

"Jamaica Logo"
Paradise Agreement

Account Deleted -
VS
Dishi Kana

71/11907

Friday, June 25, 2021

4:58 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13272 दिनांक: 25/06/2021

गावाचे नाव: कल्याण

दस्तावेजाचा अनुक्रमांक: कलन2-11907-2021

दस्तावेजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मे.अमृत निवास तर्फे भागिदार प्रदीप अमृतलाल शंकलेशा उर्फ मुथा - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे

5:16 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

बाजार मुल्य: रु.23100000/-

मोबदला रु.23100000/-

भरलेले मुद्रांक शुल्क : रु. 1155000/-

(सही) जी.बी.सातदिवे

सह. दुय्यम निबंधक वर्ग २,

कल्याण क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2506202112397 दिनांक: 25/06/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002742187202122E दिनांक: 25/06/2021

बँकेचे नाव व पत्ता:

 मुळप्रत मिळाली

Valuation ID : 202106257537

मूल्यवान पत्रक (सहरी क्षेत्र-खुली जमीन)

25 June 2021, 04:55:35 PM

मूल्यांकनाचे वर्ष 2021

जिल्हा ठाणे

जलुमी तालुका कल्याण

उपमूल्य विभाग

1/2-विभाग 110-ब/कल्याण उत्तर (नविल मुरबाड रोडच्या दक्षिणेकडील आधा रोडपर्यंतचा भाग/प्रभागवै व्याप्ती:
पूर्वेक: विकनगर गावाची पश्चिम हद्द उत्तरेक व पश्चिमेक- नविल कल्याण मुरबाड पर्यायी रस्ता) दक्षिणेक-दुर्गाटी
कल्याणसह आधा रोडने सहजानंद चौकापर्यंत तेथून पुढे पूर्वेकडे बळगा तलाव, दक्षिणेक टोकापासून विकनगर
गावाच्या हद्दीपर्यंत) स नंबर

क्षेत्राचे नाव

Kalyan/Dombival Municipal Corporation

मिळकतीचा क्रमांक

सर्व्हे नंबर 8113

वार्षिक मूल्य दर एकपानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोबसापनाचे एकक
27500	67700	78900	92500	78900	चौ मीटर

वार्षिक मूल्य दर एकपानुसार जमिनीचा हेक्टरी दर = 27500

मिळकतीचे क्षेत्र 292.7 चौ. मीटर Layout Plot

Applicable Rules 36-अ चर्चा 2, 16 क

1. 292.7 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरसवर 100% मूल्य दर = 27500/-

292.7 चौ. मीटर क्षेत्रासाठी मूल्य = 292.7 * 27500
= 8049250/-

जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

= 8049250 + 0

= Rs.8049250/-

= १ ऐसी लाख एकोणपन्नास हजार दोन शें पन्नास /-

Home

Print



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सत क्र. १९०५	२०२१
९	३३

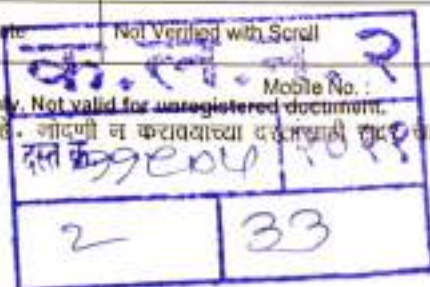


CHALLAN
MTR Form Number-6



GRN	MH002742187202122E	BARCODE			Date	25/06/2021-15/07/18	Form ID	25.1
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			KLN2_KALYAN 2 JOINT SUB REGISTRAR					
Location			THANE					
Year			2021-2022 One Time					
Account Head Details			Amount In Rs.		Flat/Block No.			
0030046401 Stamp Duty			1155000.00		CTS NO 28688/2 HOUSE NO 113 KDMC LANE			
0030063301 Registration Fee			30000.00		Premises/Building			
					NO.51 AREA-292.70 SQ MTR			
					Road/Street			
					KALYAN			
					Area/Locality			
					KALYAN			
					Town/City/District			
					PIN			
					4 2 1 3 0 1			
					Remarks (If Any)			
					SecondPartyName=RISHI JASWANTRAI KARIA-CA=23100000			
Total			11,85,000.00		Amount In			
					Eleven Lacs Eighty Five Thousand Rupees Only			
					Words			
Payment Details			BANK OF MAHARASHTRA					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
Cheque/DD No.			Bank CIN		Ref No.		02300042021062593305006474441	
Name of Bank			Bank Date		RBI Date		25/06/2021-15/07/18 Not Verified with RBI	
Name of Branch			Bank-Branch		BANK OF MAHARASHTRA			
			Scroll No. , Date		Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्यम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2506202112397	Date 25/06/2021
Received from MS AMRUT NIWAS, Mobile number 7718892825, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name MAHB	Date 25/06/2021
Bank CIN 10004152021062508253	REF No. 006531482
This is computer generated receipt, hence no signature is required.	



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दस्तावेज क्र. 99004	2028
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दस्तावेज क्र. ११८००५	२०२१
✓	३३

DEVELOPMENT AGREEMENT

This Agreement made at Kalyan

On this 25th day of June 2021

BETWEEN

— Suresh —
Satta
Karia

Shri Rishi Jaswantrai Karia alias Thakkar, aged about 38 years, occupation business, residing at Jivarshi, Shivaji Chowk, Agra Road, Kalyan, District Thane, hereinafter called and referred to as the **Owner** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the Party of the First Part.

AND

M/s. **Amrut Niwas**, a partnership firm, (PAN : ABVFA1679B), having its office at First Floor, Pushpkunj Bungalow, Off Murbad Road, Sindhigate, Kalyan West, District Thane, through its partners :

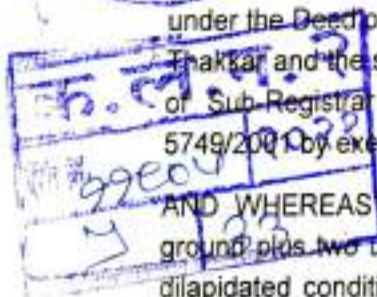
1. Shri **Pradeep Amritlal Shanklesha** alias **Mutha**, aged about 39 years, occupation business,
2. Shri **Rakesh Amritlal Mutha**, aged about 42 years, occupation business,

both residing at Mutha House, Shivaji Chowk, Kalyan, District Thane hereinafter collectively called and referred to as the **Purchaser Developer** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said firm, all its partners, or partners for the time being of the said firm jointly and severally and the survivor/s of them and their respective heirs, executors, administrators and assigns) being the Party of the Second Part.

WHEREAS the Owner owns and possess and / or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situate at village Kalyan, Taluka Kalyan, bearing City Survey No. 29688/2 admeasuring 292.70 sq. metres along with the structures standing thereon known as Jamna Baug consisting of ground plus two upper floor comprising of 15 tenements bearing Municipal Property No. C-01080442200 in Municipal Lane No. 51 House No. 113, hereinafter called and referred to as the "said property" and more particularly described in the schedule hereunder written.

