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5. The developers on commencement of work under said proposed building can transfer by registered allotment to Land lord and prospect buyer except the unit's rights of original land owner as per consideration clause and recital. At time of completion of the said project fully or in part will intimate in writing to the land owners and buyers to take the possession of their allotted area for that expenses, stamp duty, GST, Registration expenses shall bear by parties respectively.

6. It is agreed and understood between the parties that the Owners and their nominees, assignees and intending purchasers as the case may be shall be liable and responsible to bear and pay the share money, entrance fee, society formation expenses, electricity, water connection charge, deposits, transformer charges, solar charges, balcony enclosing charges, grill charges, development charges, as payable by the other flat purchasers to the developer and the owners and their nominees, assignees and intending purchasers as the case may be shall also bear and pay the stamp duty and registration charges if any required to be paid under the provisions of law. The owners and their nominees, assignees and intending purchasers as the case may be shall also be liable and responsible to pay the charges of Goods and service tax (GST), value added tax and other taxes as may be levied by the government and/or semi-government authorities from time to time in respect of the consideration in kind to be received under this agreement and said additional amenities receivables shall be distributed in ratio of 43:57 % Basis.

7. THE owners hereby declare and confirm:

a. That the said property is their respective self acquired property and they as the absolute owners of the said property is well and sufficiently entitled to transfer the said property and/or assign and grant the development rights of the said property described in the schedule hereunder written to the purchaser.

b. They have not created any encumbrances of whatsoever nature including Agreements, Exchange, Mortgage, Trust, Gift, Lien, Possession, Lease or otherwise and their title to the said property is clear, marketable and free from all doubts and encumbrances and that they shall make out a clear and marketable title to the said property and every part thereof.

Anil Kumar. Gajab Raja Jeeth

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c. That no notice of requisition, acquisition etc., of whatsoever nature Land Acquisition Acts, MMRDA, SDO, Collector and/or any other law has been received and/or served on or for any of them and no mortgage, charge, lien or any other encumbrances has been created or is in existence any way restricting and/or limiting their rights in the said property more particularly mentioned in the scheduler hereunder written and further that they have not raised any loan or advances against the security of the said property or any part thereof.

d. There are no encroachments and occupants on the said property and the said property is vacant land and if there is any encroachment the same shall be removed by the owners at their own risk, costs and expenses.

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e. They agree to pay the taxes, cess, municipal / Revenue department or Local Bodies levies and outgoings in respect of the aforesaid property till the date of registration of Development agreement and handing over possession of the said property to the developer.

f. That the said property is situated in residential zone and is having clear and legal access and there are no restriction for sanction of plans by the concerned planning authorities & development thereof.

g. The owners at their costs and expenses have got the said property duly surveyed and the boundaries and area duly ascertained from the T.I.L.R. authorities.

h. It is agreed and understood between the parties that at time of actual survey, measurement and demarcation of the said property, the owners was personally remain present and completed the work of survey, measurement and demarcation of the boundaries of the property and during the course of survey and demarcation of boundaries nobody or any persons claims any objection or claims thereof, if any the same will be settled by the owners alone.

i. It is agreed and understood between the parties that for better, effectual, effective and beneficial development and for having the floor space index of the said entire property, the plans/layout will be revised modified and altered as the Developers may deem fit and proper and accordingly the owners shall grant their sincere and utmost cooperation for such modification and change in the Sanction plans and/layout and further to enable the developers to proceed with the revision, modification and alteration thereof.

Amit kumar Jeeta

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j. The developers shall be entitled to get the plans Sanction from the Town Planning / Municipal Authority at their own costs and expenses and shall be further entitled to get the same renewed, altered and modified and further to avail, utilized, transfer of development rights, staircase as may be granted by the planning authorities as the Developers may deem fit and proper and owners shall not incurred the expenses and agreed for irrevocable consent to the Developers for such preparation of plans, transfer of development rights and modification or revised sanction plans therein from time to time and shall pay all stamp duty and taxes respectively thereby construction of buildings on the said property.

k. During the subsistence, if there is change in Development Control Rules whereby any increased FSI due to the change of the Rules, the same shall be distributed between the party of the first part. And party of second part i.e. developer as agreed ratio 43: 57%..

l. If at any time, during the subsistence of this agreement, if any policy decision is taken by the party of the first & second part jointly for declaring it to the project under the scheme of Maharashtra Housing and Area Development authority or any other law for the time being in force and any additional floor Space index Area is granted due to the scheme, the same shall be developed by the party of second part on the same terms & conditions as set out in recital clauses and further parties shall decide at their fresh terms at time of revised sanction under proposed building scheme.

m. The Land owners is agree to execute a general power of attorney in favour of the developer and/or his nominees to carry out development of the said property and to sell the flats / shops on ownership basis or otherwise (except the consideration in kind to be provided to the owners herein) at the entire risk and costs of the purchaser and in general to have proper and specific performance of these presents.

n. Simultaneously with the execution of this Agreement the owners have permitted the developers to enter upon and/or have access to the said property and/or every part thereof to inspect and/or survey and/or preparing the plans, schemes for development and other incidental acts thereto.

