**Department of Stamp & Registration, Maharashtra**

Receipt of Document Handling Charges

| PRN | 1223276813073 | Date | 27/12/2023 |
|---|---|---|---|

Received from SAI AANGAN RESIDENCY, Mobile number 0000000000, an amount of Rs.940/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Ulhasnagar 2 of the District Thane Grm.

Receipt (pavti)

78/17302
Wednesday,December 27 ,2023
4:16 PM

## पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 18791 दिनांक: 27/12/2023

गावाचे नाव: **शिरगाव**
दस्तऐवजाचा अनुक्रमांक: **उहन2-17302-2023**
दस्तऐवजाचा प्रकार : **विकसनकरारनामा**
सादर करणाऱ्याचे नाव: **साई आंगण रेसिडेन्सी तर्फे भागीदार श्री. धिरेन जयंतीलाल परमार**

| | |
|---|---|
| नोंदणी फी | रु. 30000.00 |
| दस्त हाताळणी फी | रु. 940.00 |
| पृष्ठांची संख्या: 47 | |
| एकूण: | रु. 30940.00 |

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 4:35 PM ह्या वेळेस मिळेल.

Sub Registrar Ulhasnagar 2

बाजार मुल्य: रु.17564500 /-
मोबदला रु.14446000/-
भरलेले मुद्रांक शुल्क : रु. 878300/-

सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२

1) देयकाचा प्रकार: DHC रक्कम: रु.940/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1223276813073 दिनांक: 27/12/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013022546202324E दिनांक: 27/12/2023
बँकेचे नाव व पत्ता:

| Department of Stamp & Registration, Maharashtra | | | |
|---|---|---|---|
| Receipt of Document Handling Charges | | | |
| **PRN** | 1223276813073 | **Date** | 27/12/2023 |
| Received from SAI AANGAN RESIDENCY, Mobile number 0000000000, an amount of Rs.940/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Ulhasnagar 2 of the District Thane Grm. | | | |
| **Payment Details** | | | |
| **Bank Name** | SBIN | **Date** | 27/12/2023 |
| **Bank CIN** | 10004152023122712264 | **REF No.** | IGAQQAUOM1 |
| This is computer generated receipt, hence no signature is required. | | | |

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

बहन - २
दस्त क्र. 96304 | २०२३
९ ₹७

# CHALLAN
## MTR Form Number-6

| GRN | MH013022546202324E | BARCODE | | Date | 27/12/2023-15:37:48 | Form ID | 25.2 |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Registration Fee | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | AEJFS0630P |
| Office Name | ULH2_ULHASNAGAR 2 JT SUB REGISTRAR | Full Name | SAI AANGAN RESIDENCY |
| Location | THANE | | |
| Year | 2023-2024 One Time | Flat/Block No. | SURVEY NO. 13 |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030063301 Registration Fee | 30000.00 | Road/Street | SHIRGAON |
| | | Area/Locality | BADLAPUR |
| | | Town/City/District | |
| | | PIN | 4 2 1 5 0 3 |
| | | Remarks (If Any) | SecondPartyName=SAMBHAJI D SHINDE~ |
| Total | 30,000.00 | Amount In Words | Thirty Thousand Rupees Only |

DEFACED ₹30000.00 DEFACED

| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572023122790505 | IK0COSQDS3 |
| Cheque/DD No. | | Bank Date | RBI Date | 27/12/2023-15:24:38 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : Mobile No. : 0000000000

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

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

### Challan Defaced Details

| Sr. No. | Remarks | Defacement No | Defacement Date | Userid | Defacement Amount |
|---|---|---|---|---|---|
| 1 | (iS)-78-17302 | 00088427302324 | 27/12/2023 15:15:16 | IGR129 | 30000.00 |
| | | Total Defacement Amount | | | 30,000.00 |

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

Page

सह - २
ठाणे ९७३०९ २०२३
२ Print Date 27-12-2023 04:30:46

# CHALLAN
## MTR Form Number-6

| | | | |
|---|---|---|---|
| GRN MH013022546202324E | BARCODE | Date 27/12/2023-15:37:48 | Form ID 25.2 |

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Registration Fee | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | AEJFS0630P |
| Office Name | ULH2_ULHASNAGAR 2 JT SUB REGISTRAR | Full Name | SAI AANGAN RESIDENCY |
| Location | THANE | | |
| Year | 2023-2024 One Time | Flat/Block No. | SURVEY NO. 13 |
| | | Premises/Building | |
| Account Head Details | Amount In Rs. | Road/Street | SHIRGAON |
| 0030063301 Registration Fee | 30000.00 | Area/Locality | BADLAPUR |
| | | Town/City/District | |
| | | PIN | 4 2 1 5 0 3 |
| | | Remarks (If Any) | SecondPartyName=SAMBHAJI D SHINDE~ |
| Total | 30,000.00 | Amount In Words | Thirty Thousand Rupees Only |

| | | | | | |
|---|---|---|---|---|---|
| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572023122790505 | IK0COSQDS3 |
| Cheque/DD No. | | Bank Date | RBI Date | 27/12/2023-15:24:38 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | Not Verified with Scroll | |

Department ID : Mobile No. : 0000000000

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

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

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

दस्त - २
९०३०५ २०२३
३ ४७



Print Date 27-12-2023 03:38:28

मुद्रांक जिल्हाधिकारी ठाणे (ग्रामिण) यांचे समोर
महाराष्ट्र मुद्रांक अधिनिमाचे अंतर्गत कलम 31 खालिल आदेश
अर्जदार :- साई आंगण रेसिडेन्सी

जा.क्र. अभिनिर्णय / प्र.क्र.659/23/5711/2023
सह जिल्हा निबंधक वर्ग-1 तथा मुद्रांक जिल्हाधिकारी,
ठाणे (ग्रामिण) यांचे कार्यालय, जिल्हा रोजगार व
स्वंयरोजगार मार्गदर्शन केंद्र पहीला मजला,
जिल्हाधिकारी कार्यालय आवार, ठाणे (पश्चिम)
दिनांक :- 28/11/2023

1/- दस्तातील महिती पुढील प्रमाणे,

| | |
|---|---|
| संलेखाचा प्रकार | डेव्हलपमेंट ॲग्रीमेंट |
| संलेख लिहून देणार | संभाजी ज्ञानोबा शिंदे व इतर 7 |
| संलेख लिहून घेणार | साई आंगण रेसिडेन्सी |
| मिळकतीचे वर्णन | सर्व्हे नं.13, हिस्सा नं.4/B/4, प्लॉट नं.4, एकूण क्षेत्र. 519.23 चौ.मी., मौजे शिरगांव, ता. अंबरनाथ, जि. ठाणे |

2/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम 31पोटनियम (1) मधील तरतुंदी नुसार मुद्रांक जिल्हाधिकारी, ठाणे(ग्रामिण) यांचेकडे दिनांक 12/10/2023 रोजी अभिनिर्णय करण्याकरीता ऑन लाईन अर्ज या कार्यालयात दिनांक 16/10/2023 रोजी सादर केला आहे. अर्जासोबत निष्पादित न केलेलें डेव्हलपमेंट ॲग्रीमेंट प्रारूप व इतर कागदपत्रे ऑनलाईनव्दारे सादर केली असून, संलेखातील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे.त्यांनी अभिनिर्णय फी रु.100/-ई चलनाव्दारे GRN NO.MH009490740202324E अन्वये दिनांक 14/10/2023 रोजी शासनाच्या लाभात जमा केली आहे.

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

अ) महाराष्ट्र मुद्रांक अधिनियमाचे अंतर्गत कलम 31(2) नुसार प्रतिज्ञापत्र
ब) डेव्हलपमेंट ॲग्रीमेंट चे प्रारूप

4/- विषयांकित दस्तातील विषय वस्तु असलेल्या मिळकतीवर मुद्रांक शुल्क निर्धारण करणे करिता दाखल केलेल्या डेव्हलपमेंट ॲग्रीमेंट मधील सर्व्हे नं.13, हिस्सा नं.4/B/4, प्लॉट नं.4, एकूण क्षेत्र.519.23 चौ.मी., मौजे शिरगांव, ता. अंबरनाथ, जि. ठाणे.

5/- दस्तातील मिळकतीचे सहाय्यक नगररचनाकार यांनी दि.17/11/2023 रोजी रक्कम रू.1,75,64,500/- इतके बाजारमुल्य निंश्चित केले आहे. मोबदला रक्कम रू.1,44,46,000/-आहे. बाजारमुल्य रक्कमेपेक्षा मोबदला रक्कम कमी असल्याने बाजारमुल्य रक्कमेवर महाराष्ट्र मुद्रांक अधिनियमाचे अनु.5(a,a)(i) अन्वये 5%दराने रक्कम रू.8,78,300/- इतके मुद्रांक शुल्क वसुल करणे आवश्यक आहे.

The Seal of The Joint Sub Registrar Class-II, Bhiwandi-2 ★ Dist. Thane ★

वह-२
₹. ₹. 94302
४ | 80

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

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

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

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

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

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

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

7. [illegible] मुद्रांक ही भारतीय नोंदणी अधिनियम 1908 व मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र पुणे यांचे मार्गदर्शक क्र.का-4/प्र.क्र.617/2011/3008 दिनांक 22/12/2011 नुसार होईल हे स्पष्ट करण्यात येत आहे.