AND WHEREAS the Owner has acquired the said property by and under the Deed of Gift dated 03.08.1998 from Shri Anantrai Dwarkadas Thakkar and the said Deed of Gift is lodged for registration at the office of Sub Registrar of Assurances at Kalyan - 1 under serial No. 5749/2001 by executing Deed of Confirmation dated on 13.12.2001.

AND WHEREAS the structure situated on the said property being ground plus two upper floor known as Jamna Baug is very old and in dilapidated condition and further the rental income received from the tenants therein is very meager as compared to the cost of repairs,



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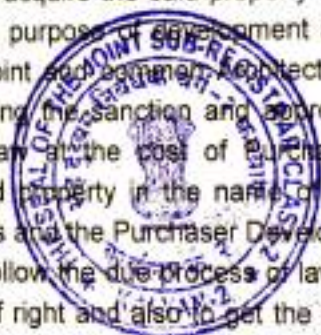
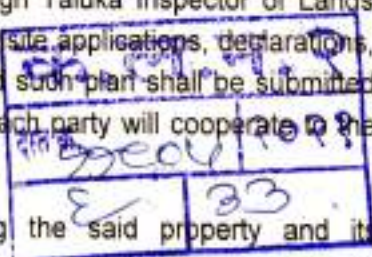
maintenance and day to day administration and the taxes and cess payable to the municipal and concerned authorities.

AND WHEREAS the Owner taking into consideration the above situation thought it feasible to sell and dispose of the said property to any intending purchaser developer.

AND WHEREAS the Purchaser Developer herein is negotiating with the owners of the adjacent properties, came to know about the intention on the part of the Owner to grant the development rights and / or sell and dispose of his property, approached the Owner and during the course of meetings and negotiations, the Owner represented to the Purchaser Developer that the title to the said property is clear, marketable and free from encumbrances and doubts and shall at material times deduce and maintain a clear and marketable title to the said property and every part thereof and further except him no one else has any right, title and interest in the said property and he is well and sufficiently entitled to deal and transact in respect of the said property and every part thereof.

AND WHEREAS relying upon the above representations of the Owner, the Purchaser Developer has agreed to acquire the said property free from encumbrances and doubts for the purpose of development and the parties have agreed to appoint a joint and common architect for preparation of building plan and obtaining the sanction and approval thereof by following due process of law at the cost of Purchaser Developer and the mutation of the said property in the name of the Owner is pending in City Survey Records and the Purchaser Developer shall at their own costs and expenses follow the due process of law to effectuate the mutation in the records of right and also to get the said property surveyed and measured through Taluka Inspector of Lands Record and the Owner will sign the requisite applications, declarations, deeds and documents to that effect and such plan shall be submitted for approval by the parties jointly and each party will cooperate to the other.

AND WHEREAS in lieu of acquiring the said property and its development rights free from encumbrances and doubts but subject to the claims of the tenants (a list whereof is annexed hereto), the Purchaser Developer has agreed to pay monetary consideration of Rs.24,00,000/- (Rupees Twenty Four Lakhs Only) and further provide the consideration in kind in the form of constructed area admeasuring 3100 sq.ft. carpet commercial area as per municipal sanction (out of such total area, the entire area will be on ground floor as per municipal



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sanction however, if the entire consideration in kind is not possible to be allotted on ground floor, then such shortfall in area will be provided on the first floor having internal staircase) along with facility of two car parking to the Owner herein as consideration in kind together with all amenities therein and further the Purchaser Developer on their own shall contest the claim of the seven existing tenants claiming tenancy right in the said property without any recourse to the Owner herein.

AND WHEREAS the above offer of the Purchaser being fair and reasonable is accepted by the Owner and in pursuance to the said offer and acceptance, the parties hereto are desirous of reducing to writing the understanding reached between them by executing this agreement.

Now therefore this Agreement witnesseth as under:

1. The above recitals shall always form an integral part of this agreement in verbatim.
2. The Owner do hereby agrees and assures to grant to the Purchaser Developer all that piece and parcel of land lying, being and situate at village Kalyan, Taluka Kalyan, bearing City Survey No. 2868B/2 admeasuring 292.70 sq. metres along with the structures standing thereon known as Jamna Baug comprising of ground plus two upper floor comprising of 15 tenements bearing Municipal Property No. C-01000442200 in municipal Lane No. 51 House No. 113, hereinafter called and referred to as the "said property" and more particularly described in the schedule hereunder written together with the clear and unobstructed access for ingress and egress to the said property from the existing Agra Road and passing through the City Survey No. 2868/B/1 for the beneficial development, use and enjoyment of the said property and to have the maximum utilisation and consumption of the floor space index, further increases and incentives therein from time to time as per the Development Control Regulations along with tangible and intangible benefits therein.



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3. In terms of the above understanding the Purchaser Developer has agreed to pay monetary consideration of Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only) and further to provide the consideration in kind in the form of constructed area admeasuring 3100 sq.ft. carpet commercial area as per municipal sanction (out of such total area, the entire area will be on ground floor as per municipal sanction however, if the entire

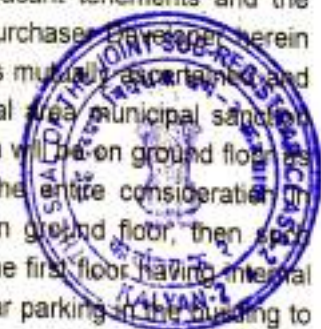
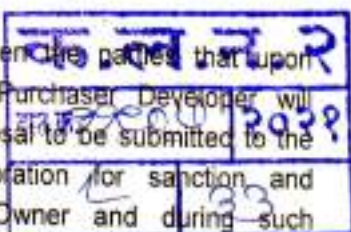




consideration in kind is not possible to be allotted on ground floor, then such shortfall in area will be provided on the first floor having internal staircase) along with facility of two car parking to the Owner herein as consideration in kind together with all usual standard amenities therein in the building to be constructed on the said property. The Purchaser Developer has paid the entire agreed monetary consideration of Rs.24,00,000/- (Rupees Twenty Four Lakhs Only) to the Owner from time to time and the Owner has received the same (the payment and receipt whereof the Owner do hereby admit, acknowledge, acquit and discharge the Purchaser Developer from the payment thereof absolutely and forever).

4. It is agreed and understood between the parties that there are 15 tenements in the existing ground plus two structure known as Jamna Baug and out of the same eight tenements are vacant and in possession of the Owner and the Owner shall hand over eight tenements in his possession to the Purchaser Developer on sanction of plans and further the as regards the existing tenancy of seven tenements the Purchaser Developer has taken the entire responsibility of contesting with the claim of such tenants at their own costs and expenses without any liability to the Owner herein. A list of the tenants is annexed hereto for the sake of good order and record. It is agreed and understood between the parties, that the Owner will not claim any compensation and / or consideration of any nature whatsoever for handing the possession of the vacant tenements and the tenements occupied by him to the Purchaser Developer herein and the consideration of the Owner is mutually ascertained and fixed at 3100 sq.ft. carpet commercial area municipal sanction (out of such total area, the entire area will be on ground floor as per municipal sanction however, if the entire consideration in kind is not possible to be allotted on ground floor, then such shortfall in area will be provided on the first floor having internal staircase) along with facility of two car parking to be constructed on the said property.

