Receipt (pavti)

71/7669
Wednesday,March 29 ,2023
9:48 AM

पावती

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

पावती क्रं.: 8436 दिनांक: 29/03/2023

गावाचे नाव: कल्याण
दस्तऐवजाचा अनुक्रमांक: कलन2-7669-2023
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: सिध्द इंटरप्रायसेस तर्फे भागीदार श्री. जयेश डुंगर्शी गाला

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 660.00
पृष्ठांची संख्या: 33	
एकूण:	रु. 30660.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 10:02 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2
(डॉ) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

बाजार मुल्य: रु.853500 /-
मोबदला रु.3370000/-
भरलेले मुद्रांक शुल्क : रु. 168500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.660/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2803202327110 दिनांक: 29/03/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017735040202223E दिनांक: 29/03/2023
बँकेचे नाव व पत्ता:

मूळ दस्त परत मिळाले.

CHALLAN
MTR Form Number-6

GRN	MH017735040202223E	BARCODE		Date	28/03/2023-20:47:13	Form ID	25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	ABYFS7117D
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR	**Full Name**	SIDDH ENTERPRISES
Location	THANE		
Year	2022-2023 One Time	**Flat/Block No.**	C TY SURVEY NO 1721B ALI NO 50 HOUSE NO
		Premises/Building	180

Account Head Details		Amount In Rs.
0030046401	Stamp Duty	168500.00
0030063301	Registration Fee	30000.00
Total		1,98,500.00

DEFACED ₹198500.00 DEFACED

Road/Street	KALYAN						
Area/Locality	TALUKA KALYAN						
Town/City/District							
PIN		4	2	1	3	0	1
Remarks (If Any)	SecondPartyName=CHANDRASHEKHAR KRISHNARAO CHUMBLE~						
Amount In Words	One Lakh Ninety Eight Thousand Five Hundred Rupees Only						

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023032900104	430065627
Cheque/DD No.		Bank Date	RBI Date	28/03/2023-20:49:14	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9930987674

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

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

THE SEAL OF THE SUB REGISTRAR CLASS-2 KALYAN-2

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-71-7669	0008709377202223	29/03/2023 10:49:33	IGR125	33000.00

Print Date 29-03-2023 10:59:38

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मूल्यांकन २०२२–२३

मौजे कल्याण सि. टी .एस नं. १७२१ब क्षेत्र ३०.५ चौ.वार

विभाग क्र. १०ड२– १/६

जमिन दर — २२५०० चौ.मी.

बांधकाम दर :— २६६२० चौ.मी.

बाजार मुल्य पुढील प्रमाणे:—

३७.९२ X २२५०० = ८,५३,५००/—

बांधकाम स्वरूपात मूल्यांकन

अ) १०३.९० चौ.मीटर X १.१० X २६६२० चौ.मी. (बांधकामदर) + ५ टक्के

= रू. ३१,९५,०००/—

ब) पार्किंग = रू. ९२,०००/—

क) विकसन शुल्क अ +ब X २.५ टक्के = रू. ८३,०००/—

= ३३,७०,०००/—

मुद्रांक शुल्क :—१,६८,५००/—

नोंदणी फी :— ३०,०००/—



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	280320232710	**Date**	28/03/2023
Received from SIDDH ENTERPRISES, Mobile number 0000000000, an amount of Rs.660/-, towards Document Hand ing 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	SBIN	**Date**	28/03/2023
Bank CIN	10004152023032825035	**REF No.**	308703669027
This is computer generated receipt, hence no signature is required.			



CHALLAN
MTR Form Number-6

GRN	MH017735040202223E	BARCODE		Date	28/03/2023-20:47:13	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
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		PAN No.(If Applicable)	AEYFS7117D
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Location	THANE		
Year	2022-2023 One Time	Flat/Block No.	CITY SURVEY NO 1721B ALI NO 50 HOUSE NO
		Premises/Building	180

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	168500.00
0030063301 Registration Fee	30000.00
Total	1,98,500.00

Road/Street	KALYAN		
Area/Locality	TALUKA KALYAN		
Town/City/District			
PIN	4 2 1 3 0 1		
Remarks (If Any)	SecondPartyName=CHANDRASHEKHAR KRISHNARAO CHUMBLE~		
Amount In Words	One Lakh Ninety Eight Thousand Five Hundred Rupees Only		

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023032900104	430065627
Cheque/DD No.		Bank Date	RBI Date	28/03/2023-20:49:14	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9930987674

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 REGISTRAR CLASS-2 KALYAN-2

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Print Date 28-03-2023 08:50:08

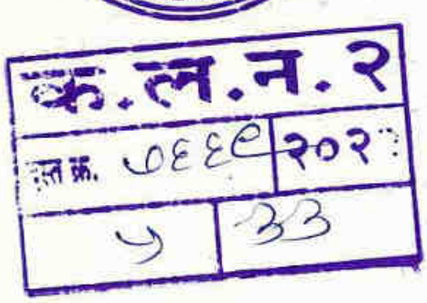
DEVELOPMENT AGREEMENT

THIS ARTICLE OF AGREEMENT made at KALYAN on this

29th Day of March 2023

BETWEEN





Shri. Chandrashekhar Krishnarao Chumble, Aged 51 years, Occupation Service, Residing at: - Flat No. 104, Krishnapingaksha CHS Ltd., Sai Vinayak Residency, Near Chhatri Bungalow, Chikanghar, Kalyan (West), Taluka Kalyan, District Thane, hereinafter shall be referred to as "**The Land Owner**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his legal heirs, successors, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

AND

M/s. Siddh Enterprises, a registered Partnership Firm, having Pan - ABYFS7117D and its Office at : - Shop no.15, Prakash Trading Co., New Zunzarrao Building, Near Anant Halwai, Station Road, Kalyan West, District Thane, Pin code - 421301, through its partners, 1) **Shri Jayesh Dungarshi Gala**, Age - 63 Years, Occ. - Business, R/at 201, Second floor, Mahavir Shopping Center, Agra Road, Kalyan West and 2) **Shri Prakash Ramratan Goyal**, Age - 59 Years, Occ. - Business, R/at 301, Trimurti Apartment, Near Atre Rang Mandir Hall, Near Bazaar Peth, Kalyan (West), Dist. Thane, hereinafter referred to as "**The Developers**" (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, representatives, successors, administrators and assigns) being the PARTY OF THE SECOND PART.