उद्दन - २
दस्त क्र. 16304
४ | ४६

## अतिम आदेश

सदर नमुद केलेल्या बाबींच्या पार्श्वभूमीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी, ठाणे ग्रामिण प्रस्तुत डेव्हलपमेंट [illegible] संलेखावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु.5(g-a)(i) नुसार रक्कम रू.8,78,300/- (अक्षरी आठ लाख अठयाहतर हजार तीनशे मात्र) इतके मुद्रांक शुल्क आकारणेचे आदेश देण्यात येत आहेत. सदरील मुद्रांक शुल्क आपणांस मान्य असल्यास हा आदेश प्राप्त झाल्यापासून 60 दिवसांच्या आंत दस्तावर मुद्रांक शुल्काचा भरणा GRAS प्रणालीव्दारे ऑनलाईन https://gras.Mahakosh.gov.in/echallan या वैबसाईड वरून करता येईल.उपरोक्त शुल्क रक्कम रू.8,78,300/- लेखाशिर्ष (HEAD) 0030051701 देय आहे. सदर रक्कम ऑन लाईन भरल्यानंतर ची प्रत या कार्यालयात सादर करावी.

ठिकाण :- ठाणे
दिनांक :-28 /11/2023

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

प्रत :- 1. साई आंगण रेसिडेन्सी
2. सह दुय्यम निबंधक उल्हासनगर क्र. 2 व 4

ADJ/T(R) 659 /2023
Page / 1 / 29

# CHALLAN
MTR Form Number-6

| GRN | MH011648472202324E | BARCODE | | Date | 30/11/2023-09:12:21 | Form ID | |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | **Payer Details** | |
| Type of Payment | Non-Judicial Stamps<br>Duty on doc Voluntarily brought for Adjud IGR RoM | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | |
| Office Name | THD_JT DIST REGISTRAR THANE RURAL | Full Name | SAI AANGAN RESIDENCY |
| Location | THANE | | |
| Year | 2023-2024 One Time | Flat/Block No. | SR NO 13 H NO 4 B 4 |
| **Account Head Details** | **Amount In Rs.** | Premises/Building | |
| 0030051701 Amount of Tax | 878300.00 | Road/Street | SHIRGAON |
| | | Area/Locality | BADLAPUR |
| | | Town/City/District | |
| | | PIN | 4 2 1 5 0 3 |
| | | Remarks (If Any) | ADJ NO 659/2023 |
| Total | 8,78,300.00 | Amount In Words | Eight Lakh Seventy Eight Thousand Three Hundred Rupees Only |

DEFACED 878300.00 DEFACED

| Payment Details | IDBI BANK | FOR USE IN RECEIVING BANK | | | |
|---|---|---|---|---|---|
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332023113011482 | 2840760674 |
| Cheque/DD No. | | Bank Date | RBI Date | 30/11/2023-09:14:17 | Not Verified with RBI |
| Name of Bank | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | Scroll No. , Date | | 100 , 01/12/2023 | |

Department ID : Mobile No. : 0000000000

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

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

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

उहन - २
द.क्र. 16309 २०२३
१ | ४०

## Challan Defaced Details

| Sr. No. | Remarks | Defacement No | Defacement Date | UserId | Defacement Amount |
|---|---|---|---|---|---|
| 1 | | 0006194520202324 | 04/12/2023 11:58:34 | IGR109 | 878300.00 |
| | | | Total Defacement Amount | | 8,78,300.00 |



Print Date 04-12-2023 11:58:38

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Page 1 of 29

# प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्रकरण क्र.659/2023 करीता रक्कम रू.8,78,300/- (अक्षरी रू.. आठ लाख अठयाहत्तर हजार तीनशे मात्र) साई आंगण रेसिडेन्सी यांनी दिनांक 30/11/2023 रोजी मुद्रांक शुल्क GRAS प्रणाली अंतर्गत भरलेला असून, त्यांचा GRN NO.MH011648472202324E असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली व्दारे करण्यात आली असून, सदर चलन दिनांक 04/12/2023 रोजी विरूपीत करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- 04/12/2023

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

मुद्रांक जिल्हाधिकारी,
ठाणे (ग्रामीण)

Joint Sub Registrar Class-II, Thane-2 सह दुय्यम निबंधक वर्ग-२, ठाणे-२

सह - २
दु. क्र. 10302 / 2023
9 | 46

ADJ/T(R) 659/2023
Page 1 3 1 24

# Office of the Collector of Stamp, Thane Rural

Certificate Under Sec.32 of Maharashtra Stamp Act. 1958

दि. 04/12/2023

जा.क्र.5802/2023

Received Adjudication Fee RS. 100/- vide e-Challan GRN No. **MH009490740202324E** Dated **14-10-2023**.

Collector of Stamps
Thane Rural

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

मुद्रांक जिल्हाधिकारी
Thane Rural

Case No. **Adj/IGR109/659/2023**

Certificate Number: **CER-THA-ADJ-IGR109-659-2023**

Market Value/Value (if any): **Rs. 17564500**

Consideration Amount (if any): **Rs. 14446000**

Received from **SAI AANGAN RESIDENCY** Residing at **PLOT NO 16, VEDANT BUNGLOW, JAGRUTI LANE, VADAVALI SECTION, AMBARNATH E.** Stamp duty of **Rs. 878300/- (Rs. Eight Lakh Seventy Eight Thousand Three Hundred only)**. Vide e-Challan GRN No **MH011648472202324E** Dated :- **30-11-2023** The defacement number is **0006194520202324.**

Certified Under Section 32 of the Maharashtra Stamp Act, that the full duty of **Rs. 878300/- (Rs. Eight Lakh Seventy Eight Thousand Three Hundred only) with which this instrument is chargeable under Article 5-Agreement or its records or Memorandum Of Agreemen of Schedule I of the said Act, has been paid.**

Article 5(g-a)i

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

**Place: Thane Rural**
**Date:** 04/12/2023

Collector of Stamps
Thane Rural

The Joint Sub Registrar Class-II, Thane-2 ★ Dist. Thane

उप नं - २
९६३०४ | २०२३
५ | ४६

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

प्रकरण क. ADJ/६५९/२०२३
दिनांक :– १२/१०/२०२३
प्राप्त दिनांक :– १६/१०/२०२३

**विषय :-** मुल्यांकन अहवाल
मौजे शिरगांव, ता. अंबरनाथ, जि. ठाणे येथील स.नं. १३/४/बी/४, प्लॉट नं. ४, एकूण क्षेत्र ५१९.२३ चौ.मी.

१) लिहून देणार :– श्री. संभाजी ज्ञानोबा शिंदे व इतर ७ (जमिन मालक/ प्रथम पक्षिय)

२) लिहून घेणार :– साई आंगन रेसिडेन्सी तर्फे भागीदार श्री. धिरेन जयंतीलाल पटवा व इतर १ (विकासक/दुसरे पक्षिय)

३) दुय्यम निबंधक कार्यक्षेत्राचे नाव :– कल्याण-२ उल्हासनगर नगरपालिका क्षेत्र

४) दस्ताचा प्रकार :– विकसन करारनामा

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

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

७) टेबल–६.जी/६.ए नुसार अनुज्ञेय पोटेंशियल :–

| बेसिक एफ. एस.आय | प्रिमियम एफ. एस.आय. | टि.डी.आर. | एकूण एफ. एस.आय. |
|---|---|---|---|
| ११ | ०.३ | ०.७ | २१० |
| ॲन्सिलरी एफ.एस.आय स्वतंत्ररित्या ६०%/८०% लागू होईल. | | | |

८) दस्त मिळकतीचे वर्णन :– मौजे शिरगांव, ता. अंबरनाथ, जि. ठाणे येथील स.नं. १३/४/बी/४, प्लॉट नं. ४, एकूण क्षेत्र ५१९.२३ चौ.मी.

९) सन २०२३–२४ चे बाजारमुल्य दर – मुल्यदर विभाग क्र. ७/१६, खुली जमीन दर रु. १०९५०/– प्रति चौ.मी., बांधकाम दर रु. २५२८९/– प्रति चौ.मी.

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

१) विकासक हे जमिन मालक यांना ४०९.०५ चौ.मी. कारपेट इतके क्षेत्र बांधकाम स्वरुपात देणार आहेत. (पान नं. ७, अट क्र. ३)

२) बांधकाम पुर्ण करण्याचा कालावधी ३६ महिने इतका आहे. (पान नं. १०, अट क्र. ११)

३) बिकासक हे जमिन मालक यांना रोख मोबदला म्हणून रक्कम रु. १,००,०००/– इतके देणार आहेत. (पान नं. १०, अट क्र. ११)

४) विकासक हे जमिन मालक यांना नुकसान भरपाई म्हणून दंडाची रक्कम रु. १,५०,००० प्रति महिना इतके देणार आहेत. (पान नं. १०, अट क्र. ११)

सबब, मुल्यांकन खालीलप्रमाणे प्रस्तावित होईल.