5. It is agreed and understood between the parties that upon execution of this agreement, the Purchaser Developer will prepare the plans and building proposal to be submitted to the Kalyan Dombivali Municipal Corporation for sanction and approval in consultation of the Owner and during such submission, if need and occasion arise, the Purchaser Developer



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will amalgamate the adjacent properties and obtain the sanction and approval thereof and the Owner herein shall sign the plans and specifications to be submitted by the Architect to the Kalyan Dombivali Municipal Corporation and render his sincere and utmost cooperation for the same and the Purchaser Developer shall at their own costs and expenses follow the due procedure of law and obtain all the sanctions, approvals and clearances including interim sanction of plan, conversion of land to non-agricultural use, settlement of tenancy claims of seven tenants, demolition of structures situated on the said property, acquisition of floor space index, increases and incentives in floor space index, building commencement certificate, revised permissions, clearances incur the expenses of scrutiny fees, development charges, Architect fees up to sanction and approval open land tax and other incidental charges thereto and shall obtain the maximum potentiality of floor space index from time to time and said property along with the amalgamated adjacent properties will have a clear and unobstructed access, right of way for ingress and egress from the existing Agra Road and passing through the City Survey No.2868/B/1 as the same is in use and existence.

6. It is agreed and understood between the parties that as and when the parties mutually decide, the Owner will hand over the possession of the existing areas tenements occupied by him to the Purchaser Developer herein and prior to such handing over the possession of the existing area tenements by the Owner to the Purchaser Developer, the Purchaser Developer shall free of cost provide suitable accommodation to the Owner to shift his business establishment to the transit accommodation and carry on his business therein to be provided by the Purchaser Developer till the completion of the entire development on the said property and every part thereof, all expenses, charges, deposits, rentals, and incidental expenses thereto as well as stamp duty, registration fees thereof shall be borne and paid by the Purchaser Developer in respect of such transit accommodation to be provided to the Owner herein and the Purchaser shall execute and / or cause to execute requisite agreements and writings to that effect in favour of the owner herein.

7. The Purchaser Developer on grant of building commencement certificate or as mutually agreed inter-se them will demolish the



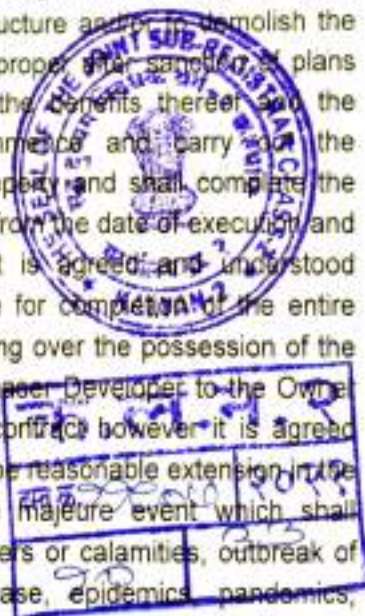
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existing structure on the said property, construct the building by investing their funds, carry out and complete the entire scheme of construction with all infrastructural facilities and amenities, bear and pay all the fees of Architect, Consultants and obtain the completion / occupation certificate at their own costs and expenses and in order to complete the entire scheme of construction the parties will render their sincere and utmost cooperation to each other to effectuate the effective and perfect development on the said property and every part thereof.

8. Upon execution of this agreement, the Owner permitted the Purchaser Developer as the Licensee to enter upon the said property and to have access for survey, measurement, determination of boundaries and preparation of plans and further on sanction of plans, the Purchaser Developer shall be in actual, vacant and peaceful possession of the said property and every part to the Purchaser Developer in part performance of contract together with eight vacant tenements which are in possession of the Owner on sanction of plans and the Purchaser Developer are well and sufficiently entitled to enter upon the said property, carry out the survey measurement, incidental development work, erect name boards, sign boards, demarcate the boundaries of the said property, deal, negotiate and settle the claim of remaining seven tenants and the Purchaser Developer are entitled to own, possess and hold the existing structure and to demolish the same as they may deem fit and proper after sanction of plans and to receive and appropriate the benefits thereon and the Purchaser Developer shall commence and carry out the construction work on the said property and shall complete the same within 36 (thirty six) months from the date of execution and registration of this agreement. It is agreed and understood between the parties that the time for completion of the entire scheme of construction and handing over the possession of the consideration in kind by the Purchaser Developer to the Owner shall always be the essence of contract however it is agreed between the parties that there will be reasonable extension in the time period on account of force majeure event which shall include any of God, natural disasters or calamities, outbreak of infectious or communicable disease, epidemics, pandemics, strikes, lockouts, riots, war, external aggression, civil strife, acts of terrorism, currency and trade restrictions, curfews or lockdowns including unlock relaxations and restrictions as



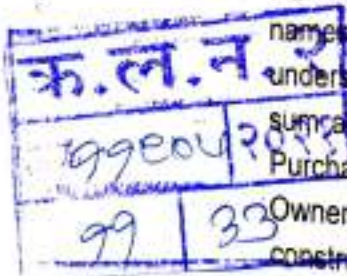
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notified by the Governmental Authority, prohibitory orders from court or any authority and the delay on the above grounds will not be counted in the agreed period of construction.

9. It is further clearly and categorically agreed and understood between the parties that till the expiry of the stipulated time line as mentioned herein, if the construction work of the building in which the consideration in kind to be provided to the Owner is not completed to the extent of 70% or so, subject to force majeure event which shall include any of God, natural disasters or calamities, outbreak of infectious or communicable disease, epidemics, pandemics, strikes, lockouts, riots, war, external aggression, civil strike, acts of terrorism, currency and trade restrictions, curfews or lockdowns including unlock relaxations and restrictions as notified by the Governmental Authority, prohibitory orders from court or any authority and the delay on the above grounds will not be counted in the agreed period of construction then the Owner will grant six months extension in time for such completion of the building and the Purchaser Developer shall be liable to pay the compensation of Rs.2,31,000/- per month to the Owner for such extended time and even after such extended time period, if the Purchaser Developer fails to complete the construction work of the building and hand over the possession of the said consideration in kind to the Owner then, the Purchaser Developer shall be liable and responsible to pay the lump sum monetary consideration of Rs.2,31,00,000/- (Rupees Two Crore Thirty One Lakhs Only) to the Owner herein on expiry of 42 months from the date hereof immediately in lieu of such consideration in kind and upon receipt of such lump sum consideration, the Owner will execute the transfer deeds and documents in favour of the Purchaser Developer herein and the Purchaser Developer shall become the absolute owner of the said property and every part thereof upon execution of the deed of conveyance and the Purchaser Developer will follow the requisite procedure to mutate their names in the records of right. It is clearly agreed and understood between the parties that on payment of the lump sum agreed monetary consideration of Rs.2,31,00,000/- by the Purchaser Developer to the Owner herein all the rights of the Owner to acquire the consideration in kind in the building to be constructed by the Purchaser Developer on the said property shall stand waived, released, relinquished and surrendered.