Anil Kumar. Reja Jeeta

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o. **The** owners agree that they will sign the deed or document and do all and any act, deed or thing as may be necessary to obtain any approval, permission sanctions from any authority including the M.R.T.P. Act and other authorities to enable the effectual development of the property as envisaged herein.

p. The owners agree to execute or cause to execute the conveyance of the said land in favour of the Purchaser / Developer or his/its nominee which may be any individual body corporate, Cooperative Housing Society to be formed by the Purchaser of flats/units holders in the buildings to be constructed on the said property the transfer of Land Rights at cost of Society or Flat Owners as the case may be.

q. The parties of second part developer shall get the Building plans Sanction from Ulhasnagar Municipal Corporation bearing in his name at their cost and expenses. The parties hereto have agreed to execute supplementary Development Agreement defining and earmarking the allotment of consideration in kind in favour of the owners further to change and/or alteration in such Sanction plans will be made by the Developers without the prior written consent of the owners herein.

r. Simultaneously with the execution and registration of the development agreement to be executed in pursuance of these presents the owners shall execute an irrevocable general power of attorney in favour of the Developer or his nominees or nominee/s, to perform the acts, deeds and matters necessary to effectuate the legal and perfect transfer of the said property in favour of the cooperative housing society, corporate body and / or any person and to effectually carryout the development of the said property and its effective completion thereof subject to the compliance of the terms of these presents under The Maharashtra Real Estate Regulatory Authority act and Rules 2017 (MahaRERA). The said power of attorney shall be co-extensive and co-existence to the said development agreement.

s. Simultaneously with the execution of this Agreement, the Owners have handed over actual, vacant and peaceful possession of the said Land in part performance of the contract along with right to enter upon the said property for the purpose of development / construction of the said building as per the plans and permissions Sanction by the UMC or any other concerned competent authorities as envisaged herein and the Developer and their representatives, agents and/or their servants, employees, contractors, surveyors are authorized and

Anil Kumar. Jyoti (Raja) Jeetu

entitled to enter upon and/or have access to the said property and/or any or every part thereof to inspect and/or survey and/or preparing the plans, schemes for development and other incidental acts thereto and further to commence, carryout and complete the development thereon as intended and envisaged herein without any hindrance and obstruction of any nature whatsoever.

t. It is agreed and understood by and between the parties that the Owners will execute and/or cause the persons having interest in the said property and every part thereof to execute the necessary Deed of Conveyance in favour of cooperative housing society and/or any corporate body or person on completion of the entire construction, sale and disposal of the flats / units therein and/or as and when called upon by the Developer after such completion, sale etc. and the Developer shall comply with all the formalities and by obtaining the necessary sanctions and permissions for execution of said deed of conveyance, however such conveyance shall be executed only after the developer providing and handing over the actual, vacant and peaceful possession and duly completed in all respect to the owners in the manner as envisaged herein.

u. Except the allotment of the consideration in kind to be provided to the Owners as envisaged herein, the Developer are well and sufficiently entitled to sell the remaining construction comprising of residential and commercial components to be availed and constructed on the said property to any intending purchasers, enter into agreements for sale and other incidental writings and documents thereto and to receive and appropriate the sale proceeds thereof as the Developer may deem fit and proper.

v. It is agreed and understood by and between the parties that the Owners shall pay and discharge all taxes and outgoings including municipal taxes, and all other charges, rates, cess taxes that may be levied by the public body or authorities in respect of the said property till the date the date of this agreement and thereafter the Developer will be liable and responsible for the same. It is further agreed and under stood that the Developer herein are entitled, .empowered and authorized to receive the consideration and refundable deposit from the buyers /purchasers the same as they may deem fit and proper.