(अ) जमीन मालकास मिळणारा मोबदला :-

१) =४४९.०५ X १.१ X २५२८९ X १.०५
= ४४९.९५ X २५२८९ X १.०५
= रु. १,१९,४८,०००/-

२) नुकसान भरपाई शुल्क
= १,५०,००० X १२
= रु. १८,००,०००/-

३) पार्कींग शुल्क
= ४४९.९५/७० X १२.५० X २५२८९ X ०.२५
= ६ X १२.५० X २५२८९ X ०.२५
= रु. ४,७४,५००/-

४) रोख मोबदला = रु. १,००,०००/-

५) विकसन शुल्क
= ४४९.९५ X १०९५० X २.५%
= रु. १,२३,५००/-

एकणू (१ + ५) = १,१९,४८,००० + १८,००,००० + ४,७४,५०० + १,००,००० + १,२३,५००
= रु. १,४४,४६,०००/-

(ब) विकसनकर्त्याला मिळणा–या हिश्याचे मुल्य :-

१) = (५१९.२३ X ३.७८ – ४४९.९५) X १०९५०
= (१९६२.६८ – ४४९.९५) X १०९५०
= १५१२.७३ X १०९५०
= रु. १,६५,६४,५००/-

२) अट क्र. १०, पान क्र. ९ प्रमाणे
= १,००,००० X १०
= रु. १०,००,०००/-

एकणू (१ + २) = १,६५,६४,५०० + १०,००,००० = रु. १,७५,६४,५००/-

उपरोक्त 'अ' व 'ब' पैकी जास्तीचे मुल्य हे बाजारमुल्य म्हणून विचारात घेणे आवश्यक अ
म्हणून मुल्यांकन = रु. १,७५,६४,५००/-

ठाणे
दिनांक :- १६/११/२०२३

रचना सहायक

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

ठाणे - २
दु. नं. १६३०१
१०
४६

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|---|---|---|
| ३४१-२ | | |
| र. क्र. | १७३०४ | २०२३ |
| १५ | ४६ | |

ADJ/T(R) 659/2023
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| | | |
|---|---|---|
| **Ward No.** | : | |
| **Village** | : | **SHIRGAON** |
| **Area Of Land** | : | **519.23 Sq. Mtrs.** |
| **Govt., Rate** | : | **@ Rs. – Per. Sq. Mtrs.** |
| **Actual Value** | : | **Rs.** 1,44,460/- |
| **Market Value** | : | **Rs.** 1,75,645/- |
| **Stamp Duty** | : | **Rs.** 8783/- |



## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made, entered and executed on this 27 day of Dec. 2023 at SHIRGAON Tal. Ambernath, Dist. Thane.

**BY AND BETWEEN**

**1) MR. SAMBHAJI DNYANOBA SHINDE** Age - 50 years, Occupation – Business, Residing at :- 403/404, Shreeji Center, Ghorpade Chowk, Katrap, Badlapur (East), Tal Ambernath Dist-Thane PAN NO.AUFPS3735F, **2) MR. PRASHANT SUBHASH TELI** Age - 46 years, Occupation – Business, Residing at :-Yasho Ganesh Bunglow, Bazarpeth Badlapur Gaon, Badlapur (East), Tal- Ambernath Dist- Thane PAN NO.ABYPT7791E, **3) MR. MANOHAR ANANT THOKE** Age - 53 years, Occupation – Business, Residing at :- A-301, Shubham

Karoti Sankul, Near Gaondevi Mandir, Katrap, Badlapur (E), Tal- Ambernath Dist- Thane PAN NO.AAIPT0689C, **4) MRS. URMILA SAMBHAJI SHINDE** Age - 47 years, Occupation – Business, Residing at :- 403/404, Shreeji Center, Ghropade Chowk, Katrap, Badlapur (East), Tal-Ambernath Dist- Thane PAN NO.AXTPS2287F, **5) MRS. KALPANA VISHWAS TAMBOLI** Age–48 years, Occupation – Business, Residing at :- 102, Kalidas Heights, Opposite TV Tower, Shirgaon, Badlapur (East), Tal-Ambernath Dist- Thane PAN NO.AHKPT7728H, **6) MR. BHOLANATH PARASNATH VISHWAKARMA** Age –39 years, Occupation – Business, Residing at :- G-3, Asmita Apartment, Chaitanya Sankul, Shirgaon Badlapur (E), Tal- Ambernath Dist- Thane PAN NO.AGSPV3135B, **7) MR. SANDEEP DIGAMBAR SALUNKE** Age –38 years, Occupation – Business, Residing at :- G-3, Samadhan Co. Op. Housing Society, Near Guruprem Complex, Katrap, Badlapur (E), Tal- Ambernath Dist- Thane PAN NO.BUSPS8195R, **8) MR. SOPAN RUPSINGH PATIL** Age –54 years, Occupation – Business, Residing at :-Dwarka Mai Niwas Bunglow, Near Gayatri Garnden PAN NO.BUSPS8195R, herein after called and referred as **"THE OWNER/ASSIGNOR"** (which expression shall unless it be repugnant to the context or meaning thereof means and includes, their respective survivors or survivor and their heirs, executors, legal representative, nominees and assigns) BEING THE PARTY OF THE FIRST PART.

Joint Sub Registrar Class-II, Ulhasnagar-2 ... Thane Board

बहन - २
दु.नं. १०३०८ २०२३
९२ ४८ AND

**SAI [illegible] RESIDENCY** , a partnership firm, PAN NO.AEJFS0630P having its office address at :- Plot No.16, Vedant Bunglow, Jagruti Lane, Vadavali Section, Ambernath (E), Tal- Ambernath, Dist- Thane 421501 duly represented through its Partners viz. **(1) MR. DHIREN JAYANTILAL PARMAR,** Age 35 Years, Occupation–Business, PAN NO.AMJPP3858N, **(2) MR. ABIR AMBADAS BHAGWAT** Age 38 Years, Occupation Business, PAN NO.AYHPB1224C herein after called and referred to as **"THE DEVELOPERS/ASSIGNEES"** (which expression shall unless repugnant to the context or meaning thereof means and includes all the partners for the time being constituting the said firm, their heirs, executors, legal representative's, administrators nominees and assigns of the last surviving partner) BEING THE PARTY OF THE SECOND PART.

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**AND WHEREAS :-**

1) The Owner herein do and doth have absolutely seized and possessed of or otherwise is well and sufficiently entitled to all that **piece or parcel of land bearing Survey No. 13, Hissa No. 4/B/4, Plot No. 4 Area admeasuring at about 519.23 Sq. mtrs. Asst. 51Rs. 93Paise, lying being and situated at revenue Village SHIRGAON, Taluka Ambernath, District Thane** and within the jurisdiction of Kulgaon Badlapur Municipal Council and within the limits of Registration District Thane, Sub Registration Dist Ambernath, and more particularly described in the Schedule written herein under. (herein after for the sake of brevity the above mentioned land called and referred to as 'the said land' in this Agreement).

2) And Whereas the land bearing Survey No.13 Hissa No. 4 B Area Admeasuring 1500 Sq.Mtrs. was originally owned by Dastgir Alisaheb Shaikh. And whereas the said Dastgir Alisaheb Shaikh has got approved and sanctioned layout from the Additional Collector of Thane and thereby divided the land bearing Survey No.13 Hissa No. 4 B Area Admeasuring 1500 Sq.Mtrs. into 4 small sub plots and has also obtained non agricultural permission from the Additional Collector of Thane bearing order no. Mahasul/ K-1/NAP/SR-492/83 DATED 12/04/1983.

3) And Whereas after obtaining layout permission and non agricultural permission from the Additional Collector Thane the said Dastgir Alisaheb Shaikh has sold & conveyed the said 4 plots to various persons under various deeds and according to that the said Dastgir Alisaheb Shaikh has sold the said land to 1) Sunil Kashinath Temghare, 2) Mahendra Chandrakant Mule 3) Upendra Yashwant Mali by an under registered sale deed executed on 20/10/1983 for consideration of Rs. 12420/- and the same is evident from mutation entry no. 1055 recorded in the revenue records.

4) And Whereas thereafter by and under registered deed of conveyance dated 23/09/2015, and registered at the office of the sub-registrar of assurances at Ulhasnagar under serial no.8523/2015, executed by and between 1) Sunil Kashinath Temghare 2) Mahendra Chandrakant Mule 3) Upendra Yashwant Mali as owners and 1) Shri.Sambhaji Dnyanoba Shinde, 2) Prashant Subhash Teli, 3) Shri Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde, 5) Mrs. Kalpana Vishwas Tamboli, 6) Bholanath Parasnath Vishwakarma, 7) Shri Sandeep Digambar Salunke, 8) Shri.Sopan Roopsingh Patil as purchaser i.e. , and the said owners have sold and conveyed the land area admeasuring at about 0-05-2 to the purchaser herein above mentioned for and against the valid consideration amount as specifically mentioned in the said deed of conveyance and according to the said deed of conveyance the name of 1) Shri Sambhaji Dnyanoba Shinde

2) Shri. Prashant Subhash Teli, 3) Shri.Manohar Anant Thoke 4) Mrs. Urmila Sambhaji Shinde, 5) [illegible] Vishwas Tamboli, 6) Bholanath Parasnath Vishwakarma, 7) Shri.Sandeep [illegible] 8) Shri.Sopan Roopsingh Patil was recorded in the revenue records by [illegible] as owner thereof.

7) And whereas with the [illegible] development of the said property out of the owners of the said property Shri.Sopan Roopsingh Patil has acquired and purchased the Transferable Development rights from the open market by an under registered Agreement for sale of TDR dated 20/03/2023 and registered in the office of the sub-registrar of assurance at Ulhasnagar-2 at serial no.3584/2023 dated 20/03/2023 from Samarth Construction Through its partners Shri.Laxman Arjun Vispute, 2) Shri.Jatin Laxman Vispute for an area admeasuring 162 sq. mtrs.