WHEREAS Shri Bhanji Nathu Chitroda and others were the Owners of all that piece and parcel of land lying, being and situate at village and Taluka Kalyan, District Thane bearing Survey No. 278/1 (part) bearing corresponding City Survey No.

(LAND OWNER)

(THE DEVELOPERS)

1721-B admeasuring 668.90 Sq. Meters together with chawl structures standing thereon, being occupied by several occupants, bearing Municipal Ali No. 50 House No. 180 within the limits of Kalyan Dombivli Municipal Corporation (hereinafter for the sake of brevity called and referred to as the "Entire Property" and more particularly described in the First Schedule hereunder written);

AND WHEREAS the said Shri Bhanji Nathu Chitroda and others by and under a Deed of Conveyance dated 09-06-2006, registered at the Office of the Sub-Registrar of Assurances at Kalyan, under Serial No. 3910, dated 09-06-2006, sold and conveyed premises/ structure admeasuring 34.47 Sq. Mtrs along with the ownership rights in the land beneath it, bearing Ali No. 50, House No. 180, Municipal Property No.C01000287401 (hereinafter called and referred to as the "Said Property" and more particularly described in the second schedule hereunder written) to Shri Chandrashekhar Krishnarao Chumble and accordingly his name stood mutated in the Records of Rights and the same appears on the Property Register Card.

AND WHEREAS the Land Owner has absolutely seized and possessed of the ownership right, title and undivided interest in the said property along with the land and structure standing thereon and the Land Owner is well and sufficiently entitled to enter into this Development Agreement with the Developers.

AND WHEREAS the Developers have acquired the entire property, excluding the said property, from Shri Bhanji Nathu Chitroda and others and have also negotiated and entered into an understanding with the adjacent Owners situated in the property for the development of the entire property and as such



(LAND OWNER)

(THE DEVELOPERS)

the Developers are desirous of carrying out the Scheme of Development on the said entire property.

AND WHEREAS in such circumstances the Developers approached the Land Owner and offered him to participate in the Scheme of Development of the entire property by granting the development rights of the said property owned and possessed by him and taking into consideration the aforesaid situation of the said property, the Land Owner is desirous of granting and transferring the development rights of the said property to the Developers herein.

In lieu of the land Owner granting to the Developers the development rights of the said property the Developers have agreed to provide and allot on ownership basis an area admeasuring 1118 sq. ft. carpet (which shall not include Flower Bed, Balcony, Elevation Projection, Open Terrace, Internal walls, etc.) in the form of two 2BHK Flats, each admeasuring 559 sq. ft. carpet and out of the aforesaid carpet area of 1118 sq. ft. carpet the area of 900 sq. ft. carpet area shall be provided by the Developers to the Land Owner absolutely and completely free of cost and for the remaining 218 sq. ft. carpet area, the parties have mutually decided the consideration at Rs.10,500/- per sq.ft. carpet and in addition to the said 1118 sq. ft. carpet area, the Developers shall provide balcony of 31.53 sq. ft. carpet for each flat and the consideration for such balcony area shall be calculated at the rate of Rs.2000/- per sq. ft. carpet.

It is further agreed that the said 1118 sq.ft. carpet area shall be in the form of Two Separate 2BHK Residential Flats, respectively, together with all standard amenities thereto and shall be provided on ownership basis to the Land Owner in the building to be constructed on the entire property, more particularly

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

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(LAND OWNER)

(THE DEVELOPERS)

described in First Schedule hereunder and further the Developers agreed to complete the construction work within 36 months from the date of execution of these presents. The Developers have demarcated the tentative allotment of the said two flats on the Building Plan annexed hereto and shall adhere to reserve such allotment in favour of the Land Owner herein.

AND WHEREAS the proposal of development and offer is accepted by the parties mutually and the parties are desirous of reducing into writing the understanding reached by and between the parties by executing these presents.

THIS DEED WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS;

1) The Land Owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece of N.A. Land /property Land admeasuring about 34.47 Sq. Mtrs. in respect of premises standing there on the land property bearing Ali No.50, Survey No.278, Hissa No.1 (Pt) and bearing City Survey No.1721-B of village-Kalyan, and. situated at Kalyan (West) and within the limits of the then Kalyan Municipal Council, Kalyan and now Kalyan Dombivli Municipal Corporation, Taluka Kalyan, Dist. Thane, hereinafter called and referred to as the "Said Property" and more particularly described in the Second Schedule written hereunder.

2) The Land Owner does hereby grant the development rights in respect of the said property to the Developers and further agrees to participate in the Scheme of Development and construction to be carried out on the said entire property by the Developers herein.

JOINT SUB REGISTRAR CLASS II KALYAN

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(LAND OWNER)

(THE DEVELOPERS)

3) In lieu of acquiring the Development Rights from the Land Owner the Developers shall provide and allot on ownership basis to the Land Owner an area admeasuring 1118 sq. ft. carpet in the form of two 2BHK flats each admeasuring 559 sq. ft. carpet (which shall not include Flower Bed, Balcony, Elevation Projection, Open Terrace, Internal walls, etc.) out of which 900 sq. ft. carpet area shall be absolutely and completely on free of cost and for the remaining 218 sq .ft. carpet area, the parties have mutually decided the consideration at Rs.10,500/- per sq. ft. carpet and in addition to the said 1118 sq.ft. carpet area, the Developers shall provide Balcony of 31.53 sq. ft. carpet for each of the aforesaid Flats and the consideration for such balcony area shall be calculated at the rate of Rs.2000/- per sq.ft. carpet. It is further agreed that the said 1118 sq. ft. carpet area shall be in the form of Two Separate 2BHK Residential Flats, respectively, together with all standard amenities thereto and shall be provided on ownership basis to the Land Owner in the building to be constructed on the entire property, more particularly described in First Schedule hereunder and further the Developers agreed to complete the construction work within 36 months from the date of execution of these presents. The Developers have demarcated the tentative allotment of the said two flats on the Plan annexed hereto and shall adhere to reserve such allotment in favour of the Land Owner herein. The Developers shall not demand any amount from the Land Owner on account of Development Charges, Infrastructure Charges, Staircase Premium, Balcony Enclosure Charges, and/or any other Charges, Premium, Taxes, any type of Cess, Installation of Transformer/Electricity Connection/ Meter Charges, Water Connections/Meter Charges,

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-II KALYAN

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(LAND OWNER)

(THE DEVELOPERS)

Government Taxes, GST, Service Tax and/or any other Tax, Society Formation Charges and/or any other charges on whatsoever count.