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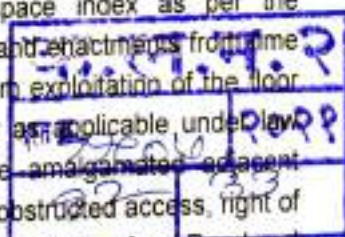
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favour of the Purchaser Developer herein absolutely and forever and the Purchaser Developer shall be well and sufficiently entitled to the released consideration in kind with the right to sell, transfer and dispose of the same as the Purchaser Developer may deem fit and proper. It is further agreed between the parties that the time of receiving such agreed monetary consideration of Rs.2,31,00,000/-, the Owner will hand over the actual and vacant possession of the transit accommodation provided by the Purchaser Developer to the Owner. It is further categorically agreed that if there is wilful delay on the part of the Purchaser Developer to pay the said amount of Rs.2,31,00,000/- on completion of 42 months from the date hereof as mentioned hereinabove, then the Owner shall have the right to terminate this Agreement after 42 months and on termination of this Agreement all assets shall be forfeited and any tenancy rights created by the Purchaser Developer shall be transferred to the Owner free of cost.

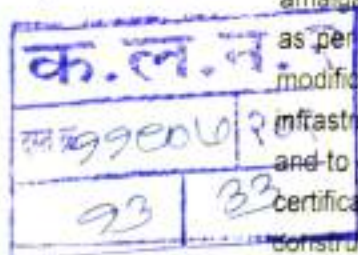
10. The Owner do hereby agrees and assures to perform the following requisitions at his own cost and expenses viz.:

- i) to procure the clear, vacant and peaceful possession of the said property and every part thereof to the Purchaser Developer for effectual and effective development thereof free from any boundary dispute, encroachments and obstructions and to co-operate to demolish of the old existing structures situated on the said property and ensure the availability of vacant and open land after sanction of plans.
- ii) to avail, procure a clear, legal and adequate permanent access to the said property and every part thereof so as to enable the Purchaser Developer herein to amalgamate the said property with the adjacent property and to avail the maximum potentiality of floor space index as per the prevailing rules, regulations, laws and enactments from time to time so as to have the maximum exploitation of the floor space index on the said property as applicable under law and said property along with the amalgamated adjacent properties will have a clear and unobstructed access, right of way for ingress and egress from the existing Agra Road and passing through the City Survey No. 2868/B/1 as the same is in use and existence.



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- iii) to co-operate the Purchaser Developer to follow the due process of law in pursuance to the grant of order of conversion of land to non-agricultural use
 - iv) that the Owner will provide all the documents of title to the Purchaser Developer to obtain the confirmation of the person claiming right, title and interest in the said property or any part thereof and further to settle their claim without any cost, recourse and liability to the Purchaser Developer herein
11. Simultaneously with the execution of this agreement, the Owner has permitted the Purchaser Developer and their Architect to carry out the survey measurement, ascertainment of boundaries and access to the said property from the existing Agra Road so as to prepare the plans, sketches, specification for submitting the amalgamated building proposal to the Kalyan Dombivali Municipal Corporation for sanction and approval and also authorised and permitted the Purchaser Developer to issue / publish public notices in any leading newspapers inviting objections from general public and if any claims and objections are received then the same will be cleared and settled by the owner at his own costs and expense.
12. The Purchaser Developer do hereby agree and assure to perform the following requisitions at their own cost and expenses viz.
- i) follow the due process of law to effectuate the mutation in the records of rights as well as to get the said property surveyed and measured through Taluka Inspector of Lands Record
 - ii) to settle the claim of tenants and to demolish the old structures situated on the said property on sanction of plans.
 - iii) to commence, carry out and complete the entire construction in all respect on the said property and every part thereof by amalgamating the said property with the adjacent property as per the sanctioned plans and permissions, revisions and modifications therein from time to time along with all the infrastructural facilities and amenities as well as utility areas and to obtain the building completion certificate / occupation certificate in part/s as per the completion and progress of construction in the scheme of construction to be carried out



— 1500 — *[Signature]* *[Signature]*

on the said property and finally to complete the entire scheme of construction in all respect.

iv) to follow the due process of law to form and register the cooperative housing society and / or condominium of apartment owners, and / or any corporate body as the case may be and as and when the occasion need so.

v) to defend, contest and follow the due procedure of law in respect of the objection, claim, actions and demand if any raised by any purchaser in respect of the defect in construction of flat or unit or any amenities and infrastructural facilities to be provided in the scheme of construction.

13. The parties hereto agree and assure to render their sincere support, co-operation and co-ordination to each other in the process of formation and registration of the cooperative housing society, condominium of apartment owners or corporate body and to execute and register the final deed of conveyance in favour of such society or any corporate body as the case may be.

14. It is agreed and understood between the parties on grant of building commencement certificate as well as the raised permissions for carrying out additional construction on the said property or any part thereof, the parties will define and earmark the consideration in kind to be allotted to the Purchaser. It is further agreed and understood between the parties that as regards the remaining flats and units falling to the share of the Purchaser Developer, the Purchaser Developer shall be entitled and authorized to sell the same by executing and registering separate agreement with their intending purchasers.

15. The Purchaser Developer do hereby agree and assure to perform the following requisitions at their own cost and expenses viz.:

- carry out and complete the entire construction including all facilities and amenities thereto
- carry out the work of septic tank, drainage system, compound wall, internal road development, storm water drainage, street lights, bore-well, water tanks, etc.,

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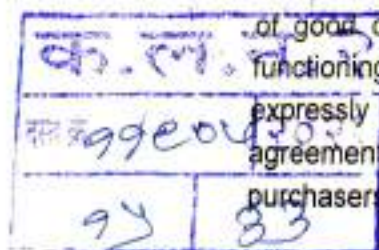
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- iii) to do all the acts, deeds, things and matters in the day to day to day affairs, management and administration of the entire scheme of construction,
- iv) to obtain the maximum utilisation of the staircase floor space index, increases in floor space index as per the Development Control Regulation on the said property from time to time by paying the premium and cost of acquisition thereto and to obtain the sanctions, approvals, revisions for utilising and consuming the same on the said property.
- v) to bear and pay expenses and charges for bear and pay the expenses for sanction of plans, premium, open land tax in respect of the said property and every part thereof till the date of grant of building commencement certificate.
- vi) to follow the requisite procedure under law and obtain the clearance and approvals in respect of the construction to be carried out and completed on the said property and every part thereof.