6) And Whereas by an under another Agreement for sale of TDR dated ..... and registered in the office of the sub-registrar of assurance at Ulhasnagar-2 at serial no. ..... dated ..... Sambhaji Dnynoba Shinde & others have purchased & acquired Transferable Development rights area admeasuring 102. Sq.Mtrs. out of total T.D.R. area admeasuring 1230 Sq.Mtrs. from the land bearing S. No. 83 Hissa No. 9/A/4 at Village Shirgaon Tal- Ambernath Dist- Thane ( Play Ground + 15 mtr. wide D.P. Road Reservation no. 36 ) from Mr. Yogesh Kamlakar Kulkarni, Mr. Atharva Sudarshan Todankar, Mr. Prashant Subhash Teli, Mr. Manohar Anant Thoke.

7) And Whereas as per the development plan sanctioned for the area of Kulgaon Badlapur Municipal Council the said land was kept reserved under reservation no. 22, Social Culture & Welfare Center and therefore after the purchase of the above mentioned Transferable Development Rights and with the view of development of the said land the owners hereinabove mentioned got approved and sanctioned building plan & work commencement certificate after utilizing the acquired above mentioned TDR from the Kulgaon Badlapur Municipal Council on 21/04/2023 vide its order No.KBNP/NRV/BP/1624/2023-24 Unique No.26 whereby construction permission was granted to construct Composite Building Basement, Stilt Part, Ground + Seven Upper Floor, including the area to be handed over to the KBMC for Social Culture and Welfare Center consisting of Commercial premises on Ground Floor alongwith Separate Staircase area admeasuring 129.83 Sq.mtrs. and the residual sanctioned FSI for use & enjoyment of the owners which includes Ground + First Floor of Commercial area & Second to Seven Floor of residential area.

8) And Whereas after the sanctioned of the above mentioned plan & work commencement Certificate the Owners hereinabove mentioned could not undertake the actual development of the said land due to their personal difficulties and therefore the owners /assignor were desirous of granting and assigning the development rights of the said land free from all the encumbrances and doubts alongwith all the benefits of the approved and sanctioned building plan & work commencement certificate from the Kulgaon Badlapur Municipal Council on 21/04/2023 vide its order No. KBNP/NRV/BP/1624/2023-24 Unique No.26 [illegible] and [illegible] consideration amount and accordingly they gave the proposal in the open market. The developers herein above mentioned came to know about the proposal of the owner herein above mentioned and accordingly showed their willingness to acquire the development rights of the said land for and against the valid consideration as fixed and determine as per the mutual understanding by and between the parties. According to the same the owner and the developers herein above mentioned had several meetings of discussions and negotiations whereby the consideration amount and the terms and conditions of assignment of development rights in form of development agreement was fixed by and between the parties and accordingly the offer given by the developers was accepted by the owner herein above mentioned and accordingly the owners conveyed their acceptance to the developers. That during the course of meetings and negotiations the Owner/ Assignor represented to the developers / Assignor that the title of the said land is clear, marketable and free from encumbrances and doubts and the approved & sanctioned plan as above mentioned is legally valid and still in existence and therefore they are well and sufficiently entitled to transfer and assign the development rights of the said land as well as the developers have represented the Owner that they have enough experience in the fields of land development and construction of residential and commercial building/s and further assured the Owner that they have enough capital and technical expertise to actually execute the work at site without any delay, latches and/or default . The Ownershave shown the documents of title and the Developer on legal scrutiny got themselves satisfied about the clean, clear and marketable title of the Owner pertaining to the said land. The Owners have represented that there is no other co-owner, who is having share in the said land or heirs legal representatives and beneficiaries or any person having any right interest over the said land and they are well and sufficiently entitled to grant and assign, transfer the said property along with all the potentiality of floor space index and permitted increases by an under approved and sanctioned building plan & work commencement certificate from the Kulgaon Badlapur Municipal Council on 21/04/2023 vide its order No.KBNP/NRV/BP/1624/2023-24 Unique No. 26 therein from time to time.

9) AND WHEREAS relying upon the above reciprocal representation of Owner the parties hereto have do and doth entered in to these presents and the Owner agreed to assign the development rights of the said land and the Developer have agreed to acquire the said land for development upon along with the development rights free from encumbrances and doubts with all the benefits arising and accruing to the said land for the consideration cost as mentioned here in



AND WHEREAS after protracted meeting and due negotiations and consultation the developer and the Owner have arrived on an agreement and the Owner have agreed to grant, assign and transfer the development rights of the said property at or for the agreed consideration and on the terms and conditions that the parties hereto duly agreed upon.

11) AND WHEREAS the parties hereto are now desirous of reducing in writing the terms and conditions mutually agreed upon them as under:-

**NOW THERFORE THIS AGREEMENT WITHNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER.**

1) The Owner/ Assignor do hereby grants, assigned and transferred and entrust to the developers the development rights of the said land alongwith approved and sanctioned building plan & work commencement certificate from the Kulgaon Badlapur Municipal Council dated 21/04/2023 vide its order No. KBNP/NRV/BP/1624/2023-24 Unique No. 26 and more particularly described in the **Schedule** written herein under free from all the encumbrances and doubts along with the maximum potential of floor space index inclusive of transferable development rights, staircase floor space index and other permitted increases therein from time to time as may be granted and sanctioned by the municipal authorities from time to time on the said land or any part thereof to be used, utilized and consumed on the said land along with the right to carry out construction of multi- storied building as per the sanctioned plans and permissions to be sanctioned by the Kulgaon Badlapur Municipal Council with further revisions, modifications and alternations thereto from time to time by availing maximum potentiality of FSI, increase in FSI and other benefits thereto and to sell the flats / units (except the flats, units, premises, benefits and entitlements granted to the Owner in the form of kind consideration) therein constructed to any intending purchasers and to appropriate the sale proceeds thereof for their own exclusive use and benefits. And the developer has agreed to develop the said property entirely at the cost and risk of the developer strictly as per the sanctioned building plans

approved by the Kulgaon Badlapur Municipal Council and Subject to all amendments therein that may be duly approved by all concerned authorities, and in the manner Developers may deem fit and proper.

2) In consideration of Owner having agreed to entrust to the developer the development rights of the said land / property by constructing a building thereon and in consideration thereof the developers shall give to the Owners the below mentioned residential & commercial area including the area to be handed over to the KBMC as per sanctioned plan at the location and standard good quality amenities free of cost in form of kind consideration.

a) Consideration to be given to the land owners :-

3) KIND CONSIDERATION :-

1) The Developers will give kind consideration to the owners as mentioned below

| Floor | Area in Sq.Mtrs. |
|---|---|
| Ground Floor | Shop No. 1 Area 11.38 Sq.Mtrs.<br>Shop No. 2 Area 17.10 Sq.Mtrs.<br>Shop No. 3 Area 12.84 Sq.Mtrs.<br>Shop No. 4 Area 13.39 Sq.Mtrs. |
| **Total (A)** | **54.71 Sq.Mtrs.** |
| First Floor | Office No.1 Area 36.46 Sq.Mtrs.<br>Office No. 2 Area 43.23. Sq. mtrs. |
| Total (B) | **79.69 Sq.Mtrs.** |
| Second floor (C) | Flat No. 201, Area 36.46 Sq.Mtrs.<br>Flat No. 202 Area 43.23 Sq.Mtrs.<br>Flat No. 203 Area 29.99 Sq.Mtrs.<br>Flat No. 204 Area 34.54 Sq.Mtrs. |
| | **144.82 Sq.Mtrs.** |
| (D) | **129.83 Sq.Mtrs.** Carpet area to be handed over to KBMC |
| **Grand Total of A+B+C+D area** | **409.05 Sq.Mtrs. carpet** |

The total area in form of kind consideration including the area to be handed over to the KBMC is **409.05 Sq.mtrs.** carpet which includes commercial & residential tenements **out of the total** FSI sanctioned by the local authorities at the location and standard good quality amenities, free of cost in form of kind consideration.

4) MONETARY CONSIDERATION :-

The developers shall pay to the owners an amount of **Rs. 1,00,000/- (Rupees One Lakh Only)** as monetary consideration thereof.

The developers has paid to the owners the sum of **Rs. 1,00,000/- (Rupees One Lakh Only)** as monetary consideration as follows :

| Name | Date | Cheque No. | Amount | Name of Bank |
|---|---|---|---|---|
| Shree Sai Niwas Enterprises | 14/09/2023 | 000006 | 1,00,000/- | DNS BANK, Ambernath Branch |

The Owner do hereby acknowledge and admits the receipt of the said amount and do hereby discharge the developers forever.

The aforesaid consideration of the said property as mutually fixed and agreed by and between the parties hereto is as per the present and prevailing market value of the said property.

The aforementioned kind & monetary consideration is to be divided between the owners hereinabove as per their mutual understanding & any dispute regarding the apportionment & distribution of the aforementioned consideration between the owners will not affect this agreement & the rights of the developers by an under the present agreement. Apart from consideration mentioned herein, the Developers shall not grant any other consideration in the form of rent, deposit, brokerage charges, corpus fund and shifting charges to the owners.

5) It is agreed by and between the parties hereto that the developers will provide same amenities to the flats/tenements of the Owner as they will provide to the others flats of the project.