Anil Kumar Jyoti Raja Jyoti

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w. On the execution of these presents, the Developer shall at his own costs be entitled to put up their respective boards and hoardings on the said property showing and/or indicating the proposed development scheme on the said property hereby agreed to be developed and the proposed housing scheme in respect thereof.

x. The owners agree and undertake to ensure that no obstruction of whatsoever nature will be caused by any person claiming right in the property through them in the progress of construction to be carried on by the Developer as per the plans to be Sanction by the concerned authorities. The owners assure that they will not do any act, matter or thing whereby the Developer shall be prevented from carrying out the construction work as envisaged under this agreement.

y. It is clearly agreed and understood between the parties that if the purchasers of the flats / units of the Developer intends to avail the financial assistance and/or housing loan from the financial institutions and/or banks, the Developer shall have the right to mortgage the said flats and units agreed to be sold to such intending purchasers so as to enable the intending flat / unit purchasers to charge and mortgage on the flats agreed to be purchased by them from the Developer. It is further agreed between the parties that such loans and advances should not prejudice the right and interest of the owners and that the owners shall not be liable and responsible for any repayment, interest, dues and charges in respect of the loans and advances as procured and availed by such intending purchasers.

z. The party of the second part hereby undertake that the party of the second part is a Partnership firm and any dispute or issue shall not be the cause for the delay in carrying out the construction and development of the property and developers and their assignee, agents, heirs shall be jointly and severally liable to pay the compensation, which will be equivalent to fair and reasonable at the relevant time, to the party of the first part if the possession of said construction or part thereof is delayed by more than **48 months** from the date of MAHA-Rera permission than developer is liable to compensate to land owner for delayed period.

aa. The parties hereto agree and confirm that the development on the said property will be governed by the provisions of the The Maharashtra Real Estate Regulatory Authority act and Rules 2017 (MahaRERA)and the rules therein contained as per the option of the

Anil/Kumar. Raja Jeetu

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Developers and the Developers will be fully entitled to follow the requisite procedure under the said Act and Rules to have effectual development and transfer of the said property in favour of cooperative housing society or condominium of Tower.

bb. It is clearly agreed and understood between the parties that the Developer shall be responsible for the entire development of the said property including the responsibility under all labour laws in relation to the labour employed by Developer for the scheme of construction herein and further including the responsibility under all other laws as applicable calling for due diligence in the construction work under them by Developer herein and shall bear and pay the construction cost, development cost and other incidental expenses thereof and shall be responsible and liable for the complaints and requisition of the intending purchasers due to defect in construction and workmanship and shall indemnify and keep indemnified the owners there from. It shall be responsible of the Developer to hand over and deliver the possession of the flats and units to the intending purchasers. The developer shall be liable and responsible to pay the bills of contractors, site office expense, salaries, electric bills and other expenses in respect of the development on the said property. The Developers in terms of the above agree and assure to indemnify and keep indemnified the owners there from and shall also make good the loss or damage caused to the owners herein in that behalf.

cc. That the developer shall indemnify and keep themselves indemnified the owner against losses, damages, accidents claims by the third parties during the subsistence of this Agreement.

dd. Upon completion of development in all respects the owners shall cause the owners to execute a formal conveyance of said property together with the said buildings in favour of a cooperative society or such other organization as may be formed by the Developer or the Purchasers of flats / units in the said building.

ee. In case of any disputes, doubts or differences arising between the parties hereto in respect of any of the terms and conditions of this agreement or in respect of interpretation of any of the terms or condition of this agreement or in respect of any other matter, cause or thing whatsoever not contained herein or otherwise provided for, the same shall be referred to the Civil Court of Law respective territorial jurisdiction thereof for the time being in force.

Anil Kumar. Gold Raja Jeeth

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ff. Save and except as herein otherwise provided all out of pocket expenses for stamp duty, registration fees in respect of these presents as well as other charges incidental thereto as well as expenses in respect of execution of the conveyance etc., shall be borne and paid by the developers alone.

gg. It is hereby agreed all parties that in future if Further loading of TDR for getting increase in FSI over the said property all the expenses of or any other FSI ,TDR or any other FSI likewise stamp duty, Registration and consideration part shall be borne, bear by the party of the Second part. The developer shall enjoy the rights as per the present development agreement.

hh. It is agreed that developer shall carry out development as per Architect Certificate dt 05/12/2023 and the land FSI is 9984 Sq mtrs apart from if any Further FSI shall avail or Utilize by developer they shall execute Supplemental deed and for that shall pay necessary stamp duty and registration fees accordingly.

SCHEDULE OF PROPERTY "A"

All that 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, District and Registration District Thane.

On the East: Mamta Nagar (S. NO. 180 (Part))

On the West: Kacha Rasta (S. NO. 178 (Part))

On the North: Datta Mandir (S. NO. 178 (Part))

On the South: Shed (S. NO. 178 (Part))

"SCHEDULE B"

That the developer Viz. M/S KRISHNA INFRA shall develop the said land as per architect certificate dt 05/12/2023 and the land FSI is 9984 Sq. mtrs apart from if any Further FSI shall avail or Utilize by developer they shall execute Supplemental deed and for that shall pay necessary stamp duty and registration fees accordingly.