16. It is further agreed and understood between the parties that all the expenses, charges, and amounts on account of share capital, entrance fees, society formation charges, electricity and water connection charges, balcony enclosing charges, infrastructural charges, maintenance charges, outgoings, goods and service taxes, direct and indirect taxes, government, semi-government levies, duties, taxes and other statutory amounts to be collected from all the purchasers in respect of the flats forming and comprising of consideration in kind to be allotted to them as envisaged and provided herein and all the such amounts shall be collected, used, utilized and appropriated exclusively by the Developer without any recourse to the Owner and such amounts and charges shall be paid at the time of execution of the agreement in respect of the flats and units comprised in the consideration in kind. The parties for the sake of good order and record and for the effectual and effective functioning and implementation thereof shall invariably and expressly incorporate the above said contents and clauses in agreements to be entered into and registered with the intending purchasers.



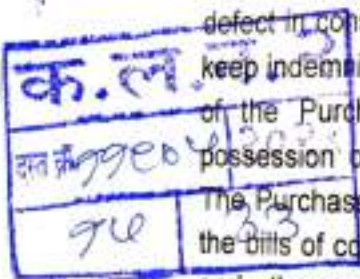
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the Promoters, the Vendors if required under the provisions of law shall also join the process of registration as co-promoter under the said Act and Rules and shall render their sincere and utmost cooperation by submitting the requisite declarations, affidavits, indemnities, undertakings and other incidental submissions to obtain the registration under the said Act and Rules and shall adhere to and abide by the rules and regulations thereof and shall also comply with the requisitions as laid down therein.

18. On the execution of these presents, the Purchaser Developer shall at their 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. The Owner has permitted the Purchaser Developer to issue public notices in any newspapers, erect sign boards and name boards on the said property proclaiming the proposed development, sale and transfer and if any claim is raised by any person, then the Vendors shall clear the same at their own costs and expenses to the entire satisfaction of the Purchaser Developer or their Advocate/s.

19. It is clearly agreed and understood between the parties that the Purchaser Developer shall be responsible for the entire development of the said property including the responsibility of any mishap, accidents, claims and compensation to workmen under all labor laws in relation to the labor employed by Purchaser 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 Purchaser 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 requisitions of the intending purchasers due to defect in construction and workmanship and shall indemnify and keep indemnified the Owner there from. It shall be responsibility of the Purchaser Developer to hand over and deliver the possession of the flats and units to the intending purchasers. The Purchaser 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 Purchaser Developer shall further also be liable



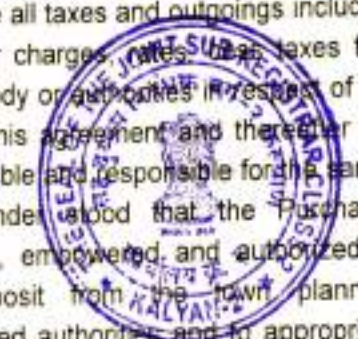
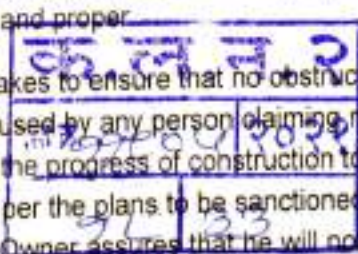
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and responsible for payment of all statutory taxes, duties and levies under the taxation laws governing the said scheme of construction. The Purchaser Developer in terms of the above agree and assure to indemnify and keep indemnified the Owner there from and shall also make good the loss or damage caused to the Owner herein in that behalf.

20. It is agreed and understood by and between the parties that the Owner 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 Purchaser 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 Purchaser Developer providing and settling the consideration in kind falling to the share of the Owner in respect of the said property in the manner as envisaged herein.
21. It is agreed and understood by and between the parties that the Owner shall pay and discharge all taxes and outgoings including municipal taxes, and all other charges, rates, taxes that may be levied by the public body or authorities in respect of the said property till the date of this agreement and thereafter the Purchaser Developer will be liable and responsible for the same. It is further agreed and understood that the Purchaser Developer herein are entitled, empowered and authorized to receive the refundable deposit from the town planning authorities, and other concerned authorities and to appropriate the same as they may deem fit and proper.
22. The Owner agrees and undertakes 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 sanctioned by the concerned authorities. The Owner assures that he 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.



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23. It is clearly agreed and understood between the parties that if the purchasers of the flats / units of the Purchaser Developer intends to avail the financial assistance and / or housing loan from the financial institutions and / or banks, the Purchaser Developer shall have the right to mortgage the 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 Purchaser Developer.
24. The Purchaser Developer is well and sufficiently entitled to amalgamate the said property with the other adjacent properties, obtain and utilize the benefits of the transferable development rights, staircase floor space index and permitted increases on account of amalgamation on the said property and to enter into agreement and document for acquiring such floor space index with such intending person and to construct additional floor, flats, and units thereon and sell the same to any intending purchasers as the Developer may deem fit and proper and further the Developer are further well and sufficiently entitled to grant the right of access / way from and through the said property to any adjacent plot owners/holders as the Developer may deem fit and proper.
25. It is agreed between the parties that upon execution of this agreement none of the parties will create any tenancy right and / or any third party right in respect of the said property and/or tenements situated thereon and shall not prejudice or cause hardship to each other and further shall not act detrimental to the interest of the each other.



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It is hereby clarified and declared that the parties hereto are dealing with each other on a "principal to principal" basis and that he is not the agent of each other in any manner pertaining to each other in any matter pertaining to the said property or development thereof and implementation of the project hereon. It is hereby expressly declared that it is not the intention of the parties hereto to enter into a partnership or an association of persons with each other and nothing herein contained shall be construed as bringing into effect or constituting the relations of partners by and between the parties hereto.

Simultaneously with the execution of these presents the Owner shall execute a general power of attorney in favour of the Purchaser to perform all the acts, deeds and matters to expect

[Signature]

[Signature]

[Signature]

the process of obtaining requisite certification under Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority permissions and sanctions for having effectual development, construction, sale and transfer of the flats and units in the buildings to be constructed on the said property and ultimately to convey and transfer the land and buildings thereon in favour of cooperative housing society, condominium of apartment owners and / or any corporate body as the Purchaser Developer may deem fit and proper.

28. 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 conditions 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 Arbitration subject to the provisions of the Indian Arbitration and Conciliation Act, 1996 or any statutory modifications or re-enactment thereof for the time being in force and the decision of such Arbitrator shall be final and binding upon the parties hereto.
29. Save and except as herein otherwise provided all out of pocket expenses for stamp duty, registration fees in respect of this agreement as well as other charges incidental thereto shall be borne and paid by the Purchaser Developer. The Purchaser Developer shall also bear the fees/charges of their advocate.