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6) It is agreed by and between the parties that, the open, stilt & covered parking available as per the sanctioned plan will not be sold by the owners or the developers to any prospective tenements purchaser but the said area of open, stilt & covered parking is kept for exclusive used of the tenements purchaser in all.

7) It is specifically agreed by and between the parties hereto that, the developers will hand over 129.83 Sq.mtrs. carpet area (the area which is to be handed over to the KBMC) to the owners within one year from the date of registration of this agreement by obtaining part completion certificate & the owners will hand over the said area to KBMC without fail. It is also agreed that the owners will receive the consideration in form of TDR by way of handing over the requisite area to the KBMC & the owners will have exclusive rights on the said TDR obtained.

7a) It is specifically agreed by and between the parties hereto that, the owners will handover the vacant & peaceful possession of the area to the KBMC after obtaining the same from the developers at their own cost & risk & the developers at no point of time will be responsible for the same. And if the owners fails to handover the said area to the KBMC and if the completion certificate withhold or refused to be granted by the KBMC then the owners will reimburse the lossess and penalty imposed for the same.

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8) It is agreed by and between the parties hereto that the owners will clear & remove the existing encroachment on the said land and will deliver the vacant and peaceful possession of the said land along with demarcating the said land with fabricated compound thereto. to the developers within 1 month from the date of execution & registration of these Development Agreement.

9) It is agreed by and between the parties hereto that the Owner can sell their respective allotted residential flats and commercial premises received by them in form of kind consideration from the developers as per their own wish and will utilize the sale proceeds for their own use.

10) It is agreed by and between the parties hereto that, the developers will fixed & determine the development charges to be taken from the prospective purchasers of tenements in the said building. It is also agreed between the parties that, if the owners decides to sell and dispose of the residential flats & shops allotted to them in form of kind consideration before the occupation certificate is obtained by the developers, then the owners will pay Rs. 1,00,000/- per tenements to the developers as society &incidental charges and if the owners sell and dispose of the

residential flats & shops after obtaining the completion certificate then the owners will pay Rs.50,000/- per tenements to the developers as society & incidental charges. The Owner will also pay to the Developer that amount of GST and other taxes which are required to be paid if any, as per the relevant law as levied from time to time payable on the tenements to be provided in lieu of the said consideration.

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11) The Developers shall handover actual, physical, de-jure possession of the residential flats as agreed to be allotted as kind consideration to the Owner within a maximum period of 30 months from the date ofregistration of Development Agreement. It is agreed by and between the parties hereto that if the developers fails to give actual, physical, de-jure possession of the superstructure by way of consideration in time as mentioned above then an additional period of six months will be given to the developers for rectifying the default. If the Developer Fails to Complete the project after 30 months + 6 months additional period then the developer will pay 1,50,000/- penalty per month to the owners. However if in future any dispute or claim of any third party arises due to any act of the Owner or due to any natural calamities then that period of settlement of said claim will be excluded from the said period of giving possession.

12) It is agreed by and between the parties hereto that the said project will be registered by the developer under the RERA Act and the Owner would also cooperate to the developers for registration of RERA in respect of the Owner tenements/flats. It is agreed that if required the Owner would be incorporated during the process of registration under RERA Act for the tenements to be allotted in form of kind consideration.

13) The Developer do and doth have represented, declared and assured unto the Owner and on the basis of said representation the Owner has entered and executed this agreement :-

a) The Developer have sufficient capital and legal expertise so also technical now how to effectively carryout the development work in all respect without any delay, latches or default.

b) The Developer shall complete the project in all respect and handover the constructed premises unto the respective Owner along with the amenities and facilities further agreed between the parties from time to time.

c) The Developer shall use good quality building material of required standard and in no case claim any additional money by way of increase in cost of material or such other expenses, the Developer may incur or suffer.

d) The representations so made by the Developer herein shall form the basis of the contract.

e) The Developer has agreed to pay and bear all charges towards stamp duty, registration fees etc for these presents and for such other documents and deeds in respect of assigning development rights and in no case the Owner shall be made liable to pay and bear any such costs and expenses.

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f) Occupation Certificate to be obtained by the developer after completion of the project for which the owners have to handover the actual physical vacant de-jure possession of the structure to be handed over to the KBMC by an under the above mentioned sanctioned plan dated 21/04/2023.

g) It is agreed by the developer that the Owner or their representatives shall have the right to enter the site for selling of their allotted flats, Shops or otherwise.

Collector of Stamps (Urban) Thane

15) The Owner have represented, declared and assured to the developer and on the basis of said representation the developer has entered and executed this agreement :-

a. They are entitled to enter into this agreement with the developer and has full right and authority to sign and execute the same.

b. They have not agreed, committed or contracted or entered into any agreement for sale or lease, mortgage, security, nor he has any charge or encumbrance of any nature in respect of the said property or any part of the said property to any financial institutions or any person or persons

c. That the Development Right Certificate from which transferrable development rights are purchased by the owners by an under various Agreement of Sale of TDR as above mentioned are legal valid & are not subject to any limitation, restrictions, reservation.

d. That the Owner nor any person claiming through them has entered into any agreement for sale or development or has not permitted any person to consume the FSI and TDR on or otherwise transferred the said property or any part thereof.

g. That all municipal taxes, land revenue water charges, and all other liabilities payable to the concerned authorities or any person in respect of the said property is being paid till date by the owner and there is no amount outstanding.

h. That the title of the owner in respect of the said property is clear, marketable and free from all encumbrances, save and except whatever disclosed herein above.

i. That there are no testamentary rights created under any document or by any convent or by prescription in respect of the said property.

j. That the said property is demarcated and surveyed and there is no dispute as to the boundaries of the said property, which fact has been verified by the Developer herein.

k. The Owner declares that as of date of this agreement no notice, from the Government, Semi Government Department, local Authorities or under any legislative enactment ordinance order or notification (including any notice for acquisition or requisition of the said property or any part thereof) has been received by, or served upon the Owner nor the said property or part thereof has been included in any intended or published scheme or improvement of Kulgaon Badlapur Municipal Council or other local public body or authority, nor the said property or any part thereof fall within the boundary of the street or within the setback before the date of this agreement.

16) The developers shall at their own cost and risk construct a building on the said property as per their requirements. The owner shall not be entitled to or liable for any profits made or losses incurred as the case may be by the development of the said property. All taxes and the liabilities payable for the development on the said development shall be borne and paid by the developers alone.

17) The Owner shall subscribe their signatures as and when required by the Developers from time to time for the purpose of getting the plans sanctioned, amended, revised, or revalidated but the expenses for such amendments or revalidation shall be borne by the Developer. The Owner

shall execute necessary Power of Attorney authorizing the Developers for submitting the proposal to the Municipal Council or to any other Competent Authorities for getting the said plans amended, revised or revalidate as the case may be.

18) The Developer shall appoint their own Architects and R.C.C consultant for construction and supervising the work of the construction of the proposed building to be constructed on the said property and shall bear their respective fees and charges alone.

19) The Owner will handed over the peaceful and vacant possession of the said property after removal of encroachment on the said land to the Developers and the Developers will accept admits and acknowledge the receipt of the peaceful vacant possession of the said property for the construction of building and then after it shall not be open for the Owner to obstruct the Developers for any reason whatsoever from developing the said property.

20) The Owner do hereby states and declares that they shall deliver to the developers or to their advocates all the papers and documents relating to the titles of the said property and all other relevant papers relating to the said property.

Sub Registrar Class-II Ulhasnagar-3 Dist. Thane

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21) The Owner shall make out clear and marketable title to the said property and shall clear all the defeats on title if any to the said property such as claim by way of sell , exchange , mortgage, gift ; inheritances, lease, lien, easement or otherwise and produce marketable title to the said property free from all encumbrances whatsoever.

22) The developers can mortgage the said property to any bank or financial Institution with the Owner's consent, except the area to be allotted to the Owner inform of kind consideration.

23) The Owner shall clear all the outgoing and the liabilities arising out of the said property till the execution of the said agreement and after that it will be the responsibility of the developers to clear all the liabilities arising thereto.

24) The Owner shall cause to execute necessary Power of Attorney in favor of Developers as well as all other necessary documents which will enable the developer to carry out the development and construction of the proposed building on the said property.

25) The Developers shall be at liberty and be entitled to allot and sell or agree to sell the premises or units in the building to be constructed on the said property except the area to be allotted to the Owner on what is known 'Co-Ownership basis' or otherwise on such terms and conditions as the developers think fit. The Developers shall be entitled to the entire sale proceeds and or construction which shall be appropriated by them absolutely. All amounts received by the Developers by selling the units / flats / shops etc in the building to be constructed by them shall solely belong to them without any right of Owner. Owner can sell their respective flats and received money and enter into agreements for sale of their respective flats.

26) The parties of the First part shall be entitled to sell and/or otherwise dispose of the schedule flats /shops and appropriate the proceeds thereof to their own account in the manner stated in this Agreement and if require by the Owner the developers shall be joined as a party to the document/ writing to enable the Owner to effectively transfer the schedule flats/shops or any part thereof.

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27) Any dispute between parties shall be settled amicable. In case of failure to settled the dispute amicably, which shall be referred to the Arbitration Act, Rules and Regulations thereunder.

28) On completion of the building, the developers shall be entitled to give the possession of the units to the respective buyers thereof, and on the formation of the society of the respective buyers, the Owner shall execute conveyance of the said property together with the building constructed thereon in favor of the said Co-operative Society within due course of time.