Anil Kumar. Gaddi Raja Jeeta

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IN WITNESS WHEREOF, the parties have set and subscribed their respective signatures to this writing on the day and the year first hereinabove mentioned.



SIGNED & DELIVERED
By The Within Named
Original Landlord/Owner
SHRI GURMUKHSINGH GURDASSINGH PANJWANI



SIGNED & DELIVERED
BY THE WITHIN NAMED **BUILDER /DEVELOPER**
M/S KRISHNA INFRA
Through its Partners/Authorized Persons:
1) SHRI ANILKUMAR YADAV

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2) SHRI RAJENDER SINGH GURMUKH SINGH PANJWANI



3) SHRI JEETENDER SINGH GURMUKH SINGH PANJWANI



In Presence of Witnesses:

Signature: R.K Singh.
Name: Raj Kishore Chandrika Singh.
Address: Ulhasnagar, Aman Takles, Ulhasnagar-2

Signature:
Name: Nrityay Amarnath Singh.
Address: Tisgaon Naka, Kalyan Eastern 421306.



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अहवाल दिनांक : 21/11/2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम. १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- उल्हासनगर (945102) तालुका :- उल्हासनगर जिल्हा :- ठाणे

ULPIN : 39522863072 भूमापन क्रमांक व उपविभाग : 178 39522863072

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी.चौ.सं.मी.	[44]	[विशिनदास ओमनदास				(568)	कुळाचे नाव व खंड
		[किशिनचंद परशराम				(612)	
		[ईश्वरी दिपचंद रंगवानी				(612)	इतर अधिकार
अकृषिक क्षेत्र		[गिडनदास झामनदास	433.50.00	7.57		(612)	
बिन शेती 472.50.00		[चंद्री विषिनदास लोहाना				(612)	प्रलंबित फेरफार : नाही.
आकारणी 4725.00		[लछमन विषिनदास लोहाना				(612)	
		[अनिता तुषार सहयाणी				(612)	शेवटचा फेरफार क्रमांक : 634 व दिनांक : 21/11/2023
		[प्रेमचंद खिमनदास				(612)	
		[हेमा ताराचंद लोहाना				(612)	
		[विरा विषिनदास लोहाना				(612)	
		------सामाईक क्षेत्र------	0.00.00	0			
	[300]	[गुरदाससिंग नानुसिंग पंजवानी				(595)	
		[मोहीनी गुरदाससिंग पंजवानी				(596)	
		[अजितसिंग गुरदाससिंग पंजवानी				(616)	
		[जगजितसिंग गुरदाससिंग पंजवानी	39.00.00	0.84		(627)	
		[मनजीतकौर प्रकाशसिंग हिरा				(628)	
		[हरीसिंग गुरदाससिंग पंजवानी				(628)	
		[गुरदीपसिंग गुरदाससिंग पंजवानी				(629)	
		[करतारसिंग गुरदाससिंग पंजवानी				(634)	
		------सामाईक क्षेत्र------	0.00.00	0			
	360	चंद्री विषिनदास लोहाना				(612)	
		लछमन विषिनदास लोहाना				(612)	
		ईश्वरी दिपचंद रंगवानी				(612)	
		अनिता तुषार सहयाणी				(612)	
		गिडनदास झामनदास				(612)	
		विरा विषिनदास लोहाना				(612)	
		हरीराम गिडनदास लोहाना				(612)	
		हेमा ताराचंद लोहाना				(612)	
		प्रेमचंद खिमनदास				(612)	
		------सामाईक क्षेत्र------	433.50.00	7.57			
	367	गुरमुखसिंग गुरदाससिंग पंजवानी	39.00.00	0.84		(634)	

जुने फेरफार क्र. (25)(426)(450)(451)(468)(550)(555)(568)(596)(617)(620)(621)(629)(630)(780)

सीमा आणि भुमापन चिन्हे :

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गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम.१९७१ यातील नियम २९]

गाव :- उल्हासनगर (945102) तालुका :- उल्हासनगर जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 178

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2019-20	संपूर्ण वर्ष							बिनशेती	472.5000	

टीप : * सदरची नोंद मोबाइल ॲप द्वारें घेणेत आलेली आहे



Suyog Associates

Architects, Engineers & Interior Designers

Gala No. 1 & 2, Gujrati School, Opp. Hira Marriage Hall, Ulhasnagar - 421 002.