Schedule

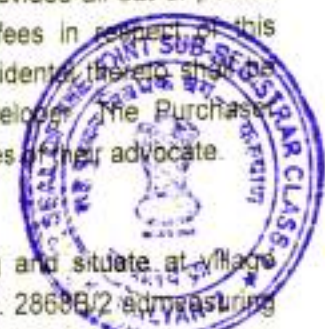
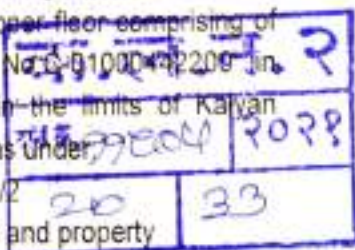
All that piece and parcel of land lying, being and situate at village Kalyan, Taluka Kalyan, bearing City Survey No. 2868/B/2 admeasuring 292.70 sq. metres along with the structures standing thereon known as Jamna baug consisting of ground plus two upper floor comprising of 15 tenements bearing Municipal Property No. 6100042209 in municipal Lane No. 51 House No. 113 within the limits of Kalyan Dombivali Municipal Corporation and bounded as under

On or towards East : City Survey No. 2885/A/2
On or towards West : City Survey No. 2868/B and property belonging to Dwarkadas Bhagwandas Thakkar

On or towards South : City Survey No. 2883/B

On or towards North : City Survey No. 2868/A

together with the access for ingress and egress to the said property from the existing Agra Road and passing through the City Survey No. 2868/B/1 and together with all easement rights and benefits.



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

SIGNED & DELIVERED

By the within named

Owner

Shri Rishi Jaswantrai Karia alias Thakkar



SIGNED & DELIVERED

By the within named

Purchaser Developer

M/s. **Amrut Niwas**, a partnership firm
through its partners :

1. Shri **Pradeep Amritlal Shanklesha**
alias **Mutha**



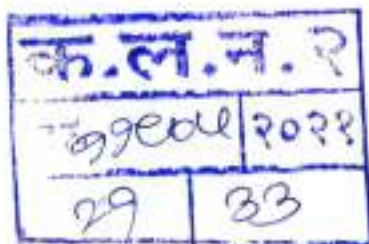
2. Shri **Rakesh Amritlal Mutha**



Witness:

1) **Pravin P. Bohra**

1. महेन्द्र बर्म



महाराष्ट्र शासन मालमत्ता पत्रक

तालुका/न.मु.का. : उप आर्थिक भूमि अभिलेख,
कल्याण

४९३६

जिल्हा : ठाणे

पत्रांक : कल्याण

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व्यवहार

खंड
क्रमांक

नवीन धारका(या)
पट्टेदार(या) किंवा
भार

साक्षात्कृत

अपराधोपपत्ति यादपत्राप्रमाणे स्वतंत्र कार्ड तयार केले.

H
धारकादास
भगवानदास व
अनंतराव धारकादास

सही-
०६/१२/१९८२
न.मु.अ.क

अपराधीतील यादपत्राप्रमाणे न.मु.क. २८६८४ प्रमाणे क्षेत्र व नवीन दाखल मा.वि.नि.मु.अधिकारी अर्पण दि. १८/११/८६.

H
[१ धारकादास
भगवानदास ठक्कर]
[२ अनंतराव
धारकादास ठक्कर]

सही-
१८/११/१९८६
वि.नि.मु.अ.तथा
न.मु.अ.उल्हासनगर.

श्री अनंतराव धा. ठक्कर यांचा अर्पण, हक्क पत्रक ४९१२४२/३०-४३-८४ येथे यादपत्रावर जबाब व प्रत्यक्ष मोजणी नसल्या व न.मु.अ. यांचा १२-११-८७ च्या आदेशानुसार सदर मिळकतीत पोस्टहिस्से पडलेले २८६८४ यास न.मु.क. २८६८४/१९ ठेवले सदर मिळकतीच्या एकूण १०८९.१५ मी. क्षेत्रातून २९२.४५ मी. क्षेत्र कमी करून ते नवीन मंजिल कार्ड नं. ५१५८ च्या मिळकत पत्रिकेत दाखल करून त्यास २८६८४/२०२५ न.मु.अ. दिल्या व धारक म्हणून श्री अनंतराव धारकादास ठक्कर यांचे नाव दाखल केले व त्या प्रमाणे मिळकतीत नोंदी घेऊन मिळकत पत्रिका दुरुस्त केली.

L
जयवंतराव
धारकादास कारीका

सही-
१२/०४/१९८८
वि.नि.मु.अ.तथा
न.मु.अ.उल्हासनगर.

खरेदीने, जमी, जबाब, सह-दुय्यम निबंधक कल्याण-१ अ.नं. ५११५/१९८९ दि. १४/०८/१९८९ येथे खरेदीद्वारे, याचि.क. २ मज्या खरेदी देणार यांचे नाव कमी करून खरेदी देणार जे.डी.कारिया ऐटर प्रायव्हेट तर्फे मणीदार श्रीम. एच.जे. कारिया यांच्याकडे दाखल केले.

श्री. जे.डी.कारिया
ऐटर प्रायव्हेट लि.
मणीदार श्रीम. एच.
जे. कारिया

क्रमांक क्र. १४७३ १४
प्रमाणे
सही-
१९/०८/२०१४
उ.अ.मु.अ. कल्याण.

मा. जबाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.रा.पु.) पुणे यांचेकडील परिपत्रक क्र. ना.मु. १/मि.अ. १२४/२०१४ दि. १८/०३/२०१४ व या कार्यालयाकडील आदेश क्र. ना.मु./केरफार क्र. १६०४ आदेश दि. २४/०४/२०१४ यांचे मिळकत पत्रिकेवर आहारी क्षेत्र सातशे सव्याणव पुर्णाक चार दहाश चौ.मी. दाखल केले.

मिळकत

क्रमांक क्र. १६०४
प्रमाणे
सही-
२४/०४/२०१४
उ.अ.मु.अ. कल्याण

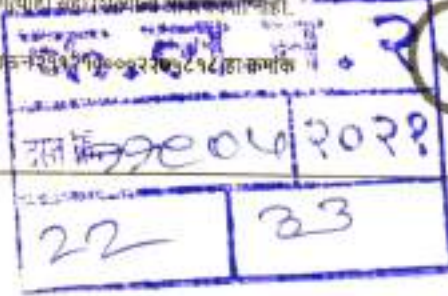


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मिळकत पत्रिका दिनांक ५/२१/२०२१ १०:३४:०३ AM रोजी डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही दिव्याची आवश्यकता नाही.

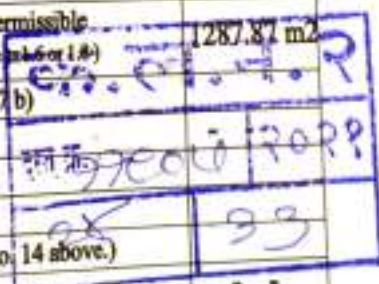
हक्क पत्रिका ऑनलाइन दिनांक ६/२३/२०२१ ११:४०:१२ AM

या पत्रिकेची सही <http://aaplabhilekh.mahabhami.gov.in/DSLIP/propertycard> या संकेत स्थळावर जाऊन २५१११००२२५८१८ हा क्रमांक करावा.