4) It is agreed and understood between the parties that the Developers have prepared the tentative Building Plan and the tentative Typical Floor Plan of the proposed Building to be constructed on the said entire property and as per the said tentative Typical Floor Plan, the area of said two 2BHK flats works out to 1118 sq. ft. carpet area (i.e. each 2BHK Flat admeasures 559 sq. ft. carpet) plus the Balcony area of 31.53 sq. ft. carpet to each of the 2BHK Flats. The copy of the said tentative Typical Floor Plan is annexed to this Development Agreement. It is agreed and understood between the parties that the Tentative Floor plan is subjected to approval and sanction by Kalyan Dombivli Municipal Corporation and the Developers shall take honest, due and diligent efforts to get the sanction and approval of the said Typical Plan and such 2BHK Flats admeasuring 559 sq. ft. carpet sq. ft. each and balcony area of 31.53 sq. ft. to each of the aforesaid 2BHK Flats with the variation only to the maximum extent of 2- 5% plus or minus.

5) The Flats to be given to the Land Owner as per this Development Agreement shall Not be on the Top Floor of the Building and shall be on the first and second habitable residential floor of the building immediately after the commercial floor of the building and the same shall be facing the main Vallipeer Road. It is agreed between the parties that the consideration to be calculated in the manner hereinabove shall be payable as per RERA payment schedule for flats.

JOINT SUB REGISTRAR CLASS-2 KALYAN-2

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(LAND OWNER)

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(THE DEVELOPERS)

6) It is further agreed and understood between the parties that upon sanction of the Building Plan and grant of the Building Commencement Certificate by the Kalyan Dombivali Municipal Corporation, the Developers shall firstly enter into and register the requisite Agreement for allotment of the said two 2BHK flats in favour of the Land Owner and / or his nominees / transferees as directed by the Land Owner, thereby defining and earmarking the allotment of the said two flats.

7) The Land Owner has directed the allotment of one 2BHK Flat in favour of his brother Shri Hemant Krishnarao Chumble and/or the person/s nominated by him and one 2BHK Flat in the name of the Land Owner or the person/s nominated by the Land Owner and accordingly, the Developers shall execute and register the Agreement of allotment of one flat in favour of Shri Hemant Krishnarao Chumble and/or the person nominated by him and one 2BHK Flat in the name of the Land Owner and/or the person/s nominated by the Land Owner.

It is clarified that upon execution of this Development Agreement, the Land Owner has every right to sell, transfer and dispose of the benefits of this Development Agreement to any intending purchaser of his choice and the Developers have hereby granted their express and irrevocable consent for the same and further the Land Owner is well and sufficiently entitled to create charge and/or mortgage on the said two flats for raising the consideration payable to the Developers herein.

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ कार्यालय क्र. २ KALYAN-2

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8) It is categorically agreed and understood between the parties that within Thirty days from the date of execution

(LAND OWNER)

(THE DEVELOPERS)

of this Development Agreement, The Land Owner shall hand over the actual, vacant and peaceful possession of the said property and the premises occupied by him and / or his representatives to the Developers for the purpose of demolition thereof. Such handing over of the possession of the said property shall be considered and treated as the mere license to the Developers to enter into the said property for the purpose of development thereof. It is further clarified that at all material times, the Land Owner shall cooperate the Developers in their endeavor to seek the sanction and approval in the manner as inter-alia provided and envisaged herein. It is clarified that after receiving the possession from the Land Owner, the Developers shall obtain the sanction of Plans and Building Commencement Certificate from the KDMC within Four months and if the building Plans and Commencement Certificate are not sanctioned on any ground whatsoever, then the Developers shall pay compensation of Rs.6,000/- per month to the Land Owner till the sanction of Building Plan and Commencement Certificate and such compensation is in addition to the compensation payable by the Developers to the Land Owner in case the Developers do not handover the possession of the aforesaid Flats in the new Building to the Land Owner/his nominee within 36 months from the date of this Development Agreement.

9) The Land Owner has agreed to cooperate the Developers herein for Development of the said property with the full potential including FSI, T.D.R, Premium FSI, Fungible FSI, Ancillary FSI, any other kind of FSI/TDR, etc. and with all other benefits from time to time in future and which shall

THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

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(LAND OWNER)

(THE DEVELOPERS)

be granted as per the sanctioned and / or revised / altered plans and permissions to be sanctioned from time to time by the Municipal Corporation and to sell the remaining Flats / Offices /Units / Shops / Parking therein constructed to any intending purchasers and to appropriate the sale proceeds thereof for their own exclusive use and benefit.

10) The construction work will be done as per the Plans sanctioned by the Kalyan Dombivli Municipal Corporation. The Structure of the Building shall be as per Indian Standard (IS) norms, Earthquake Resistance, RCC Structure with standard quality AAC Blocks, Polycab Cables and wires, Legrand/GM electrical accessories as per specification of MEP Consultant, Astro Plumbing Pipes, Kajaria or similar equivalent Floor and Wall Tiles.

11) The Developers agree that the possession of the Flats to be given in consideration by the Developers to the Land Owner or his nominees or Legal Heirs as agreed under the Agreement for Allotment to be executed under the MAHA RERA Act 2016, within the period of 30 months and further grace period of 6 months with the previous consent of the Land Owner, from the date of execution of this Development Agreement. However, the Developers shall be entitled to a reasonable extension of time for giving delivery of Flats on the above said date, if the completion of the building in which Flats are situated is delayed on account of :-

Non-availability of steel, cement, other building materials, water and electricity supply.

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

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(LAND OWNER)

(THE DEVELOPERS)

b) War, Civil commotion or act of God, Pandemic, Government Lockdown, Containment Zone Declaration by Govt. etc.

c) Any claim, notice, order, rule, notification of the Government and/or other public or competent Authorities due to which the Developers are constrained to compulsorily stop the construction/ development work.

12) It is agreed between the parties that the time is the essence of this contract and if there is delay on the part of the Developers to complete the entire project and hand over the possession of the two 2BHK Flats as agreed consideration to the Land Owner / his Nominees by obtaining the Completion / Occupation Certificate within this timeline as stipulated hereinabove then the Developers shall be liable and responsible to pay Rs.40,000/- (Rupees Forty Thousand only) per month as compensation to the Land Owner herein from the expiry of 36 months' period from the date of execution of these presents till the actual and physical possession of the said two 2BHK Flats is handed over to the Land Owner and/or the person nominated by the Land Owner and such compensation amount is payable on each and every month of delay in handing over the possession of the Flats as consideration to the Land Owner/his nominees . The Land Owner shall also be entitled to terminate this Development Agreement on failure of the Developers to handover the possession of the Flats as consideration to the Land Owner/his nominees within the aforesaid stipulated period of 36 months.



