Receipt (pavti)

71/3116
Friday,February 10 ,2023
8:20 AM

पावती

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

पावती क्रं.: 3412 दिनांक: 10/02/2023

गावाचे नाव: कल्याण
दस्तऐवजाचा अनुक्रमांक: कलन2-3116-2023
दस्तऐवजाचा प्रकार : विकसनकरारनामा
सादर करणाऱ्याचे नाव: सिध्द इंटरप्रायसेस तर्फे भागीदार श्री. जयेश डुंगर्शी गाला

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1760.00
पृष्ठांची संख्या: 86	
एकूण:	रु. 31760.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 8:37 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. २

बाजार मुल्य: रु.63225 /-
मोबदला रु.3221000/-
भरलेले मुद्रांक शुल्क : रु. 161500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1760/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0902202316598 दिनांक: 10/02/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015099443202223E दिनांक: 10/02/2023
बँकेचे नाव व पत्ता:

मूळ दस्त परत मिळाले.

CHALLAN
MTR Form Number-6

GRN	MH015099443202223E	BARCODE		Date	09/02/2023-20:37:34	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.**	CTS NO 1721B GALA NO 2 HOUSE NO 56
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	161500.00	**Road/Street**	KALYAN
0030063301 Registration Fee	30000.00	**Area/Locality**	TALUKA KALYAN
		Town/City/District	
		PIN	4 2 1 3 0 1
		Remarks (If Any)	
		SecondPartyName=VINAYAK SHRINATH KHANOELWAL~	
		Amount In Words	One Lakh Ninety One Thousand Five Hundred Rupees O nly
Total	1,91,500.00		

DEFACED ₹191500.00 DEFACED

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	0300617202302100003B / 421378164
Cheque/DD No.		Bank Date / RBI Date	09/02/2023-20:38:31 / 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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(iSI-71-3116	00075017592022223	10/02/2023-08:40:47	IGR125	30000.00
2	(iSI-71-3116	00075017592022223	10/02/2023-08:40:47	IGR125	161500.00
				Total Defacement Amount	1,91,500.00

OFFICIAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ कल्याण KALYAN-2

Print Date 10/02/2023 08:35:33

क.ल.न.२
दस्त क्र. 399 ई २०२३
9 22

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:—

(१०५—१०२.१९) x २२५०० = ६३,२२५/—

बांधकाम स्वरूपात मूल्यांकन

अ) १०२.१९ चौ.मीटर x १.१ x २६६२० चौ.मी. (बांधकामदर) + ५ टक्के

= रू. ३१,४१,९४३/—

ब) विकसन शुल्क अ x २.५ टक्के = रू. ७८,५४८/—

= ३२,२०,४९१/—

मुद्रांक शुल्क :—१,६१,५००/—

नोंदणी फी :— ३०,०००/—

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

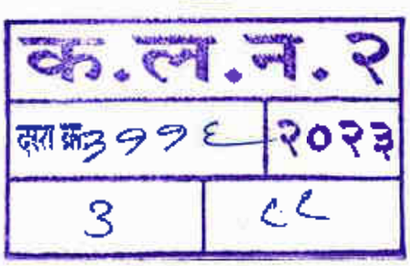
क.ल.न.२

दस्त क्र. ३९९६ | २०२३

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0902202316598	**Date**	09/02/2023
Received from SIDDH ENTERPRISES, Mobile number 0000000000, an amount of Rs.1760/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.			
Payment Details			
Bank Name	SBIN	**Date**	09/02/2023
Bank CIN	10004152023020915288	**REF No.**	304000719866
This is computer generated receipt, hence no signature is required.			