Date : 5/12/2023

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TO WHOM SO EVER IT MAY CONCERN

CERTIFICATE

Land Bearing S.No. :- AT S. NO.178[P] ,SHEET NO.-78,57,MOUJE -SHAHAD, ULHASNAGAR-1 ,DIST.-THANE.

Land Area :- 3900 SQ.M.

Planning Authority :- U.M.C

Land Use Zone :- Residential Zone

Land Abutting on :- 12 M / W D.P. Road

This is to State that permissible Built-Up area to be used (as per prevailing UDCPR) of the above said land is as under.

Plot Area :- 3900 SQ.M

Net Plot Area :- 3900 SQ.M

Basic FSI Permi. :- 1.10 - 4290 SQ.M

Premium FSI :- 1950 SQ.M

T.D.R :- ____

Ancillary FSI (Against Premium) :- 3744 SQ.M

Total Permissible B/U Area to be utilized :- 9984 SQ.M

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LIC NO-04/21

SUYOG ASSOCIATES
ARCHITECTS & ENGINEERS
Gala No. 1 & 2, Near Gujrati School,
Opp. Hira Marriage Hall, New Telephone Exchange Road,
ULHASNAGAR - 421 002.

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAZFK7047A

नाम / Name
KRISHNA INFRA

02122022

निगमन /गठन की तारीख
Date of Incorpation/Formation
22/11/2022

Anil Kumar.

Raja

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Joint Sub Registrar Class-II, Dist. Thane

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देणार

भारत सरकार
GOVERNMENT OF INDIA

AADHAAR



अनिलकुमार कोमल यादव
Anilkumar Komal Yadav
जन्म तारीख/ DOB: 21/06/1991
पुरुष/ MALE

8602 3674 8420

माझे आधार , माझी ओळख

Anilkumar

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AJKPY6633N



Name
ANILKUMAR KOMAL YADAV

Father's Name
KOMAL MUNNAR YADAV

27032022

Date of Birth
21/06/1991

हस्ताक्षर/ Signature

दोगार

भारत सरकार
Government of India



राजेंद्र सिंग गुरमुख सिंग पंजवानी
Rajender Singh Gurmukh Singh Panjwani
जन्म तारीख / DOB : 05/02/1986
पुरुष / Male

6511 5299 6979

मेरा आधार, मेरी पहचान

Raja

Sub Registrar Class-II, Dist. Thane

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AKKPP1487G



नाम / Name
RAJENDER SINGH GURMUKH SINGH PANJWANI

पिता का नाम / Father's Name
GURMUKHSINGH GURDASSINGH PANJWANI

जन्म की तारीख
Date of Birth
05/02/1986

14122022

हस्ताक्षर / Signature

देणार

भारत सरकार
Government of India

आधार



गूरमुखसिंग गुरदाससिंग पंजवानी
Gurmukhsingh Gurdassingh Panjwani
जन्म तारीख / DOB : 28/02/1963
पुरुष / Male

9290 3260 1659

मेरा आधार, मेरी पहचान

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

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAXPP8330K



GURMUKHSINGH GURDASSINGH PANJWANI

GURDASSINGH NANUSINGH PANJWANI

जन्म की तारीख / Date of Birth
28/02/1963

हस्ताक्षर / Signature

24022022


Government of India
आधार
जितेंद्र सिंग गुरमुख सिंग पंजवानी
Jeetender Singh Gurmukh Singh Panjwani
जन्म तारीख / DOB : 11/05/1987
पुरुष / Male
8515 2678 7323
मेरा आधार, मेरी पहचान


Dist. Thane
उपनि - १
२०२४


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ANFPP6810M
JEETENDER SINGH GURMUKH SINGH PANJWANI
GURMUKH SINGH KURDA SINGH PANJWANI
14122022

साक्षीदार

भारत सरकार
Government of India



Rajkishor Chandrika Singh
DOB. 28/12/1969
Male

Issue Date: 03/11/2011

9511 7476 2386

मेरा आधार, मेरी पहचान

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

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R.K.Singh.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AQTPS9234K

नाम / Name
RAJKISHOR CHANDRIKA SINGH

पिता का नाम / Father's Name
CHANDRIKA SINGH

जन्म की तारीख / Date of Birth
28/12/1969

R.K.Singh
हस्ताक्षर / Signature

26062022

स्पक्षीदार

भारत सरकार
GOVERNMENT OF INDIA



मृत्युंजय अमरनाथ सिंह
Mritunjay Amamath Singh
जन्म तारीख/DOB: 01/07/1972
पुरुष/ MALE
Mobile No: 9820981473