AREA STATEMENT.

1. AREA OF PLOT (minimum area of a,b,c to be considered)	IN SQ.MT.
(a) as per ownership documents (7/12, CTS extract)	292.70
(b) as per measurements sheet	- -
(c) as per site	- -
2. DEDUCTION FOR	- -
(a) proposed D.P/D.P road winding area	- -
(b) Any D.P Reservation area	- -
(Total a+b)	- -
3. BALANCE AREA OF PLOT [1-2]	- -
3. Amenity Space (if applicale)	292.70
a) Required -	- -
b) Adjustment of 2(b), if any -	- -
c) Balance Proposed	- -
5. NET PLOT AREA [3-4(c)]	- -
6. Recreation Open space (if applicale)	292.70
a) Required -	- -
b) Proposed -	- -
7. Internal Road area	- -
8. Platable area (if applicale)	- -
9. Built up area with referce to basic F.S.I as per front road width (Sr.No. 5xbasic F.S.I) 292.70X 1.10	321.97
10. Addition of F.S.I on payment of premium tenants area %10	- -
a) Maximum permissible premium FSI - based on road width / tod zone	- -
b) proposed FSI on payment of premium. 0.50 OF 292.70	146.35
11. In-situ FSI / TDR loading	- -
a). In-situ area against D.P Road [2.0 x Sr.No.2 (a)], if any	- -
b). In-situ area against amenity space if handed over (2.00 or 1.85 x s.no. 4 (b) and /or (c))	- -
(c) TDR area 292.70 X 1.15	336.60
(d) Total In-situ / TDR loading proposed (11 (a)+(B)+(C))	804.92
12. Additional FSI area under Chapter No.7	- -
13. Total entitlement of FSI in the poposal	804.92
a) [9+10(b)+11(d)] or 12 whichever is applicable.	482.95
b) Ancillary area FSI upto 60% or 80% with payment of charges. 804.92 x 60% = 482.95	482.95
c) Total entitlement (a+b)	1287.87 m2
14. Maximum utilization limit if FSI (building potential) permissible as per road width(as per regulation no.6.1 or 6.2 or 6.3 or 6.4 as applicable in 6 or 1.8)	1287.87 m2
15. Total Built up area in poposal.(excluding area at sr.no.17 b)	- -
a) Existing Built up Area.	- -
b) Proposed Built up Area (as per 'P-line')	- -
c) Total (a+b)	- -
16. FSI consumed (15/13)(should not be more than serial no. 14 above.)	- -
17. Area for inclusive housing ,if any	- -
a) Required (20% of sr.no.5)	- -
b) Proposed	- -





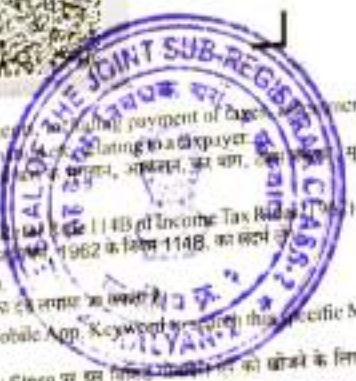
ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABVFA1679B

नाम / Name AMRUT NIWAS

स्थापन/गठन की तारीख
Date of Incorporation / Formation 18/06/2021



Signature Not Verified
Digitally signed by
Income Tax Dept.
Date: 2021.06.20 09:06:37 IST



- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information relating to a taxpayer.
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Section 114B of Income Tax Rules, 1962).
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABVFA1679B

नाम / Name
AMRUT NIWAS

स्थापन/गठन की तारीख
Date of Incorporation / Formation
18/06/2021

क.ल.न.२

2021

33

If this card is lost / someone's lost card is found, please inform / return to
Income Tax PAN Services Unit, NSDL,
20 Floor, Market Street,
Plot No. 341, Survey No. 9979,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 9081
e-mail: info@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

For AMRUT NIWAS

For AMRUT NIWAS

Partner

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



स्थायी लेखा नम्बर कार्ड
Permanent Account Number Card

ADRP50275K

भारत सरकार
GOVT OF INDIA



नाम
RAKESH AMRITLAL MUTWA

पिता का नाम / Father's Name
AMRITLAL HIRACHAND SHANKLESRA

जन्म की तारीख
Date of Birth
28/03/1978

[Signature]
हस्ताक्षर

[Signature]



क.ल.न.२	
दस्तावेज क्र. 99004	२०२१
२६	३३

आयकर विभाग
INCOME TAX DEPARTMENT
PRADEEP A SHANKLESHA



भारत सरकार
GOVT. OF INDIA

AMRITLAL HIRACHAND SHANKLESHA

23/03/1982

Permanent Account Number

AUPP89857A

Signature



क.ल.न.२	
सं.क्र.९८०८	२०२१
२४	३३



Karia



क.ल.न.२	
दस्तावेज नं.	११८८८/२०२१
२८	३३

भारत सरकार
GOVT. OF INDIA

GOVT. OF I
ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABVFA1679B

AMRUT NIWAS

18/06/2021



Signature Not
Verified

Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. **बनवै लेखा संख्या (पैन) एक बचत कार्ड से संबंधित विभिन्न दस्तावेजों को जोड़ने से आयका विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर की देयता बकाया, सूचना के निवेश और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।**

Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Section 139A) and Income Tax Rules, 1962) **आयकर अधिनियम, 1961 के अंतर्गत निर्दिष्ट कई लेनदेन के लिए स्वामी लेखा संख्या (पैन) का उद्धृत अब अनिवार्य है (आयकर विभाग, 1962 के अनुच्छेद 139A, का संदर्भ ले)**

Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. **एक से अधिक स्वामी लेखा संख्या (पैन) का रखना या उपयोग करना, भारत के विरुद्ध है और इसके लिए, 10,000 रुपये तक का जुर्माना हो सकता है।**

The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. **आपको दिए गए पैन कार्ड पर बढ़ावा QR कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़नीय है। Google Play Store पर 'आपका पैन कार्ड को पढ़ने के लिए कोड' Enhanced QR Code Reader for PAN Card' है।**

- Cont

दस्तावेज क्र. 2028

32

भारत सरकार
GOVT OF INDIA

Partnership Account Number Card
ABVEA1679B

[illegible]

Write name & letter numbers in box to avoid
misreading / return to:
Deanna Tait, PAN Services Unit, N520
5th Floor, Mason Building,
P.O. Box 34, Surrey, BC V5Y 1X8,
Model Colony, Near Deer, Bungalow Centre,
Phone 41-2116.