29) During the process of development & till the conveyance of the said land if any additional FSI is made available for any reasons then it will be shared by the developers.

30) The developers shall on getting possession of the said property as license be at liberty to proceed with the construction and development of the said property and for that purpose to do all the acts , deeds, matters and things as may be necessary including the following :-

a. To excavate the requisite excavation as may be required to lay the plinth or such other purpose as per the approved building plan of the said building to be constructed on the said property.

b. To apply to M.S.E.D.C for obtaining electric connection for the construction purpose or for the purpose to provide electricity in each flats, shops blocks of the proposed building.

c. To apply to M.J.P./M.I.D.C. for obtaining requisite water connection for the purpose of construction and also for the purpose of providing water facility to the proposed building to be constructed on the said property.

d. To carry out the construction of the proposed building on the said property and to store building material thereon, to bring workers, contractors, Engineers, Architect, Surveyors, Advocate or any other persons whose services will be required for the development of the said property.

e. To put upon, erect, sign boards upon the said property announcing construction of housing scheme to be promoted by the builders on the said property.

f. To dispose of on Ownership basis at their own costs, risk and responsibility the flats/ shops/ blocks/ units (except the flats /shops which are to be given to the owners in form of kind consideration) or other tenements to be constructed on the said property to persons of their own choice at such price as the developers may deed fit and to allow the buyer of such tenements / flats/ blocks/units, to occupy the same.

g. To receive from the persons who may agree to purchase from the developers the tenements on Ownership basis, the entire consideration payable by such persons at their own risk and responsibility and to pass necessary receipts thereof and to execute necessary register agreements thereof.

h. To enter into agreement for sale of units on Ownership basis except the flats allotted to the land Owner and confirming parties.

i. To apply for and obtain in the name of Owner, if necessary building completion or Building occupation certificate in respect of the proposed building to be constructed on the said property.

j. Both owner & developer will not sell or allot parking space. And Parking will be free to all tenements.

31) The Owner declares that as of date of this agreement no notice, from the Government, Semi Government Department, local Authorities or under any legislative enactment ordinance, or order or notification (including any notice for acquisition or requisition of the said property or any part thereof) has been received by, or served upon the Owner, nor the said property or any part thereof fall within the boundary of the street or within the setback, before the date of this agreement. The Owner shall be responsible for as such notice after the execution of this agreement.

32) The developers do hereby states and declares that the owner has nothing to contribute towards the construction cost of the proposed building to be constructed on the said property.

33) After the entire development of the said property is completed then all the parties herein shall make and execute a proper Deed of Conveyance in favour of the co-operate housing society which will be formed at that time. All the purchaser of flats i.e. flats sold either by the developer or land Owner or confirming parties will be admitted as members in the said co-operative housing society.

34) After construction of the proposed building and after the occupation of the respective tenements in the new building by the purchasers of flats /shops/ units as the case may be the Municipal taxes and other liabilities including maintenance , water and electricity charges are to be born and paid by the respective Owner for the tenements or premises which may be owned by them.

35) That the developer shall carry out the construction work of the proposed building to be constructed on the said property with all due care and caution and it shall be at their entire cost and consequences. The owner shall not be responsible for any accident or such other damages that may caused during the construction of the proposed building to be constructed on the said property.

36) If the development work has not been completed or not allowed to be completed due to sinful, willful default on the part of the owner than the developers shall be entitled to execute the

specific performance of this agreement from the owner and also to recover all the losses and damages that might be sustained by developers on account of such sinful default.

37) It is hereby agreed that the owner shall not be responsible to the third party risk as against any loan, liabilities or damages in respect of the booking of flats block, shops, garage and the consideration and the payment thereof for the flats sold by the developer. The owner will be only liable for their respective allotted flats.

38) It is agreed by and between the parties hereto that henceforth the developers will be entitled to develop the said property by constructing thereon new building peacefully and without any disturbance or construction of whatsoever nature from the owner and the owner shall keep the Developers indemnified in respect the same.

39) The development of the said land, construction of building thereon and upto the formation of the Co-operative Housing Society and all other allied matters shall be governed by the provisions of the RERA Act and rules framed thereunder.

40) With the reference to Architect Certificate dated ..... FSI will be consumed. If FSI exceed above mentioned area then separate agreement will be executed and registered.

## SCHEDULE OF THE PROPERTY

All that piece or parcel of non-agriculturelands bearing **Survey No. 13, Hissa No. 4/B/4, Plot No. 4 Area admeasuring at about 519.23 Sq. mtrs. Asst. 51 Rs. 93 Paise, lying being and situated at revenue Village SHIRGAON, Taluka Ambernath, District Thane** and within the limits of Kulgaon Badlapur Municipal Council and within the limits of Registration District Ulhasnagar, Sub Registration District - Ulhasnagar, more particularly bounded as under:

ON OR TOWARDS EAST :D.P Road of D.P Plan
ON OR TOWARDS WEST :Beside Survey No.18
ON OR TOWARDS NORTH :Kirti Police Station Road
ON OR TOWARDS SOUTH:Beside Survey No.13

ADJ/T(R) 659/2023
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| Signature and Name | Photo | Thumb Impression |
|---|---|---|
| SIGNED AND DELIVERED BY the within named Owner<br><br>.....<br>1) MR. SAMBHAJI DNYANOBA SHINDE |  |  |
| .....<br>2) MR. PRASHANT SUBHASH TELI |  |  |
| .....<br>3) MR. MANOHAR ANANT THOKE |  |  |
| .....<br>4) MRS. URMILA SAMBHAJI SHINDE |  |  |
| .....<br>5) MRS. KALPANA VISHWAS TAMBOLI |  |  |



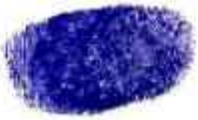

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.....
6) MR. BHOLANATH PARASNATH VISHWAKARMA





.....
7) MR. SANDEEP DIGAMBAR SALUNKE





.....
8) MR. SOPAN RUPSINGH PATIL

SIGNED AND DELIVERED BY
the within named Developers
**SAI AANGAN RESIDENCY**
a partnership firm,
duly represented through its Partners viz.





.....
(1) MR. DHIREN JAYANTILAL PARMAR




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(2) MR. ABIR AMBADAS BHAGWAT

WITNESS:

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

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## RECEIPT

Received **Rs. 1,00,000/- (Rupees One Lakh Only)** as monetary Consideration amount against the assignment of development rights of the piece or parcel of non-agricultural land **bearing Survey No. 13, Hissa No. 4/B/4, Plot No. 4 Area admeasuring at about 519.23 Sq. mtrs. Asst. 51Rs. 93 Paise, lying being and situated at revenue village SHIRGAON Taluka Ambernath, District Thane** from the developers as above mentioned development agreement and we do hereby admit and acknowledge the receipt of the same.

| Name | Date | Cheque No. | Amount | Name of Bank |
|---|---|---|---|---|
| Shree Sai Niwas Enterprises | 14/09/2023 | 000006 | 1,00,000/- | DNS BANK, Ambernath Branch |

WE SAY RECEIVED
**Rs. 1,00,000/-**

**1) MR. SAMBHAJI DNYANOBA SHINDE**

**2) MR. PRASHANT SUBHASH TELI**

**3) MR. MANOHAR ANANT THOKE**

**4) MRS. URMILA SAMBHAJI SHINDE**

**5) MRS. KALPANA VISHWAS TAMBOLI**

**6) MR. BHOLANATH PARASNATH VISHWAKARMA**

**7) MR. SANDEEP DIGAMBAR SALUNKE**

**8) MR. SOPAN RUPSINGH PATIL**

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

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ACOTECH Consultants Pvt Ltd
Quality in Focus
Corporate Office: Sanj House, Phadke Road, Near Old Talathi Office. Sambhaji Nagar, Badlapur (East), Pin-421503, Maharashtra, India
Reg. Office: Swami, Vijay Seep Society, Anant Nagar, Kulgaon, Badlapur (East), Thane. Pin-421503. Maharashtra. India
An ISO 9001 : 2015 CERTIFIED ORGANISATION

ACPL/ARCH/PP/2023/602.

Date: 18/10/2023

## TO WHOMSOEVER IT MAY CONCERN

This is to state and certify that, the Building permission has been obtained vide letter no **KBMC/TPD/BP/1624-26, Dated – 21/04/2023.** For land bearing Survey No. 13/4/B/4, situated at Village - Shirgaon, Tal . – Ambernath, Dist – Thane. Plot Area about **519.23 Sq. Mt.**

The said plot is fronting on 15.00 M.W. D.P. Road and owned by Shri. Sambhaji Shinde and other 7.

The following are the details of permissible and utilized FSI in the proposed building as per approval.

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

उल्हास - २
दु. नं. 10309 २०२३
32 86

AREA STATEMENT

| Sr. No. | Description | Area in Sq. Mt. |
|---|---|---|
| 1) | Area of Plot | 519.23 |
| 2) | Any deduction | 0.00 |
| 3) | Net plot area | 519.23 |
| 4) | Basic FSI ( 1.10 on Net plot area ) | 571.15 |
| 5) | FSI on Payment of Premium – Permissible 155.77 | Utilized Area 152.95 |
| 6) | TDR Permissible – 363.46 | Utilized Area 257.82 |
| 7) | Redevelopment FSI | 0.00 |
| 8) | Total utilized FSI ( 4 + 5 + 6 ) | 981.92 |
| | 8.A Residential Area | 805.12 |
| | 8.B Commercial Area | 176.80 |
| 9) | 60% Ancillary FSI on 8.A above | 483.07 |
| 10) | 80% Ancillary FSI on 8.B above | 141.44 |
| 11) | Permissible B/up area ( 8 + 9 + 10 ) | 1606.43 |
| 12) | Proposed B/up Area | 1604.22 |

The said letter is being issued on the request of the land owner Shri. Sambhaji Shinde and other 7, for Calculation of stamp duty required for the said plot.