4339 8458 9324
VID : 9165 3552 6665 9709

MERA AADHAAR, MERI PEHCHAN

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

उ ह न - १
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२० | ४६

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SINGH MRITUNJAY AMARNATH
AMARNATH MARKANDAY SINGH
01/07/1972
Permanent Account Number
CRTPS8008Q
Signature



-: घोषणा पत्र :-

शासन निर्णय क्रमांक प्रसुधा 1614/3458 17718 अ. दिनांक ०९ मार्च २०१५

प्रपत्र ब

स्वयं साक्षांकनासाठी स्वयं घोषणापत्र (Self Decleration)



मी, लिहून देणार 1) [signature]

2)

रा. उल्हासनगर - ३ - ४२१००२

आधार क्रमांक असल्यास.

मी लिहून घेणार 1) [signature] } गोल्डन हाऊस उल्हासनगर - २.

2) [signature]

रा. 3) [signature] कल्याण पूर्व - ४२१३०६.

आधार क्रमांक असल्यास

याद्वारे घोषित करतो की, मी स्वयं साक्षांकित (Self Attested) [illegible] कागदपत्राच्या सत्य प्रती आहेत. त्या खोट्या असल्याचे आढळून आल्यास, [illegible] महाराष्ट्र नोंदणी अधिनियम १९०८ किंवा [illegible] कायद्यानुसार माझ्यावर त्यानुसार मी शिक्षेस पात्र राहीन याची मला संपूर्ण [illegible] आहे.

[illegible] - १
२०९ | [illegible]
०९ | ०६

लि. देणार ~~सही~~ नाव १. गुरमुखसिंग गुरदास सिंग पंजाबानी UID:-929032601659

लि. घेणार ~~सही~~ नाव १. अनिलकुमार कोमल यादव UID:-860236748420

२) रजेंद्र सिंग गुरमुख सिंग पंजाबानी UID:-651152996911.

साक्षीदार :- ३) जितेंद्र सिंग गुरमुख सिंग पंजाबानी UID:-851526787323

१) राज किशोर सिंह. सही R.K Singh

रा. उल्हासनगर - २.

२) मृत्युंजय अमरनाथ सिंह सही [signature]

रा. कल्याण - पूर्व - ४२१३०६.

-घोषणा पत्र / शपथ पत्र

मी. आम्ही खालील सही करणार मा नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म.रा, पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोदंणीसाठी सादर केलेल्या दस्ताऐवजामधील मिळकत ही फसवणूकीटद्वारे अथवा दुबार विक्री होत नाही. दस्तातील लिहन देणार / कुलमुखत्यार धारक हे खरे असूंन याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आले आहे.

सदर नोंदणीचा दस्तऐवज करताना नोदंणी प्रक्रियेवर आमच्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक वारस हक्कदार / कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Tital) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुमखत्यारधारक (P.A. Holder) लिहून देणार हयात आहेत व उक्त कुलमुखत्यार अदयापही अस्तित्वात आहे व ते आज पोवेता रद्द झालेले नाही याची मी आम्ही खात्री देत आहोत. तसेच सदयाची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्जे, बॅक बोजे शासन बोजे व कुलमूखत्यार धारकांनी केलेल्या व्यवहाराचा अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादीत केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियमध्ये जोडण्यत आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तातरणाबाबत कोणत्याही मा. न्यायालय शासकीय कार्यालयांची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बांधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालकं कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही, यांची आम्हास पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषयी सध्या होत असलेली फसवन बनावटीकरण / संगनमत व त्या अनुषंगाने पोलिस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तवेजामधील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ६२ नुसार मी/ आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोदंणी फी कमी लावली. बुडवली असल्यास अथवा नोदंणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार असल्याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी आम्ही नोदंणी प्रक्रियेमध्ये कोणयाही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदयानुसार कोणतेही गुन्हे घडल्यास मी आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमूद असलेल्या ७ वर्षाचा शिक्षेस आम्ही पात्र राहणार आहोत यांची मला आम्हाला पूर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.



दहन - १	
२०९	२०२४
४२	४६

लिहून देणार

लिहून घेणार

घोषणापत्र/शपथपत्र

खालील सही करणार असे घोषीत करतो की, सदर नोंदणीचा दस्त नोंदविण्यापुर्वी आमची जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/वारस/हक्क हितसंबंधीत व्यक्ती यांची मालकी तसेच मिळकतीचे मालकाने नमुद दिलेल्या कुलमुखत्यारधारक लिहून देणार हे हयात आहे व कुलमुखत्यारपत्र अदयापही रदद् झालेले नाही आजही सदरचे मुखत्यारपत्र अस्तित्वात आहे याची आम्ही खात्री देत आहोत. तसेच मिळकतीचे इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे व मुखत्यारधारकांनी केलेले व्यवहाराच्या अधिन राहून आम्ही आमचा आर्थिक व्यवहार पुर्ण केला आहे.

