ulhasnagar Municipal Corporation Taluka Ulhasnagar, Dist. Thane and more particularly described In the Schedule hereunder written, hereinafter for the sake of brevity be referred to as **"THE SAID LAND"** is under Development.

Anil Kumar. Gold Raja Jeeten

ADJ/T(R) 454 /2023
Page / 5 / 25

Antecedents of Title of said Land Property:

WHEREAS originally the captioned property belongs to M/s. Joshi Family.

WHEREAS in the year 1968, the partners of M/s. Joshi Vithaldas Kersandas viz. 1. Shri Krishhan Joshi 2. Anthalal Mangatlal Joshi and his successor's i. Shri Manuprasad A. Joshi ii. Shri Narendrakumar A. Joshi iii. Shri Girjashankumar Ganpatram Joshi sold the said Land to 1. Shri Gidandas Jhamandas Lassi 2. Shri Vishindas Dhamandas 3. Shri Kishinchand Parasram 4. Shri Premchand Khemandas through their Constituted Attorney Shri Hariram Gidandas Lassi under Registered Deed at Sr. No. 1129 dated 23/4/1968.

WHEREAS in the year 1994, 1. Shri Gidandas Jhamandas Lassi 2. Shri Vishindas Dhamandas 3. Shri Kishinchand Parasram 4. Shri Premchand Khemandas through their Constituted Attorney Shri Hariram Gidandas Lassi sold the said property to 1. Shri Gurmukhsingh Gurdassingh Panjwani 2. Shri Gurdeepsingh Gurdassingh dated 19/7/1994.

WHEREAS in the year 1994, 1. Shri Gidandas Jhamandas Lassi 2. Shri Vishindas Dhamandas 3. Shri Kishinchand Parasram 4. Shri Premchand Khemandas through their Constituted Attorney Shri Hariram Gidandas Lassi sold the said property to 1. Shri Ajitsingh Gurdassingh Panjwani 2. Shri Gurdassingh Panjwani dated 19/7/1994.

WHEREAS in the year 1994, 1. Shri Gidandas Jhamandas Lassi 2. Shri Vishindas Dhamandas 3. Shri Kishinchand Parasram 4. Shri Premchand Khemandas through their Constituted Attorney Shri Hariram Gidandas Lassi sold the said property to 1. Shri Jagjitsingh Gurdassingh Panjwani 2. Smt Mohini Kaur Gurdassingh dated 19/7/1994.

WHEREAS in the year 2009, 1. Shri Ajitsingh Gurdassingh Panjwani 2. Shri Gurdassingh N. Panjwani executed Deed of Declaration under the Amnesty Scheme and Regularized the said document by payment of Stamp Duty for the said property which was duly registered before the office of Sub Registrar Ulhasnagar, at Sr. No. 176/2009 dated 14/1/2009.

WHEREAS 1. Shri Jagjitsingh Gurdassingh Panjwani 2. Smt Mohini Gurdassingh Panjwani executed Deed of Declaration under the Amnesty Scheme and Regularized the said document by payment of Stamp Duty for the said property which was duly registered before the office of Sub Registrar Ulhasnagar, at Sr. No. 177/2009 dated 14/1/2009.

WHEREAS 1. Shri Gurmukhsingh Gurdassingh Panjwani 2. Shri Gurdeepsingh Gurdassingh Panjwani executed Deed of Declaration under the Amnesty Scheme and Regularized the said document by payment of Stamp Duty for the said property which was duly registered before the office of Sub Registrar Ulhasnagar, at Sr. No. 178/2009 dated 14/1/2009.

WHEREAS in the year 2013, WHEREAS Registered Correction Deed was executed by 1. Shri Ajitsingh Gurdassingh Panjwani 2. Shri Gurdassingh N. Panjwani in respect of said property to ratify wrongly mentioned Bearing Survey No.'s in Registered Deed of Declaration i.e. Bearing Survey No.'s 177-A/1, 178 (part), 182 (part) and 183 (part) however the correct Bearing Survey No. is 178 (part) which was duly registered before the office of Sub Registrar Ulhasnagar at Sr. No.1086/ 2013 dated 4/6/2013.

WHEREAS Registered Correction Deed was executed by 1. Shri Gurmukhsingh Gurdassingh Panjwani 2. Shri Gurdeepsingh Gurdassingh Panjwani in respect of said property to ratify wrongly mentioned Bearing Survey No.'s in Registered Deed of Declaration i.e. Bearing Survey No. 177-A/1, 178 (part), 182 (part) and 183 (part) however the correct Bearing Survey No. is 178 (part) which was duly registered before the office of Sub Registrar Ulhasnagar at Sr. No.1084/ 2013 dated 4/6/2013.