Yours faithfully,

ACOTECH CONSULTANTS PRIVATE LIMITED BADLAPUR

Dipesh Dicholkar
Architect
CA/2014/64441
For Acotech Consultants Pvt. Ltd

ADJ/T(R) 654/2023
Page / 27 / 29

ADJ/T(R) /659 /2023

Page / 28 / 29

महाराष्ट्र शासन

# गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- शिरगाव (९४३६५७)  तालुका :- अंबरनाथ  जिल्हा :- ठाणे

LLPN : 3537453977 0  भूमापन क्रमांक व उपविभाग  १३/४/ब/४  3537453977 0

भोगवटादार वर्ग -१  शेताचे स्थानिक नाव : प्लॉट नं. ४

| खाते क्र. | भोगवटादाराचे नाव | क्षेत्र | आकार | पो.ख. | फेरफार क्र |
|---|---|---|---|---|---|
| १२७९ | संभाजी ज्ञानोबा शिंदे | | | | (४५५५) |
| | प्रशांत सुभाष तेली | | | | (४५५५) |
| | मनोहर अनंत ठोके | | | | (४५५५) |
| | उर्मिला संभाजी शिंदे | | | | (४५५५) |
| | कल्पना विश्वास तांबोली | | | | (४५५५) |
| | भोलानाथ पारसनाथ विश्वकर्मा | | | | (४५५५) |
| | संदिप दिगंबर साळुंके | | | | (४५५५) |
| | सोपान रुपसिंग पाटील | | | | (४५५५) |
| | ------सनाईक क्षेत्र------ | ५.९९.२३ | ५९.९३ | | |

कुळाचे नाव व खंड

इतर अधिकार

इतर

प्लॉट नं. ४ (१०५५)

प्रलंबित फेरफार : नाही.

शेवटचा फेरफार क्रमांक : ४८५२ व दिनांक : २९/०३/२०१८

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

उहन - २

| | |
|---|---|
| दु. क्र. १०३०८ | २०२३ |
| ३३ | ४६ |

फेरफार : (४०५५) (४०५५) (४६२४) (४८२८) (४८५२)

सीमा आणि भूमापन चिन्हे :

ह. गाव नमुना क्रमांक ७ दिनांक १९/०६/२०१९ ०१:११:०३ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रणालित असल्यामुळे ७/१२ अभिलेखावर वर सोनलधारी सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : १२/१०/२०२३ : १६:४५:०९ PM. पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dsk/ या संकेत स्थळावर जाऊन 211410000103995 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

ADJ/T(R) 1684/2023

Page 1 29 129

## गाव नमुना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २१ ]

गाव :- शिरगाव ( १४३६५७ ) तालुका :- अंबरनाथ जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग १३/४/४/४

| | | | पिकाखालील क्षेत्राचा तपशील | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | | |
|---|---|---|---|---|---|---|---|---|---|---|
| वर्ष | हंगाम | खाते क्रमांक | पिकाचा प्रकार | पिकाचे नाव | जल सिंचित | अजल सिंचित | जल सिंचनाचे साधन | स्वरूप | क्षेत्र | |
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | |
| | | | | | आर.चौ.मी | आर.चौ.मी | | | आर.चौ.मी | |

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

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

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-2 सहदुय्यम निबंधक वर्ग-२, उल्हासनगर-२ जि. ठाणे Dist. Thane

उहन - २
दस्त क्र. १७३०८ | २०२३
३४ | ४७

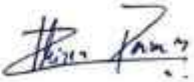






| बहन - २ | |
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| द. क्र. 16304 | २०१९ |
| 34 | 86 |








आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KALPANA VISWAS TAMBOLI

BANDU DEVKAJI SAID

08/06/1974

Permanent Account Number

AHKPT7728H

Signature





आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AXTPS2287F

नाम/ Name

URMILA S SHINDE

पिता का नाम/ Father's Name

LAHU NAMDEO HARPUDE

जन्म की तारीख/ Date of Birth

03/07/1976

हस्ताक्षर/ Signature



17042017

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

VISHWAS GOVIND TAMBOLI

GOVIND LIMBAJI TAMBOLI

01/06/1967

Permanent Account Number

ABDPT7988C

Signature





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

उहन - २

| | |
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| ₹. ३. 9030 | ₹०१६ |
| 35 | ४७ |

GOVERNMENT OF INDIA



शंकर अनंत निमणे

Shankar Anant Nimne

जन्म तारीख/DOB: 11/06/1974

पुरुष/ MALE

6076 8764 2172

Aadhaar - Aam Aadmi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDEEP DIGAMBER SALUNKE

DIGAMBER ABAJI SALUNKE

09/09/1984

Permanent Account Number

BUSPS8196R



Signature

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AUFPS3735F

नाम / Name
SAMBHAJI DNYANOBA SHINDE

पिता का नाम / Father's Name
DNYANOBA DAGDU SHINDE

जन्म की तारीख / Date of Birth
01/06/1973

हस्ताक्षर / Signature

---

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHOLANATH P VISHWAKARMA

PARASNATH CHANAI VISHWAKARMA

15/05/1983

Permanent Account Number

AGSPV3135B



Signature

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

EOPAN R PATIL

HIPSING MANGA PATIL

01/04/1968

Permanent Account Number

ALCPP9985E



Signature

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

उहन - २
क्र. ९६३०९ २०२४
३५ / ८६

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRASHANT SUBHASH TELI

SUBHASH GANESH TELI

07/05/1979

Permanent Account Number

ABYPT7791E



Signature

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1067/24006/05766

To,
मनोहर आनत ठोके
Manohar Anant Thoke
A-301, Subham Karoti Sankul
Near Katrap Gaondevi Temple Badlapur East
Badlapur
Badlapur E.d. Ambarnath Thane
Maharashtra 421503
9922787755

20/02/2014

Ref: 102 / 08C / 74773 / 75454 / P

SH972518240

The Joint Sub Registrar Class-II, Ulhasnagar-2 ★ Dist. Thane

उहन - २
द. क्र. 96309 | २०२४
80 | 86

आपला आधार क्रमांक / Your Aadhaar No. :

**5724 4863 7313**

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India



मनोहर आनत ठोके
Manohar Anant Thoke
जन्म तारीख / DOB : 29/08/1970
पुरुष / Male

5724 4863 7313

आधार - सामान्य माणसाचा अधिकार



उहन - २

दु. नं. 9630 २०२३

॥ घोषणा पत्र / सपथ पत्र ॥

मी/ आम्ही खालील सही करणार मा. [illegible] पुणे, यांचे ३०/११/२०१३ रोजीचे परिपत्र वाचुन [illegible] नोंदणीसाठी सादर केलेले दस्तऐवजामधील मिळकत हि फसवणुकीव्दारे अथवा [illegible] होत नाही. दस्तातील लिहुन देणार/कुलमुखत्यारधारक हे खरे असुन याची आम्ही स्वत: खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखनारे इसम घेवुन आलो आहे.

सदर नोंदणीचा दस्तऐवज सियनष्यादीत करताना नोंदणी प्रकियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस, हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालाकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहनु देणार हयांत आहे. व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे. व ते आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहेत. तसेच सदरची मिळकत शासन मालकीची नाही. व मिळकतीतील इतर हक्क, कर्ज, बॅक बोजे, शासन बोजे व कुलमुखत्यार धारकानी केलेल्या व्यवहाराच्या आधीन राहुन आम्ही आमचा आर्थिक व्यवहार पुर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रकियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने, उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक कुलमखत्यारधारक यांची मालकी व दस्ताऐवजाची वैधता तपासणे हें नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांस पुर्णपणे जाणीव आहे.

स्थावर मिळकती विषयी सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्ताऐवजामधील मिळकती विषयी होवु नये म्हणुन नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्ताऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहात याची आंम्हास पुर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रकीयेमध्ये कोणत्याही प्रकारचा कायदेशीर गुन्हा घडणारे कृत्ये केलेले नाही. जर भविष्यात कायद्यानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड सहीत १८६० मधील नमुद असलेल्या ७ वर्षाचा शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आंम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणुन जोडत आहे.

लिहुन देणार

लिहुन घेणार

7/2023, 4:16 PM

/17302

वार,27 डिसेंबर 2023 4:16 म.नं.

**दस्त गोषवारा भाग-1**

उहन2 ३४/२०२३

दस्त क्रमांक: 17302/2023

दस्त क्रमांक: उहन2 /17302/2023

बाजार मुल्य: रु. 1,75,64,500/- मोबदला: रु. 1,44,46,000/-

भरलेले मुद्रांक शुल्क: रु.8,78,300/-

दु. नि. सह. दु. नि. उहन2 यांचे कार्यालयात

अ. क्र. 17302 वर दि.27-12-2023

वेळी 4:14 म.नं. वा. हजर केला.