(LAND OWNER)

(THE DEVELOPERS)

13) The Development/Construction work shall be done by the Developers strictly following the law, rules and regulations and the requisite safety norms/guidelines shall be strictly followed.

14) The Land owner shall not be liable and responsible for any mishap, accident, untoward incident as well as the acts and omissions on the part of the Developers, it's Contractors, Workers, Laborers, Employees, Servants, etc., whilst the development of the said property or pursuant thereto. The Developers shall keep the Land Owner indemnified against all claims, actions, suits, litigations, etc. arising out of any mishap, accident, untoward incident as well as the acts and omission on the part of the Developers, it's Contractors, Workers, Laborers, Employees, Servants, etc., whilst the development of the said property or pursuant thereto.

15) On giving possession of the said property the Land Owner grants the License to the Developers to enter their property for the purpose of development thereof and start the actual construction activities of the building work as per the sanctioned Building Plans.

16) The Developers have gone through the Ownership Papers and Documents of Land Owner and the Developers are satisfied with the Title of Land owner in respect of the said Property. The Land Owner declares that he is the absolute Owner of the said property hereby agreed to be developed and the same is free from all encumbrances claims, if any, on or to the said property, including all claims by way of sale, mortgage, exchange, charges, gifts, trust, inheritance possession, easement, lease, lien or otherwise not subject

THE SEAL OF THE JOINT SUB-REGISTRAR-2 KALYAN-2

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(LAND OWNER)

(THE DEVELOPERS)

to Lis pendants or attachments. If any encumbrance, Lis pendants or attachments is found existing on the said property or any part thereof, the same shall be cleared by the Land Owner at his own cost and expenses.

17) The Land Owner declares that, no Notice from the Government or any Local Authorities, including the Kalyan Dombivli Municipal Corporation, has been received by or served upon the Owner or any person interested in the said property.

18) The Land Owner declares, ratifies and confirms that:-

(a) The Land Owner is entitled to enter into this Development Agreement with the Developers and he has full right and authority to sign and execute the same.

(b) That the Land Owner has not agreed, committed or contracted or entered into any agreement for sale or lease, development of the said property or any part thereof to any person or persons and that he has not created any mortgage, charge or any other encumbrances on the said property as mentioned herein below in the Second Schedule.

(c) That the Land Owner has not done any act, deed, matter or thing whereby or any reason whereof, the development of the said property may be prevented or affected in any manner whatsoever.

(d) That the Development Rights granted to the Developers under this Development Agreement shall be binding on the Land Owner's Legal Heirs, Nominees, Administrators and Executors etc.



(LAND OWNER)

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19) The Developers shall be entitled to develop the full potential, including FSI, T.D.R, Premium FSI, Fungible FSI, Ancillary FSI, etc. of the entire property from time to time at his own costs and expenses altogether by amalgamating with the adjacent property owners by carrying out construction of the proposed new building thereon at the Developers own risks, costs, charges and expenses, in accordance with the permission granted and building plans sanctioned by the Municipal / planning authorities.

20) The Developers shall not delegate, transfer or assign the Development Rights acquired by it under these presents without the prior written consent of the Land Owner.

21) The Land Owner further agrees that he will sign the Power of Attorney pursuant to this Development Agreement and for the better and specific performance of contract contained herein and to do all and any act, deed or things as may be necessary to obtain any approval, permissions, sanctions, from the authority including the ULC Act 1976, M.R.T.P. Act, M.M.R.D.A. and other Authorities to enable transferring and vesting the said property in favor of the Co-Operative Housing Society and the said Power of Attorney will be registered with the Sub-Registrar Office, Kalyan.

22) The Land Owner agrees and undertakes to ensure that no obstruction of whatsoever nature will be caused by any person claiming right in the property through the Land Owner in the progress of construction to be carried on by the Developers as per the Plans to be sanctioned and/or revised, modified and renewed by the concerned Authorities. The Land Owner assures that he will not do

THE SEAL OF THE JOINT SUB-REGISTRAR KALYAN-2

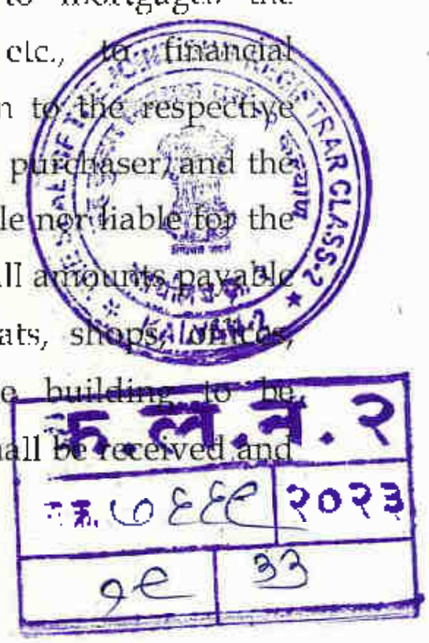
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(LAND OWNER)

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any act, matter or thing whereby the Developers shall be prevented from carrying out the Construction work as envisaged under this Development Agreement. It is also agreed and understood that none of the parties hereto shall do, omit, and suffer anything whereby the implementation or performance of these presents is frustrated and/or prevented.

23) The Developers shall first fix, ascertain and earmark in the Building Plan the Flats as per the choice of Land Owner and thereafter only the Developers will be entitled to sell the rest of the Flats/ to other persons. Except the consideration of Flats allotted to the Land Owner in kind to be provided to the Land Owner, as agreed herein, the Developers shall be entitled to sell the Flats/ Offices /Units/ Shops / Parkings etc., along with adjacent terraces, to be constructed on the said property and to accept the purchase price /consideration, cash and cheques against the booking/ sale/transfer of flats/ offices /shops / Parkings /garages/ units etc. in the said building that will be constructed on the said property in full and final settlement of the payments to be received from the intending purchasers and to also to mortgages the Flats/Shops/offices/Units/Parkings etc., to financial institutions granting the housing loan to the respective Flat/Shop/offices/Unit/Parkings etc., purchaser, and the Land Owner will neither be responsible nor liable for the same nor shall he object to the same. All amounts payable by the prospective purchasers of flats, shops, offices, garages, parking, units, etc. in the building to be constructed on the said plot of land shall be received and



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appropriated by the Developers for their exclusive use and benefit.