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (3) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

For AMRUT NIWAS

For AMRUT NIWAS

Partner

Partner

भारत सरकार
GOVERNMENT OF INDIA

प्रवीण कुमार प्रताप चंद बोहरा
Pravin Kumar Pratap Chand Bohra
जन्म तारीख DOB: 18/12/1973
पुरुष / MALE

9502 0466 6949

माझी आधार, माझी ओळख

Print



क.ल.न.२	
दस्तावेज क्र. ९९०७	२०२१
३०	३३



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
३०२ ३रा मजला अनमोल अपार्टमेंट, कर्जिक रोड
विक्रमघर, दत्त मंदिर जवळ, कल्याण पश्चिम, ठाणे,
महाराष्ट्र - ४२१३०१

Address :
302 3RD FLOOR ANMOL APT, KARNIK ROAD
CHIKANGHAR, NEAR DATT MANDIR, KALYAN
WEST, Thane,
Maharashtra - 421301



9502 0466 6949

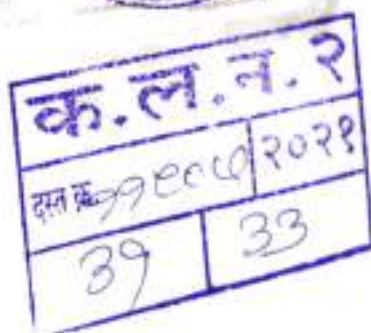


WWW

प. ३०२ ३रा मजला ३०१
कल्याण - ४२१३०१



महेश्वर



11907

बुधवार, 25 जुन 2021 4:58 म न

दस्तावेज नं. 1

कालन 2 22-133

दस्तावेज नं. 11907/2021

दस्तावेज नं. 11907/2021

बाजार मूल्य रु. 2,31,00,000/- सोबतचा रु. 2,31,00,000/-

बाजारे मुद्रांक शुल्क रु. 11,55,000/-

दु. वि. सह. दु. वि. कालन 2 यांचे कार्यालय

प्र. नं. 11907 वर दि. 25-06-2021

रोडी 4.55 म.न. वा. हजर केला.

पावती 13272

पावती दिनांक: 25/06/2021

सादरकरणाबाबे लाव: मे. अमृत निवास तर्फे भाविदार वरील
अमृतलाल शंकरेशा उर्फ मुया - -

नोदणी फी

रु. 30000.00

दस्तावेज हाताळणी फी

रु. 600.00

पुढाची संख्या: 30 + 3

पावती नं. 13559

एकूण: 30600.00

दस्तावेज करणाऱ्याची मंडी

Joint Sub Registrar Kalyan 2

(महो) जी. वी. मोतदिवे

दस्तावेज प्रत्यक्ष निबंधक वर्ग 2

कालन 2

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्वातंत्र्य असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा
उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही गावरील क्षेत्रात

शिक्का नं. 1 25 / 06 / 2021 04 : 55 : 25 PM ची वेळ: (सादरीकरण)

शिक्का नं. 2 25 / 06 / 2021 04 : 56 : 26 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तत्सदीनुसार
नोंदणीस दाखल केला आहे. दस्तावेजातील संपूर्ण मजकूर, निष्पादक व्यक्ती
माहितीदार व सोबत जोडलेले कागदपत्रे दस्तावेजा मत्तज, वैधता
कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत
तसेच सदर हस्तांतरण दस्तावेजाचे राज्यशासन/केंद्रशासन यांच्या कोणताही
कारवाई/नियंत्रण/परिपत्रक यांचे उल्लंघन होत नाही.

घेणार सही

लिहून देणार सही





05/06/2021

सूची क्र. 2

दुधपत्र निबंधक मह. दु. नि. कल्याण 2

दस्तावेज क्र. 11907/2021

पेज नं. 1

Page 63m

साक्षी नाव : कल्याण

(1) विवेकाचा उक्ता	विवेकाचारावासा
(2) मोठेपणा	23100000
(3) बाजारभावाबाधेपणा बाजारभावाबाधेपणा आकाराची देली वी परतेदार ने उभार करावे)	23100000
(4) भू-मालक, पोटहिसा व धरमबांध (कल्याण)	1) यापिकेचे नाव: कल्याण-होविसाही इतर बर्तन : इतर बाहिरी : इतर बाहिरी: मोठे कल्याण जि. ठाणे येथील मि. रा. 2868बी/2, पार नं. 113, मेत नं. 51 बाबतीत कल्याण इमारत बाहीत तजमबला अनुषंग कल्याण नं. 15 भाडेकरू कल्याण ईमारत क्षेत्र 292.70 चौ. मीटर, विवा मानपणा क्र. सी-01000442200 (MILKAT NUMBER : 113 : C.T.D. Number : 2444 बी :)
(5) क्षेत्रफल	1) 292.70 चौ. मीटर
(6) आकाराची किंवा जुही देणारा असेल तेव्हा	
(7) इतरांचे व कल्याण देणा-या मिळून देणा-या पक्षकाराचे नाव किंवा विवाची व्यापारवाचा दुरुकल्याण किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव: गिरी कल्याणबाब कारिका जर्नलर -- बर: 38, पत्ता: ज्योति नं. : बाळा नं. : इमारतीचे नाव : आर्थिक नं. : किवाजी चौक ज्योति रोड, रोड नं. : महाराष्ट्र, ठाणे. पिन कोड-421301 पिन नं.:
(8) इतरांचे व कल्याण देणा-या पक्षकाराचे व किंवा विवाची व्यापारवाचा दुरुकल्याण किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव: ये. अमृत निवास जर्नलर कारिका जर्नलर अमृतबाब लकवेडा जर्नलर -- बर: 38, पत्ता: ज्योति नं. : बाळा नं. : इमारतीचे नाव : आर्थिक नं. : पुष्पकुंज बंगली मुरबाह रोड जिरी रोड कल्याण, रोड नं. : महाराष्ट्र, ठाणे. पिन कोड-421301 पिन नं. : 2): नाव: ये. अमृत निवास जर्नलर कारिका जर्नलर अमृतबाब दुधा -- बर: 42, पत्ता: ज्योति नं. : बाळा नं. : इमारतीचे नाव : आर्थिक नं. : पुष्पकुंज बंगली मुरबाह रोड जिरी रोड कल्याण, रोड नं. : महाराष्ट्र, ठाणे. पिन कोड-421301 पिन नं. :
(9) इतरांचे व कल्याण देणा-या दिनांक	25/06/2021
(10) इतरांचे व कल्याण देणा-या दिनांक	25/06/2021
(11) अनुक्रम, पं. व पु. नं.	11907/2021
(12) बाजारभावाबाधेपणा मुद्रांक शुल्क	1155000
(13) बाजारभावाबाधेपणा नोंदणी शुल्क	30000
(14) तैय	

(महो) जी. बी. मितदिवे
मह. दुधपत्र निबंधक वर्ग २,
कल्याण क्र. २

मुद्रांकदाराची विवरात घेतलेला तपशील:-

मुद्रांक शुल्क आकाराचा विवरातलेला अनुषंग - (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