पावती:18791 पावती दिनांक: 27/12/2023

सादरकरणाराचे नाव: साई आंगण रेसिडेन्सी तर्फे भागीदार श्री. विरेन जयंतीलाल परमार

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 940.00

पृष्टांची संख्या: 47

एकुण: 30940.00

दस्त हजर करणाऱ्याची सही.

Sub Registrar Ulhasnagar 2

Sub Registrar Ulhasnagar 2

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा त्यामध्ये असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश नियोजन प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात [illegible] (मुल्यमापनाच्या प्रत्यक्ष बाजार मूल्याचे निर्धारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे [illegible]

सूची क्र. 1 27 / 12 / 2023 04 : 14 : 15 PM ची वेळ [illegible]

सूची क्र. 2 27 / 12 / 2023 04 : 15 : 07 PM ची वेळ [illegible]

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

## प्रतिज्ञा पत्र

सदर दस्तावेज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस सादर केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तासंबंधी सत्यता, वैधता, कायदेशीर दस्तासाठी झालेली निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर दस्तांतरण दस्तामुळे राज्यशासन / केंद्रशासन यांना कोणताही कायदा/ परिपत्रक यांचे उल्लंघन होत नाही.

लिहुन घेणार सही

लिहुन देणार सही

Mambali

दस्त गोषवारा भाग-2

उल्हास2 रेजि/रि
दस्त क्रमांक:17302/2023

:-/2023 4 23:55 PM
दस्त क्रमांक: उल्हास2/17302/2023
दस्तऐवज प्रकार :-विक्रीनकरारनामा

| अ. क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | ठसा प्रमाणित |
|---|---|---|---|---|
| 1 | नाव:संभाजी ज्ञानोबा शिंदे<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403/404, श्रीजी सेंटर, घोरपडे चौक, कात्रप, बदलापूर पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे.<br>पॅन नंबर:AUFPS3735F | लिहून देणार<br>वय :-50<br>स्वाक्षरी: |  |  |
| 2 | नाव:प्रशांत सुभाष तेली<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: यशो गणेश बंगला, बाजारपेठ, बदलापूर गाव, बदलापूर पश्चिम, तालुका अंबरनाथ, जिल्हा ठाणे., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, .<br>पॅन नंबर:ABYPT7791E | लिहून देणार<br>वय :-46<br>स्वाक्षरी:- |  |  |
| 3 | नाव:मनोहर अनंत ठोके<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-301, शुभम करोती संकुल, शाबदेवी मंदीर जवळ, कात्रप, बदलापूर पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, .<br>पॅन नंबर:AAIPT0689C | लिहून देणार<br>वय :-53<br>स्वाक्षरी:- |  |  |
| 4 | नाव:उर्मिला संभाजी शिंदे<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 403/404, श्रीजी सेंटर, घोरपडे चौक, कात्रप, बदलापूर पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे.<br>पॅन नंबर:AXTPS2287F | लिहून देणार<br>वय :-47<br>स्वाक्षरी:- |  |  |
| 5 | नाव:कल्पना विश्वास तांबोळी<br>पत्ता:प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: 102, कालीदास हाईटस्, टी. व्ही. टॉवर समोर, शिरगांव, बदलापूर पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं: -, रोड नं: -, , .<br>पॅन नंबर:AHKPT7728H | लिहून देणार<br>वय :-48<br>स्वाक्षरी:- |  |  |
| 6 | नाव:भोलानाथ पारसनाथ विश्वकर्मा<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जी-3, अस्मिता अपार्टमेंट, चैतन्य संकुल, शिरगांव, बदलापूर पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे.<br>पॅन नंबर:AGSPV3135B | लिहून देणार<br>वय :-39<br>स्वाक्षरी:- |  |  |
| 7 | नाव:संदीप दिगंबर साळुंके<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जी-3, समाधान को. ऑप. हौसिंग सोसायटी, गुरूप्रेम कॉम्प्लेक्स जवळ, कात्रप, बदलापूर पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे., ब्लॉक नं: -, रोड नं: -, , .<br>पॅन नंबर:BUSPS8195R | लिहून देणार<br>वय :-38<br>स्वाक्षरी:- |  |  |
| 8 | नाव:मोहन रूपसिंग पाटील<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: द्वारका माई निवास बंगला, गायत्री गार्डन जवळ, कात्रप, बदलापूर पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे.<br>पॅन नंबर: | लिहून देणार<br>वय :-54<br>स्वाक्षरी:- |  |  |

The Seal of The Joint Sub Registrar Class-II Ulhasnagar-2 सह दुय्यम निबंधक वर्ग-२, उल्हासनगर-२ जि. ठाणे * Dist-Thane *

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| 9 | नाव:साई आंगण रेसिडेन्सी तर्फे भागीदार श्री. धिरेन जयंतीलाल परमार<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 16, देदांत बंगला, जागृती लेन, वडवली सेक्शन, अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे.<br>पॅन नंबर:AEJFS0630P | लिहून घेणार<br>वय :-35<br>स्वाक्षरी:- |  |  |
| 10 | नाव:साई आंगण रेसिडेन्सी तर्फे भागीदार श्री. अबीर अंबादास भागवत<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 16, देदांत बंगला, जागृती लेन, वडवली सेक्शन, अंबरनाथ पुर्व, तालुका अंबरनाथ, जिल्हा ठाणे., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे.<br>पॅन नंबर:AEJFS0630P | लिहून घेणार<br>वय :-38<br>स्वाक्षरी:- |  |  |

दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज [illegible] केला आहे.

दस्त ऐवज करुन दिल्याचा दिनांक 27 / 12 / 2023 04 : 19 : 22 PM

सह दु. नि. ठाणे - २
दु. नं. 9032 ९०२५
२७/१२/२३

शेरा:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती - प्रमाणित - आधार [illegible] यांनी दिली असल्याचे [illegible] एक्सप्रेस्ट ग्राम माहिती [illegible] आहे.

| Sr. No. | Type of Party & Name | Date & Time of Verification with UIDAI | Information received from UIDAI (Name, Gender, UID, Photo) | |
|---|---|---|---|---|
| 1 | लिहून घेणार<br>साई आंगण रेसिडेन्सी तर्फे भागीदार श्री. धिरेन जयंतीलाल परमार | 27/12/2023 04:23:27 PM | धीरेन जयंतीलाल परमार<br>M<br>1189521417551040512 |  |
| 2 | लिहून घेणार<br>साई आंगण रेसिडेन्सी तर्फे भागीदार श्री. अबीर अंबादास भागवत | 27/12/2023 04:23:49 PM | अबीर अंबादास भागवत<br>M<br>1176399425318768640 |  |
| 3 | लिहून देणार<br>संभाजी ज्ञानोबा शिंदे | 27/12/2023 04:22:52 PM | संभाजी ज्ञानोबा शिंदे<br>M<br>1189521266488926208 |  |
| 4 | लिहून देणार<br>प्रशांत सुभाष तेली | 27/12/2023 04:22:36 PM | प्रशांत सुभाष तेली<br>M<br>1171767818100170752 |  |
| 5 | लिहून देणार<br>मनोहर अनंत ठोके | 27/12/2023 04:23:10 PM | मनोहर आनंत ठोके<br>M<br>1189521342548496385 |  |
| 6 | लिहून देणार<br>उर्मिला संभाजी शिंदे | 27/12/2023 04:22:02 PM | उर्मिला संभाजी शिंदे<br>F<br>1189521060288614400 |  |
| 7 | लिहून देणार<br>कल्पना विश्वास तांबोळी | 27/12/2023 04:21:22 PM | कल्पना विश्वास तांबोळी<br>F<br>1189520892499615744 |  |

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| 8 | लिहून देणार<br>भोलानाथ पारसनाथ विश्वकर्मा | 27/12/2023 04:20:55 PM | भोलानाथ पारसनाथ विश्वकर्मा<br>M<br>1189520779433762816 |  |
| 9 | लिहून देणार<br>संदीप दिगंबर माळुंके | 27/12/2023 04:20:38 PM | संदीप दिगंबर माळुंके<br>M<br>1189520696025833472 |  |
| 10 | लिहून देणार<br>मोघान रूपसिंग पाटील | 27/12/2023 04:20:04 PM | मोघान रूपसिंग पाटील<br>M<br>1189520567361363968 |  |

पुस्तक क्र.4 ची वेळ:27 / 12 / 2023 04 : 23 : 50 PM

Sub Registrar Ulhasnagar 2

Payment Details.

| Sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|---|---|---|---|---|---|---|---|---|
| 1 | | Certificate | 0006194520202324 | 5802/2023 | 878300 | SD | | |
| 2 | | DHC | | 1223276813073 | 940 | RF | 1223276813073D | 27/12/2023 |
| 3 | | eChallan | | MH013022546202324E | 30000 | RF | 0006842730202324 | 27/12/2023 |

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

17302 /2023

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For feedback, please write to [illegible]@gmail.com

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

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|---|---|
| उल्हास - २ | |
| दु. नं. 96302 | २०२३ |
| ४७ | ४७ |

प्रमाणित करण्यात येते की, या दस्तऐवजा
मध्ये एकूण ४७ पाने आहेत.
सह दुय्यम निबंधक उल्हासनगर वर्ग-२.
पुस्तक क्र. ९ ची 96302 असलेल्याने नोंदला.
दिनांक :- २७/१२/२३

सह दुय्यम निबंधक, उल्हासनगर-२