24) After demarcating and earmarking the flats to be provided to the Land Owners herein and during the progress of the construction of the proposed building the Land Owner agrees that they authorize the Developers to enter into Agreement for Sale with prospective purchasers of the residential flats in the proposed building for sale of the flats in their own name and to receive from such prospective purchasers in their own name the amount of prices of flats, shops, offices, garages, parking, units, etc. in the proposed building.

25) It is agreed between the parties that on Execution of this Development Agreement the Developers shall put up their sign board at the site of the said property, and their Architects, Engineers, workers and other persons or agents of the Developers shall enter into said property to store building material etc. for the purpose of developing the said property and carry out incidental development activities thereto.

26) The Land Owner agrees that he will pay and clear all taxes, Bills and other out goings in respect of the said property till execution of these presents.

27) It is clearly agreed between the parties that upon execution of this Development Agreement, the Land Owner has granted the Rights to the Developers to carry out the survey and measurement of the said property and every part thereof.

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(LAND OWNER)

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28) The Developers agree that they shall carryout construction of the proposed building at their own risk and shall do or cause to be done all acts and things necessary and required to be done under the laws for the time being in force and future laws till the construction of the proposed building is completed. The Developers further agree that they will indemnify the Land Owner for criminal and/or civil liability that might arise during the progress of the construction work of the proposed building due to any action or omission or negligence on that part of the Developers, their servants, agents etc.

29) The Developers agree that from the date of execution of these presents, till the possession of Flats as the consideration in kind is handed over to the Land Owner, the Developers shall bear the outgoings, such as water and electricity bills, Municipal and Government Assessment dues, open land taxes and/or any other dues in respect of the said property.

30) The parties to this Development Agreement do hereby mutually agree that, they shall be bound by the provisions of Real Estate (Regulation and Development) Act 2016 and the Rules framed thereunder for the time being and in future relating to this Deed and dealing under this Development Agreement till this contract is fully performed by the parties to this Development Agreement and further expressly disclosed the allotment of the said two separate flats as consideration to be allotted to the Land Owner.

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31) It has been expressly agreed between the parties that the Developers shall be solely entitled to use all the potential

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available floor space index, transferable of development rights, Premium FSI / Fungible FSI, Ancillary FSI etc. altogether by amalgamating with the adjacent property owners thereon with any kind of increases and incentives in Floor space index, Transfer of Development Rights, Premium / Fungible FSI etc., as permitted by the Kalyan Dombivli Municipal Corporation from time to time, without providing any kind of further additional consideration or benefit whatsoever to the Land Owner and the Land Owner hereby grants to amend, alter Municipal Plans to avail such accordingly as they may deem fit from time to time. The aforesaid consent is and shall for all purposes be treated as Land Owner's consent under the provisions of sections 7(1) (i) and (ii) and relevant sections of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer Act 1963 and sections 14 (1) (i) and (ii) and relevant sections of the Real Estate Regulation and Development Act, 2016.

32) The parties agree that the above Development Agreement will be registered at Jt. Sub-Registrar Office as per their Rules and Regulations and the stamp duty, registration charges, miscellaneous charges, cost and expenses and all other incidental expenses/charges as to execution and Registration of the Development Agreement and the Agreement for Sale/ Allotment of allotted residential Flats to the Owner/his Nominee/s shall be borne and paid by the Developers alone.

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ कार्यालय क्र.२ KALYAN-2

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(LAND OWNER)

(THE DEVELOPERS)

FIRST SCHEDULE - DESCRIPTION OF ENTIRE PROPERTY

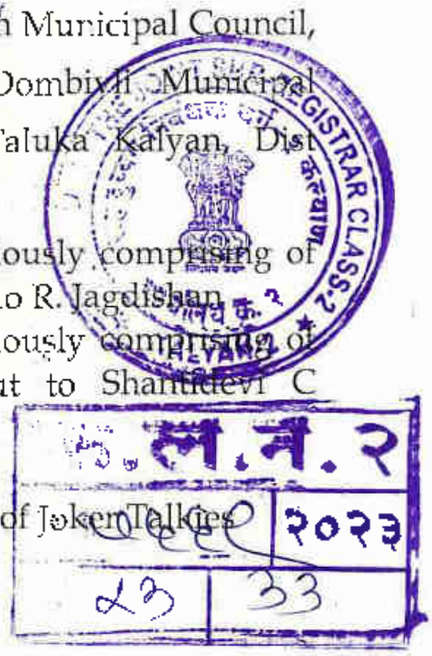
ALL piece of N.A. Land admeasuring about **800 Sq. Yards** equivalent to 668.90 Sq. Mtrs with an old structure therein and bearing C.T.S. No, 1721 B lying and being at revenue village KALYAN, situated at Kalyan (West), bearing Ali No.50, Municipal house No. 180 Property No. C01000287401 old chawl known as Raja Govind Building and within the limits of the then Kalyan Municipal Council and now known as Kalyan Dombivli Municipal Corporation, Kalyan Division, Kalyan, Taluka Kalyan, District Thane and within the Registration District Thane, Sub Registration District Kalyan and bounded as:-

On or towards East :- Dhanleela Appartment
On or towards West :- Dr. Upasni Hospital Building
On or towards South :- Valipeer Road
On or towards North :- Joker Talkies

SECOND SCHEDULE - DESCRIPTION OF SAID PROPERTY GRANTED FOR DEVELOPMENT

ALL that piece of N.A. Land / property Land admeasuring about 34.47 Sq. Mtrs. in respect of premises standing there on the land property bearing Ali No.50, house no 180 and bearing City Survey No.1721 B or village-Kalyan, and. situated at Kalyan (West) and within the limits of then Kalyan Municipal Council, Kalyan and now known as Kalyan Dombivli Municipal Corporation, kalian Division, Kalyan, Taluka Kalyan, Dist Thane.

On or towards East :- Open land previously comprising of structure let out to R. Jagdishan
On or towards West :- Open land previously comprising of structure let out to Shantidevi C Kumud
On or towards South :- Open land
On or towards North :- Compound wall of Joker Talkies



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS DEED ON THE DAY AND YEAR FIRST MENTIONED ABOVE.