CHALLAN
MTR Form Number-6

GRN	MH015099443202223E	BARCODE		Date	09/02/2023-20:37:34	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
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0030063301 Registration Fee	30000.00	Area/Locality	TALUKA KALYAN
		Town/City/District	
		PIN	4 2 1 3 0 1
		Remarks (If Any)	SecondPartyName=VINAYAK SHRINATH KHANDELWAL~
Total	1,91,500.00	Amount In Words	One Lakh Ninety One Thousand Five Hundred Rupees Only

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023021000038	421378164
Cheque/DD No.		Bank Date	RBI Date	09/02/2023-20:38:31	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
Mobile No. : 9930987674
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

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

Print Date 09-02-2023 08:38:57

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दस्त क्र. 399८ २०२३
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AGREEMENT FOR DEVELOPMENT

THIS ARTICLE OF AGREEMENT FOR DEVELOPMENT made at KALYAN on this 10th day of FEBRUARY 2023

BETWEEN

VINAYAK SHRINATH KHANDELWAL., aged 38 years, AADHAR no 6642-4852-2793 Occupation: - Business residing at: - Raja Govind Building, Bail Bazar, 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 their legal heirs, successors, executors, administrators and assigns) the **PARTY OF THE FIRST PART**.

AND

SIDDH ENTERPRISES a registered partnership firm, Pan – ABYFS7117D having its Office at: - Shop no.15, Prakash Trading Co., New Zunzarao Path, Station Road, Kalyan, 421301, through its partner **SHRI. JAYESH DUNGARSHI GALA** and **SHRI. PRAKASH RAMRATAN GOYAL**, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal representatives, successors, executors and assigns) the **PARTY OF THE SECOND PART**.

WHEREAS Shri Bhanji Nathu Prajapati 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. 1721 B (part) admeasuring 668.90 sq.meters together with chawl structures having one room standing thereon being occupied by several occupants bearing Municipal Ali No. 50 House

SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 कल्याण

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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 Prajapati and others by and under a Deed of Conveyance dated 04.06.1982 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 1124 dated 16.07.1982 sold and conveyed premises Room admeasuring 30.50 Sq. yards along with the right in the land beneath it bearing Ali No. 50, House No.56, Municipal Property No C01000262400 (hereinafter called and referred to as the "said property" and more particularly described in the second schedule hereunder written) to Shri Shrinath Shankarlal Khandelwal and accordingly the name of Shrinath Shankarlal Khandelwal stood mutated in the records of right and the same appears on the property register card.

AND WHEREAS the said property forms a part of the land converted to non-agricultural use under the Order of the District Collector, Thane, bearing N.A.Order/Permission No.CR/LNR/WS-2280, Dtd.27-11-1958.

AND WHEREAS said Shrinath Shankarlal Khandelwal died intestate on 28th March, 2004, leaving behind him surviving Wife viz. Rajkuvar Shrinath Khandelwal, son Ravindra Shrinath Khandelwal and son Vinayak Shrinath Khandelwal and one daughter Anjali Rajesh Siroya as his only legal heirs under the law of succession under which he was governed. The Legal heirs had applied in the court of Honourable Civil Judge Sd at

Kalyan having M.A no 275/2017 for getting Legal Heirship rights of the property mentioned herein whereby Rajkuvar Shrinath Khandelwal, Ravindra Shrinath Khandelwal and one daughter Anjali Shrinath Khandelwal @ Mrs Anjali Rajesh Siroya gave their no objection say and relinquished their legal heir rights in the said property in favor of Vinayak Shrinath Khandelwal. Hense Vinayak Shrinath Kandelwal the Land Owner being the legal heirs of deceased Shrinath Shankar Kandelwal became the absolutely seized and possessed of the ownership right, title and undivided interest in the said premises alongwith land and structure, Water connection, Electric connection standing thereon and the Land Owner is well and sufficiently entitled to enter into this Agreement with the Developers.

AND WHEREAS the Developers have acquired the entire property from Shri Narottam Valji Chitroda and others and have also negotiated and entered into understanding with the adjacent Owner situated in the property for the development of the entire property and such 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 them to participate in the scheme of development of the entire property by granting the development rights of the property owned and possessed by him and the Land Owner taking into consideration the aforesaid situation of the said property as well as the repairs and maintenance of the old dilapidated structure in relation to the meager income, the Land Owner is desirous of granting and transferring the said property along with the structure, Water connection, electric connection as well as all the right, share and interest in the entire property acquired under

Vinayak

a Deed of Conveyance dated 04.06.1982 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 1124 dated 16.07.1982 dated to the Developers herein.,

The Land Owner on handing over the vacant possession of the structure occupied by them and by demolishing the existing structure and in lieu thereof the Developers have agreed to provide and allot on ownership basis and free of cost area admeasuring 1100 Sq Fts in the form of residential flat inclusive of Useable Carpet Area, altogether with all standard amenities thereto to the Land Owner in the building to be constructed on the said property and further the Developers agreed to complete the construction work within 36 months from the date and grant of building commencement certificate as well as revisions and alterations therein by Kalyan Dombivli Municipal Corporation. The agreement for sale of the new alloted flat will be executed and registered only after getting the building completion from the Kalyan Dombivli Municipal Corporation.