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत ही फसवणुकीव्दारे दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/मुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करुन या दस्तासोबत दोन ओळखीचे इसम स्वाक्षरीसाठी घेवुन आलो पुर्ण व्यवहार करतेवेळी पुरावा कायदयानुसार दस्तावर साक्षीदार यांच्या स्वाक्ष-या घेण्यात आल्या तसेच या दस्तासोबत जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत. तसेच मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालयाची अथवा शासनाचा मनाई हुकुम नाही. याचीही खात्री देत आहोत. या बाबी आमचे कायदेशीर सल्लागार/वकील यांना दाखवून त्यांच्या सल्यानुसार आपल्या कार्यालयात दस्तऐवज नोंदणीसाठी सादर करण्यात येत आहे.

मिळकतीची मालकी तपासणे/ठरविणेसाठी सक्षम तलाठी व भुमी अभिलेख कार्यालय व मा. न्यायालय यांना अधिकार आहेत. त्यामुळे नोंदणी कायदा १९०८ चे कलम ४४ व वेळोवेळी मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तामधील मिळकतीचे मालक/मुखत्यारधारक खरेपणा ठरविणे व दस्तातील वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास जाणीव आहे.

तरी मिळकतीविषयी सध्या होत असलेली फसवणुक व त्या अनुषंगाने पोलीस चौकीत दाखल होत असलेले गुन्हे हे माझ्या दस्तातील मिळकतीविषयी होणार नाही म्हणुन आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात मी नोंदवीण्यात आलेल्या व्यवहारात मुद्रांक कायदयानुसार मुद्रांक कमी लावल्यास अथवा नोंदणी कायदयानुसार कोणताही कायदेशीर प्रश्न उद्भवल्यास मी स्वतः त्यातील सर्व निष्पादक जबाबदार राहणार आहोत. तसेच भा.द.संहिता १८६० मधील नमुद असलेल्या शिक्षेस पात्र राहणार आहोत याची मला/आम्हाला पुर्ण जाणीव आहे त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणुन जोडत आहोत.

Anil Kumar.
लिहून घेणार

Raja
Jeeta

लिहून देणार

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

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२०९	२०२४
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77 209

दस्त गोषवारा भाग-1

उहन1

दस्त क्रमांक: 209/2024

शुक्रवार,12 जानेवारी 2024 12:40 म.नं.

दस्त क्रमांक: उहन1 /209/2024

बाजार मुल्य: रु. 10,52,81,500/- मोबदला: रु. 12,13,43,500/-

भरलेले मुद्रांक शुल्क: रु.60,67,200/-

दु. नि. सह. दु. नि. उहन1 यांचे कार्यालयात

अ. क्रं. 209 वर दि.12-01-2024

वेळ 12:39 म.नं. वा. हजर केला.

पावती:247 पावती दिनांक: 12/01/2024

सादरकरणाराचे नाव: मे. कृष्णा इन्फ्रा तर्फे भागीदार अनिलकुमार यादव - -

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

Anil Kumar .

दस्त हजर करणाऱ्याची सही: कमी पडलेली पाने फी रु ३२०/- दिनांक - ३२/१/२०२४ वेळी पावती क्र. २६३ चे DHC - चलन द्वारे वसुल केली.

सहदुय्यम निबंधक वर्ग २
Sub Registrar Ulhasnagar उल्हासनगर क्र. १.

सहदुय्यम निबंधक वर्ग २
Sub Registrar Ulhasnagar
उल्हासनगर क्र. १.

दस्ताचा प्रकार: विकसनकरारनामा

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

शिक्का क्रं. 1 12 / 01 / 2024 12 : 39 : 05 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 12 / 01 / 2024 12 : 40 : 16 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ किंवा १९६१ अंतर्गत तरतुदीनुसार नोंदणीस सादर केला आहे. दस्तामधील संपूर्ण मजकूर, दिलेला कबुली, दोहोंपैकर व सोबत जोडलेले कागदपत्रे दस्तावेज सादर, देताना, कायदेशीर चौकशी अगोदर दिलेला खाली सहीनिशी जबाबदार आहेत सदर दस्तऐवज तयारीपूर्वी सादरकर्ता/वकीलपत्र, वाचला कोणताही बदलता / लिखाण / परिवर्तन यांचे अस्तित्व होत नाही.