Signed and delivered by
the withinnamed the land owner
Shri. **Chandrashekhar Krishnarao Chumble**



Signed and delivered by
the withinnamed the Developers
Siddh Enterprises
Through it's Partners
Shri **Jayesh Dungarshi Gala**



Shri **Prakash Ramratan Goyal**

Witness :-

1. VINANG JAYESH GALA
2. [illegible] SUBHASH JADHAV

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ कार्यालय क्र. २ KALYAN-2

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LIST OF COMMON AMENITIES

1) The Building shall be RCC Frame Earthquake Resistant structured with External surface of Sand coat plaster with branded Exterior paint.

2) All the Internal walls shall be plastered and finished with Good Quality Distemper paint.

3) All Rooms shall be of 2′ x 2′ Vitrified tiles flooring with skirting.

4) All Window sills shall be of Granite Stone.

5) All Bathrooms and W.C shall have designer ceramic flooring and full Wall Tiles.

6) Kitchen platform of Granite with Stainless steel sink and Full Height wall tiles above platform.

7) Wooden frame with Flush Door shutters with both side laminated are provided in each flat.

8) All windows shall be of Powder coated Aluminum sliding shutters. Bathroom / W.C windows will have Aluminum Louvers.

9) Concealed Plumbing with good quality sanitary fittings provided in WC and Bathroom.

10) Concealed Electrical wiring of ISI Brand and fittings provided in the flat.

11) M. S. railing shall be provided for Open Area of the flats.

12) Firefighting and Solar system shall be provided as per Kalyan Dombivli Municipal Corporation norms.

OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

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महाराष्ट्र शासन
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

2018

गाव/पेठ : कल्याण	तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, कल्याण				जिल्हा : ठाणे
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१७२१/ब			६६८.९०	क	आकार व मुदत रू.१२.५० न.पै.१-८-५५ ते ३१-७-५९

सुनिधाधिकार	
हक्काचा मुळ धारक वर्ष:१९५५	H [वालीबाई भ्र.डाया गोविंद कुंभार] [मृत्यूपत्र ता.२२.०८.५२ वरुन (नों.) सा.नं.१५९४ पैकी भाग.]
पट्टेदार	
इतर भार	
इतर शेरे	[१) यांतील वरचा मजला (पहिला) राजा गोविंद यांचे मालकी हक्कांचा आहे २) तारण ग. राजा गोविंद कुंभार याने उमा गोविंद कुंभार कडुन रु. २५८० (नोंद) क्र. ध २]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साधाकंन
०८/११/१९६०	मे.कलेक्टर सो.ठाणे यांजकडील नं.CB/LNR/WS २२८० ता.२७.११.५८ ने बिनशेतीकडे ५०.			सही- ०८/११/१९६० C.T.S.O.
२४/१२/१९६८	भा.सं.च्या १९५६ च्या वर्धन भाषाचे कार्यवालगत म.रा.सं.च्या १९५८ अंमल वजावणी कायद्यानुसार व भा.स.च्या नाणेसंबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही- १८/०४/१९६९ वि.जि.नि.भू.अ.(द.) नाशिक.
१२२/०१/१९७५	लिलावाने र.रू.१२०८०/- वालीबाई डाहया गोविंद यांची आळी क्र.५० घर नं.५८ बैठीचा कबजा घर ३९X२१. SI मुख्याधिकारी कल्याण विक्री प्रमाणपत्र दि.२७/४/७५		H धानजी राजा कुंभार.	सही- २२/०१/१९७५ न.भू.अ.
१०१/०१/१९८०	अर्ज जबाब मृत्युपत्रान्वये वालीबाई मयत वारसाने.		H धानजी नथू प्रजापती.	सही- २२/०१/१९८० जि.नि.भू.अ.तथा न.भू.अ.उल्हासनगर.
२५/०९/१९८२	दि.२४.०५.८२ चे वाटणीपत्रान्वये १५१.९ र.रू.१७५९९०.०० BR १०८३/२४-५-८२ या मिळकतीमध्ये फक्त वरचा (पहिला) मजला व इतर हक्कासह एकत्र कुटुंबाचे पुढारी.		H [वालजी राजा कुंभार प्रजापती चितोडा एकत्र कुटुंबाचे पुढारी.] लिलाबाई वालजी कुंभार प्रजापती चितोडा. नरोत्तम वालजी कुंभार प्रजापती चितोडा. किशोर नरोत्तम नरोत्तम वालजी प्रजापती चितोडा. सुनुमती नरोत्तम कुंभार प्रजापती चितोडा किशोर वालजी कुंभार प्रजापती चितोडा	सही- २५/०९/१९८२ जि.नि.भू.अ.तथा न.भू.अ.उल्हासनगर.
०३/०५/१९८३	खरेदी र.रू.१०५००/- देणार धानजी नथू प्रजापती पैकी गाळा नं.२ ३०.५ चौ.वार.SR १२४/१९८३-८२		H श्रीनाथ शंकरलाल [illegible]	सही- ०३/०५/१९८३ जि.नि.भू.अ.तथा न.भू.अ.उल्हासनगर.

THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ कल्याण क्र. २ KALYAN-2
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१३/१०/१९९७	वारसाने वालजी राजा कुंभार मयत दि.२१.०५.९५ अन्वये नोंद मा.ता.नि.भू.अ.कल्याण यांचा आदेश दि.१३/१०/९७ अन्वये		H १) लिलाबाई वालजी कुंभार प्रजापती चितोंडा २) नरोत्तम वालजी कुंभार प्रजापती चितोडा ३) किशोर वालजी कुंभार प्रजापती चितोडा ४) मंजूळा धरमदास सोरठिया. ५) शारदा नितिन जाधव. ६) तनुजा . अशोक देवालिया	सही- १३/१०/१९९७ ता.नि.भू.अ.,कल्याण.
०५/०५/२००७	खरेदीने र.द.क्र. ३९१०/९-६-२००६ क्षेत्र ३४.४७चौ.मी.		H श्री. चंद्रशेखर कृष्णराव चुंबळे	फेरफार क्रं.६०५ प्रमाणे सही- ०५/०५/२००७ ता.नि.भू.अ.,कल्याण.
०२/०५/२०१२	वारसाने.		H १)श्रीमती. भारती भानजी चित्रोडा(प्रजापती) २)श्री. अशोक भानजी चित्रोडा (प्रजापती) ३)श्रीमती. रूपा विपीन चित्रोडा ४कुमारी शर्मिला भानजी चित्रोडा(प्रजापती) ५)श्रीमती. आमिशा(भावना) आशिष देवालिया ६)श्रीमती. स्मिता निलेश भारद्वाज	फेरफार क्रं.११२९ प्रमाणे सही- ०२/०५/२०१२ उ.अ.भू.अ. कल्याण.
१९/०६/२०१२	खरेदीने, पैकी ५४०-५५ चौ.मी. र.द.क्र.९०३५/२०-६-२०१२		H मे. सिद्ध इंटरप्रायजेस भागीदारी संस्था तर्फे भागीदार. P १. जयेश डुंगरशी गाला २. प्रकाश रामरतन गोयल	फेरफार क्रं.११५३ प्रमाणे सही- १९/०६/२०१२ उ.अ.भू.अ. कल्याण.
१९/०६/२०१४	खरेदीने-पैकी क्षेत्र १२९.२ चौ.मी. र.द.क्र.१३९४/२०१६ दि. १८/१०/९४		H १. कांतीलाल (उर्फ भगवानजी) अर्जुनभाई गाधरे २. जगदीश अर्जुनभाई गाधरे ३. चंद्रकांत अर्जुनभाई गाधरे	फेरफार क्रं.१४६१ प्रमाणे सही- १९/०६/२०१४ उ.अ.भू.अ. कल्याण.
१९/०६/२०१४	खरेदीने-पैकी क्षेत्र १२९.२ चौ.मी. र.द.क्र.१३३३/२०१६ दि. ०७/०२/११		H मे. सिद्ध इंटर प्रायजेस तर्फे भागीदार P १. जयेश डुंगरशी गाला २. प्रकाश रामरतन गोयल	फेरफार क्रं.१४६२ प्रमाणे सही- १९/०६/२०१४ उ.अ.भू.अ. कल्याण.
१९/०६/२०१४	खरेदीने-पैकी क्षेत्र ३९.२ चौ.मी. र.द.क्र.१७८१/२०१६ दि. २३/११/२००६		H मीना लक्ष्मी नारायण	फेरफार क्रं.१४६३ प्रमाणे सही- १९/०६/२०१४ उ.अ.भू.अ. कल्याण.

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ कल्याण कल्याण क्र. 2 KALYAN-2

क.ल.नं.२ २०१३ २८/33

१९/०६/२०१४	खरेदीने-पैकी क्षेत्र ३९.२ चौ.मी. र.द.क्र ९३०/२००९ दि. १६/०३/२००९		H मे. निधी डेव्हलपर्स भागीदार संस्था तर्फे भागीदार P १.श्री. चेतन सरद आपटे २.श्री. दिलीप श्रीधर देवधर	फेरफार क्रं.१४६४ प्रमाणे सही- १९/०६/२०१४ उ.अ.मु.अ. कल्याण.
१९/०६/२०१४	खरेदीने-र.द.क्र पैकी क्षेत्र३९.२ चौ.मी ५१७/२५-०१-२०११		H मे सिद्ध एंटरप्रायझेस तर्फे भागीदार P १.श्री. जयेश डुंगरशी गाला २.श्री. प्रकाश रामरतन गोयल	फेरफार क्रं.१४६५ प्रमाणे सही- १९/०६/२०१४ उ.अ.मु.अ. कल्याण.
२४/०७/२०१५	भा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प. अक्षरी नोंद/२०१५ दि. १६/०२/२०१५ व या कार्यालयाकडील आदेश क्र.ना.भू./फेरफार क्र. १६०७ आदेश दि.२४/०७/२०१५ अन्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र सहाशे अडुसष्ट पुर्णांक नव्वद दशांश चौ.मी. दाखल केले.			फेरफार क्रं.१६०७ प्रमाणे सही- २४/०७/२०१५ उ.अ.मु.अ कल्याण

हे जमाबंदी प्रमाणित प्रतिकृती वापरण्यास परवानगी आहे

हि मिळकत पत्रिका (दिनांक ५/६/२०२५ १:४२:१७ PM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक ७/१/२०२२ १२:५४:२९ PM

पैघशा पडताळणी साठी http://aaplebhulekh.maharashtra.gov.in/DSLR/propertycard या संकेत स्थळावर जाऊन २११२१०००००२२५४१४८ हा क्रमांक वापरावा.

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ कल्याण कार्यालय क्र. २ KALYAN-2

क.ल.न.२
दस्त क्र. ७६६९ २०२३
२८ ३३

CREATIONS
Architects & Interior Designers

Date:- 08/02/2023.

TO WHOMSOEVER IT MAY CONVERN

This is to state that plot bearing C.T.S. No. 1721/B, Vill:- Kalyan, Tal:- Kalyan as per Development plan for Kalyan Dombivali Municipal Corporation, the said plot is situated in Residential Zone.

Mr. Chumble		
Sr.No.	Area Statement	Area In Sq. M.
1.	Area of the plot City Survey record	34.47
2.	Area affected by D.P. road	--
3.	Basic F.S.I. Permissible (34.47 x 1.1)	37.92

This certificate is given as per information provided, Documents submitted and request made by the owner and for valuation purpose only.

Ar. Shobhana Deshpande.

For CREATIONS

THE JOINT SUB-REGISTRAR CLASS-2 दुय्यम निबंधक वर्ग-२ कल्याण कार्यालय क्र. २ KALYAN-2

दु.नि.न.२
नोंद ०६६ २०२३
२९ ३३

A/104,105,106, Everest Towers, Santoshi Mata Road,
Kalyan (w.) 421301. Contact : 0251-2313140, 8828877927
E-mail : designteam@creations.org.in

आयकर विभाग
INCOME TAX DEPARTMENT
SIDDH ENTERPRISES

भारत सरकार
GOVT. OF INDIA

18/01/2011

ABYFS7117D

आयकर विभाग
INCOME TAX DEPARTMENT
PRAKASH RAMRATAN GOYAL
RAMRATAN CHIRANJILAL GOYAL

भारत सरकार
GOVT. OF INDIA

28/08/1964

AAZPG6835C



आयकर विभाग
INCOME TAX DEPARTMENT
JAYESH DUNGARSHI GALA
DUNGARSHI GALA
23/10/1960
Permanent Account Number
AAZPG6819L
Signature

भारत सरकार
GOVT. OF INDIA





आयकर विभाग
INCOME TAX DEPARTMENT
CHANDRASHEKHAR KRISHNARAO CHUMBLE
KRISHNARAO TRIMBAKRAO CHUMBLE
08/06/1972
AFIPC7060B

भारत सरकार
GOVT. OF INDIA





आयकर विभाग
INCOME TAX DEPARTMENT
VIHANG JAYESH GALA
JAYESH DUNGARSHI GALA
20/04/1988
Permanent Account Number
AJXPG5234G
Signature

भारत सरकार
GOVT. OF INDIA





भारत सरकार
Government of India
ओमकार सुभाष जाधव
Omkar Subhash Jadhav
जन्म तारीख/DOB: 26/05/1999
पुरुष/ MALE
Issue Date: 28/12/2014



4842 8371 3906
VID : 9151 8875 0829 7730
माझे आधार

THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक, वर्ग-२, कल्याण
दुय्यम निबंधक क्र. २
KALYAN-2

क.ल.न.२
२०२३
३०
३३

71/7669
बुधवार,29 मार्च 2023 9:48 म.पू.