WHEREAS Registered Correction Deed was executed by 1. Shri Jagjitsingh Gurdassingh Panjwani 2. Smt Mohini Gurdassingh Panjwani in respect of said property to ratify wrongly mentioned Bearing Survey No.'s in Registered Deed of Declaration i.e. Bearing Survey No.'s 177-A/1, 178 (part), 182 (part) and 183 (part) however the correct Bearing Survey No. is 178 (part) which was duly registered before the office of Sub Registrar Ulhasnagar at Sr. No.1085/ 2013 dated 4/6/2013.

WHEREAS in the year 2022, 1. Shri Jagjitsingh Gurdassingh Panjwani 2. Smt Mohini Gurdassingh Panjwani also got their name mutated in 7/12 extracts vide Entry No. 555 and 596.

WHEREAS 1. Shri Gurmukhsingh Gurdassingh Panjwani 2. Shri Gurdeepsingh Gurdassingh Panjwani also got their name mutated in 7/12 extracts vide Entry No.555.

WHEREAS 1. Shri Ajitsingh Gurdassingh Panjwani 2. Shri Gurdassingh N. Panjwani also got their name mutated in 7/12 extracts vide Entry No. 555.

ADJ/T(R)-459/2023
Page / 10 / 25

WHEREAS in year 2023, Registered Gift Deed executed between Shri Ajitsingh Gurdassingh Panjwani as 'Donor' and Shri Gurmukhsingh Gurdassingh Panjwani as 'Donee' registered before office of sub-registrar of assurance, Ulhasnagar-1 at Sr. No. 2207/2023 Dt. 2/6/2023.

Registered Gift Deed executed between Shri Jagjeetsingh Gurdassingh Panjwani as 'Donor' and Shri Gurmukhsingh Gurdassingh Panjwani as 'Donee' registered before office of sub-registrar of assurance, Ulhasnagar-1 at Sr. No. 2208/2023 Dt. 2/6/2023.

Registered Release Deed executed between Shri Gurdeepsingh Gurdassingh Panjwani as 'Releaser' and Shri Gurmukhsingh Gurdassingh Panjwani as 'Releasee' registered before office of sub-registrar of assurance, Ulhasnagar-1 at Sr. No. 2431/2023 Dt. 16/6/2023.

Registered Release Deed executed between 1. Shri Ajitsingh Gurdassingh Panjwani 2. Shri Jagitsingh Gurdassingh Panjwani 3. Smt Manjeet Kaur Prakashsingh Heera 4. Shri Harisingh Gurdassingh Panjwani as 'Releasers' and Shri Gurmukhsingh Gurdassingh Panjwani as 'Releasee' registered before office of sub-registrar of assurance, Ulhasnagar-1 at Sr. No. 2308/2023 Dt. 6/6/2023.

Registered Gift Deed executed between Shri Gurdeepsingh Gurdassingh Panjwani as 'Donor' and Shri Gurmukhsingh Gurdassingh Panjwani as 'Donee' registered before office of sub-registrar of assurance, Ulhasnagar-1 at Sr. No. 2658/2023 Dt. 3/7/2023.

Registered Gift Deed executed between Shri Kartarsingh Gurdassingh Panjwani as 'Releaser' and Shri Gurmukhsingh Gurdassingh Panjwani as 'Releasee' registered before office of sub-registrar of assurance, Ulhasnagar-1 at Sr. No 4222/. 2023 Dt. 20/10/2023.

And subsequently SHRI GURMUKHSINGH GURDASSINGH PANJWANI duly got mutated his name in 7/12 extracts vide Mutation Entry No. 629 and presently Part of first part is absolute Owner of said Land.

WHEREAS, party of first part having the right, title, interest in respect of said land to enter into any deal and transactions as being not having sufficient time to develop the said land the party of second part offered to develop the said land in lieu of Kind Consideration (Ready Construction/ Bandcam) ratio is **(43% : 57%)** second party i.e. Developer shall provide **43%** share of ready

Construction (RERA CARPET AREA) to party of First Part i.e. **(Original Land Owner)** as per the proposed Development Scheme as per Sanction Building Permission shall be approve by Ulhasnagar Municipal Corporation and Remaining **57% Share/ Bandkaam** under the proposed development ready construction shall be retain/ kept by developer firm for them and developer shall have right to sell, transfer, mortgage their share under development to prospect buyer/Purchaser or third party as developer deed fit.

After the several meetings were held and with due discussion between both parties came to conclusion that to proceed with the proposed development scheme of said Proposed building known as **"GOLDEN CITY".**

WHEREAS, meanwhile as per agreed deal between parties Party of first part complied their documentation procedures with CTSO and Revenue authorities for necessary requisites for compliances for application U/s 44 Of MRTP Act, 1966 proposal for sanction of building permission with planning Authority and strive to provide each and every document under requisitions under the building permission to the party of the second part i.e. the developer shall submit, put up the proposed development plan for sanction with Ulhasnagar municipal corporation(UMC) under his name after the execution of present Deed of Development.

WHEREAS **M/S KRISHNA INFRA** i.e. Second party agreed to Develop the said Property/Land known as Land bearing Survey No. 178 (Part) having area adm 3900 Sq. Mts, Situated at Village Shahad, Ulhasnagar–421001 within the limits of Ulhasnagar Municipal Corporation and Land Owners accepted the proposal of developer with agreed kind Consideration under the proposed building known as 'GOLDEN CITY'.