Anil Kumar .
लिहून घेणार सही

लिहून देणार सही

Jeeta

Raja

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-2 * Dist. Thane *

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क्र. २०९ | २०२४

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Summary-2

दस्त गोषवारा भाग-2

उहन1
दस्त क्रमांक:209/2024

12/01/2024 12 51:32 PM

दस्त क्रमांक :उहन1/209/2024

दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. कृष्णा इन्फ्रा तर्फे भागीदार अनिलकुमार यादव - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार- सदनिका क्र. 402, ए विंग, महजीवन रेसिडेन्सी, बिल्डींग न. 1, निमगाव नाका, निमगाव, कल्याण इन्ड, जिल्हा- ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:AAZFK7047A	विहन घेणार वय :-32 स्वाक्षरी:-		
2	नाव:मे. कृष्णा इन्फ्रा तर्फे भागीदार राजेंद्र सिंग गुरमुख सिंग पंजवानी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार- गोल्डन हाउस, सेक्शन- 17, एकता अपार्टमेंट, हिल वियु सरिया, उल्हासनगर- 3, जिल्हा- ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:AAZFK7047A	विहन घेणार वय :-37 स्वाक्षरी:-		
3	नाव:- मे. कृष्णा इन्फ्रा तर्फे भागीदार जितेंद्र सिंग गुरमुख सिंग पंजवानी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: राहणार- गोल्डन हाउस, सेक्शन- 17, एकता अपार्टमेंट, हिल वियु सरिया, उल्हासनगर- 3, जिल्हा- ठाणे , -, महाराष्ट्र, ठाणे. पॅन नंबर:AAZFK7047A	विहन घेणार वय :-36 स्वाक्षरी:-		
4	नाव:- गुरमुखसिंग गुरदाससिंग पंजवानी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: -, रोड नं: राहणार- गोल्डन हाउस, सेक्शन- 17, एकता अपार्टमेंट, हिल वियु सरिया, उल्हासनगर- 3, जिल्हा- ठाणे ,, महाराष्ट्र, ठाणे. पॅन नंबर:AAXPP8330K	विहन देणार वय :-61 स्वाक्षरी:-		

वर नमूद इन्कोंवेज करून देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:12 / 01 / 2024 12 : 43 : 32 PM

Register उल्हासनगर-३ जि.ठाणे-४२१००३ महाराष्ट्र शासन

सादर दस्तऐवजावर सादरीकरणाच्या वेळी सादरकर्ता म्हणून सही करणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त तपशील खालीलप्रमाणे आहे.

Sr No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	विहन घेणार मे. कृष्णा इन्फ्रा तर्फे भागीदार अनिलकुमार यादव - -	12/01/2024 12:45:02 PM	अनिलकुमार कोमल यादव M 119526465414839500 8	
2	विहन घेणार मे. कृष्णा इन्फ्रा तर्फे भागीदार राजेंद्र सिंग गुरमुख सिंग पंजवानी -	12/01/2024 12:44:29 PM	राजेंद्र सिंग गुरमुख सिंग पंजवानी M 119526452192302284 8	
3	विहन घेणार - मे. कृष्णा इन्फ्रा तर्फे भागीदार जितेंद्र सिंग गुरमुख सिंग पंजवानी -	12/01/2024 12:44:07 PM	जितेंद्र सिंग गुरमुख सिंग पंजवानी M 118004058748520448 0	
4	विहन देणार - गुरमुखसिंग गुरदाससिंग पंजवानी -	12/01/2024 12:45:30 PM	गुरमुखसिंग गुरदाससिंग पंजवानी M 119526477758676172 8	

शिक्का क्र.4 ची वेळ:12 / 01 / 2024 12 : 45 : 31 PM

शिक्का क्र.5 ची वेळ:12 / 01 / 2024 12 : 45 : 39 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Ulhasnagar

सहदुय्यम निबंधक वर्ग २
उल्हासनगर क्र. १.

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	12/01/2024
3		DHC		0124106309565	800	RF	0124106309565D	12/01/2024

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

209 /2024

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प्रमाणित करण्यात येते की या
दस्ताऐवज मध्ये एकुण ..४६.....पाने आहेत

सहदुय्यम निबंधक वर्ग - २,
उल्हासनगर क्र. १

पुस्तक क्रमांक १ -ये
.....२०९ ..... क्रमांकावर नोंदला.
दिनांक १२-०१-२०२४

सहदुय्यम निबंधक वर्ग २
उल्हासनगर क्र १

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