दस्त गोषवारा भाग-1

कलन2 39133
दस्त क्रमांक: 7669/2023

दस्त क्रमांक: कलन2 /7669/2023

बाजार मुल्य: रु. 8,53,500/- मोबदला: रु. 33,70,000/-

भरलेले मुद्रांक शुल्क: रु.1 68,500/-

दु. नि. सह. दु. नि. कलन2 यांचे कार्यालयात

अ. क्रं. 7669 वर दि.29-03-2023

रोजी 9 40 म.पू. वा. हजर केला.

पावती:8436 पावती दिनांक: 29/03/2023

सादरकरणाराचे नाव: सिध्द इंटरप्रायसेस तर्फे भागीदार श्री. जयेश डुंगर्शी गाखा

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 660.00
पृष्ठांची संख्या: 33	
एकुण:	30660.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 2
(सही) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

Joint Sub Registrar Kalyan 2
(सही) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

दस्ताचा प्रकार: विकसन करारनामा

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

शिक्का क्रं. 1 29 / 03 / 2023 09 : 40 : 49 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 29 / 03 / 2023 09 : 42 : 30 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल करत आहे. दस्तामधील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताच्या सत्यता, वैधता कायदेशीर बाबींसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदे/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

देणार सही

देणार सही

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ कल्याण कार्यालय क्र. २ KALYAN-2

29/03/2023 9 50:25 AM

दस्त नोंदवारा भाग-2

कलन2 32183
दस्त क्रमांक:7669/2023

दस्त क्रमांक :कलन2/7669/2023
दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सिध्द इंटरप्रायसेस तर्फे भागीदार श्री. जयेश डुंगर्शी गाला पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 15 प्रकाश ट्रेडींग कंपनी, न्यु झुंजारराव पथ, स्टेशन रोड, कल्याण प , महाराष्ट्र, ठाणे. पॅन नंबर:ABYFS7117D	लिहून घेणार वय :-63 स्वाक्षरी:-		
2	नाव:सिध्द इंटरप्रायसेस तर्फे भागीदार श्री. प्रकाश रामरतन गोयल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 15 प्रकाश ट्रेडींग कंपनी, न्यु झुंजारराव पथ, स्टेशन रोड, कल्याण प , महाराष्ट्र, ठाणे. पॅन नंबर:ABYFS7117D	लिहून घेणार वय :-59 स्वाक्षरी:-		
3	नाव:चंद्रशेखर कृष्णराव चुंबळे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 104 कृष्णपिंगाक्ष को.ऑ.ही.सो.लि., साई विनायक रेसिडेन्सी छत्री बंगल्याजवळ, चिकणघर, कल्याण प, महाराष्ट्र, ठाणे. पॅन नंबर:	लिहून देणार वय :-51 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:29 / 03 / 2023 09 : 44 : 08 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विहंग गाला - - वय:34 पत्ता:कल्याण पिन कोड:421301		
2	नाव:ओमकार जाधव - - वय:24 पत्ता:कल्याण पिन कोड:421301		

स्वाक्षरी

स्वाक्षरी

शिक्का क्र.4 ची वेळ:29 / 03 / 2023 09 : 44 : 45 AM

Joint Sub Registrar Kalyan 2

(सही) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SIDDH ENTERPRISES	eChallan	03006172023032900104	MH017735040202223E	168500.00	SD	0008709377202223	29/03/2023
2		DHC		2803202327110	660	RF	2803202327110D	29/03/2023
3	SIDDH ENTERPRISES	eChallan		MH017735040202223E	30000	RF	0008709377202223	29/03/2023

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

7669 /2023

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ कल्याण कार्यालय क्र. २ KALYAN-2

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दस्त क्रमांक	वर्ष
७६६९	२०२३
३३	३३

प्रमाणित करण्यात येते की,
दस्त क्रमांक ७६६९/२०२३ मध्ये
३३ पाने आहेत.
पुस्तक १ दस्त क्रमांक ७६६९
३०/३/२०२३ रोजी नोंदला.

सह दुय्यम निबंधक वर्ग २
कल्याण क्र. २
दिनांक ३०/३/२०२३

30/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2
दस्त क्रमांक : 7669/2023
नोंदणी :
Regn:63m

गावाचे नाव : **कल्याण**

(1)विलेखाचा प्रकार	त्रिकसनकरारनामा
(2)मोबदला	3370000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	853500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे कल्याण सिटी सर्व्हे नं. 1721 ब,जमिनीचे क्षेत्र 34.47 चौ.मीटर व आळी नं. 50,घर नं. 180((C.T.S. Number : सिटी सर्व्हे नं. 1721 ब ;))
(5) क्षेत्रफळ	1) 34.47 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-चंद्रशेखर कृष्णराव चुंबळे वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 104 कृष्णपिंगाक्ष को.ऑ.हौ.सो.लि., साई विनायक रेसिडेन्सी छत्री बंगल्याजवळ, त्रिकणघर, कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिध्द इंटरप्रायसेस तर्फे भागीदार श्री. जयेश हुंडर्शी गाला वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 15 प्रकाश ट्रेडींग कंपनी, न्यु सुंजाररात्र पथ, स्टेशन रोड, कल्याण प , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABYFS7117D 2): नाव:-सिध्द इंटरप्रायसेस तर्फे भागीदार श्री. प्रकाश रामरतन गोयल वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 15 प्रकाश ट्रेडींग कंपनी, न्यु सुंजाररात्र पथ, स्टेशन रोड, कल्याण प , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABYFS7117D
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	7669/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	168500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

(सही) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ कल्याण कार्यालय क्र. २ KALYAN-2