WHEREAS it is agreed between party of First part and party of Second part that party of First part shall execute Registered Development Agreement and registered power of attorney to grant of development rights in lieu of kind consideration/ compensation the second party Builder/ developer **i.e. M/S KRISHNA INFRA shall allot 43% of ready Construction** (RERA CARPET AREA) out of entire proposed development to party of First Part **i.e. (Original Land Owner)** as per the proposed Sanction Building Permission from Ulhasnagar Municipal Corporation as a compensation cum consideration towards the development rights under the present deed and the second party i.e. developer having rights to transfer remaining units to prospect buyer or Third party by acceptance, acknowledged of consideration amount.

ADJ/T(R) /259/2023
Page / 12 / 25

AND WHEREAS, agreed by between parties that second part shall under obligation to execute the necessary procedure as per provision of The Maharashtra Real Estate Regulatory Authority act and Rules 2017 (MahaRERA) conveyance of land shall do by party of Second part after formation of society as a developer or member as the case may be in respect of the above said property in favor of society and prospect buyer.

AND WHEREAS, the parties of the first part are the sole and exclusive owners of the above said land to enter into present deal and shall enjoy rights of kind consideration in lieu of development rights under proposed building that is subject matter of present deal.

AND WHEREAS the owners are desires of transferring and granting the development rights in respect of the said land free from encumbrances and doubts.

AND WHEREAS the Developers being desirous of acquiring development rights of the said land and approached the Owners and during the course of meetings and negotiations, the owners represented to the Developers that the title to their property is clear, marketable and free from encumbrances and doubts and that except them no one else has any right, title and interest in the said property or any part thereof.

AND WHEREAS relying upon the representation of the owners the Developers agreed to acquire the aforesaid property and development rights of the said property for construction of buildings and structures as may be Sanction and permitted by the Town Planning Authorities as per plan and complete the same and shall do conveyance in favor of the Co-operative housing society or corporate body as the case may be and in lieu of Consideration thereof the Developers have agreed to Allot, provide, Transfer ready constructed 43% share in Newly constructed Proposed building known as 'GOLDEN CITY' to party of first part viz. SHRI GURMUKHSINGH GURDASSINGH PANJWANI (Original Land Owners) in lieu of development rights as kind consideration out of total construction shall carried out by the party of the second part.

AND WHEREAS the offer of the Developer being fair and reasonable is accepted by the owners and the parties hereto are desirous of reducing to writing the understanding reached between the parties by executing this presents.

NOW THESE PRESENTS WITNESS THAT AND IT IS HEREBY AGREED BY AND AMONG PARTIES HERETO AS UNDER:

Anil Kumar. Gold Raja Jeeta

ADJ/T(R) /754/2023
Page / 13 / 25

1. The Land owner do hereby agreed to grant the Registered Development rights And Power Of Attorney in respect of all those piece and parcel of Non-agricultural land property known as Land bearing Survey No. 178 (Part) having area adm 3900 Sq. Mts, Situated at Village Shahad, Ulhasnagar–421001, within the limits of Ulhasnagar Municipal Corporation Taluka Ulhasnagar, Dist. Thane, and the same is hereinafter for the sake of brevity called and referred to as the **"Said Land"** to the Developers herein free from encumbrances and doubts and in lieu of acquiring the said property and its development rights thereof, the Developer has agreed to provide kind consideration of Residential Units in said land/Property having total **43% of ready Construction** (RERA Carpet area) along with Parking as permitted by town planning authorities UMC under the proposed sanction building Permission and developer share is **57%** so the ratio is **43:57 %.**

2. The parties hereto have defined the built up area as the area of the flat as to be sanctioned by the municipal authorities along with balconies alternative terraces and flower beds etc as the case may be.

3. It is agreed and understood between the parties that henceforth after execution of present deed all expenses and further cost for sanction of plans, conversion of land to non-agricultural use, development charges, scrutiny fees, architect fees shall be borne and paid by the Developers only , however the owners shall not incurred any monetary cost towards sanction of Building permission only under obligation for utmost Co-operation for the same and shall perform the compliances on the part to enable the Developers to obtain the above permissions and sanctions. The owners agree to cause all the persons having right and interest in the said property to sign, execute and register the above agreements, deeds and documents in favour of developers as mentioned hereinabove.

4. As regards the consideration in kind as recited hereinabove, it is clearly agreed and understood by and between the parties that after the execution of Registered Development Agreement that the consideration in kind shall be allotted, transfer or provided by developer to land owner within the period of **48 months** from the **RERA Registration** duly issued by Competent authority. It is further agreed between the parties that the time is and shall be the essence of contract however there will be reasonable extension in time on account of Force Majure, war, civil commotion, and government and other restrictions and/or circumstances beyond the control of the Developer.