AND WHEREAS the proposal of development and offer is accepted by the parties mutually and the parties are desirous of reducing to 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 are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece of N.A. Land /property Land admeasuring about 30.5 sq.yards in respect of premises Gala no – 2, standing thereon the land property bearing Ali No.50, House No. 56, Survey No.278, Hissa No.1 (pt) and bearing City Survey No.1721 B of village-Kalyan, and. situated at Kalyan

Vinayak JOG

(West) and within the limits of then Kalyan Municipal Council, Kalyan and now known as Kalyan Dombivli Municipal Corporation, Kalyan, 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 do hereby grant the development rights in respect of the said property to the Developers and further agree to participate in the scheme of development and construction to be carried out on the said entire property by the Developers herein in lieu of acquiring the consideration in kind being 1100 sq.ft. Carpet area free of cost in the form of residential flats inclusive of RERA Carpet Area, Balcony Area, Cupboard Area, Open Terrace of Flat, Flower bed Area, Elevation Projection Area, etc., altogether and with one suitable parking with all standard amenities thereto on ownership right, title, interest and possession in the newly constructed building and have agreed to cooperate the Developers herein for development of the said property with the full potential including available floor space, index (FSI) T.D.R / Premium FSI / Fungible FSI/Ancillary FSI and all other benefits as per the sanctioned and/or revised / altered plans and permissions to be sanctioned by the Municipal Corporation and to sell the remaining flats/ units/ Shops therein constructed to any intending purchasers and to appropriate the sale proceeds thereof for the Developers exclusive use and benefit.

3) Any extra area over and above mentioned i.e 1100 Sq Fts Carpet shall be charged at Rs.5500/- Per Sq Feets on Carpet Area and

Vinayak Jog

shall be payable by the Land Owner to the Developers at the time of Possesion of the Alloted Flats.

4) The construction work will be done as per the plans sanction by the Kalyan Dombivli Municipal Corporation, Kalyan and will be completed within 30 months period from the date of this Agreement, Provided that the Developers shall be entitled to a reasonable extension time of additional 6 months 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 :-

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

b) War, Civil commotion or act of God or Pendamic,

c) Any Claim, notice, order, rule, notification of the Government and/or other public or competent Authorities.

However if the possession of the said flat is not handed over by the Developer to the land owner the Developer will pay Rs 20,000/- per month toward compensation till handing over actual possession to the land owner.

5) The Developers agree to start actual construction of the building work after the vacant possession of old structures occupied by the Land Owner is handed over to them and the Developers shall give possession of the said flats in the new building to the Land Owner or their nominees or legal heirs therein within the 36 months from the date of obtaining commencement certificate from the concerned authorities by the Developers herein.,

THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

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6) The Developer will not transfer the rights to any other Developer without the written consent of the land owners. In such circumstances the land owner shall have right to enter the new Development Agreement with new terms and conditions casted by him on the Developer.

7) The Land Owner shall make out a marketable title to the said piece of land free from any reasonable doubts and shall at their own cost and expenses get in all outstanding estate and clear all defects in title and remove all encumbrances and claims, if any on or to the said piece of land including all claims by way of sale, mortgage, exchange, charges, gifts, trust, inheritance possession, easement, lease, lien or otherwise.

8) The Land Owner declare that he is the absolute Owner of the said piece of land hereby agreed to be developed and the same is free from all encumbrances. The Land Owner further declares that the said piece or land along with the structure is not subject to lispendants or attachments. If any encumbrance lispendants or attachments is found existing on the said piece of land as well as structure or any part thereof, the same shall be cleared by the Land Owner at his own cost and expenses.

9) 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.

10) The Land Owner declares that:-

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THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-2
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(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 they have not created any mortgage charge or any other encumbrances on the said property as mentioned herein below in 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.

10) The Developers shall be entitled to develop the full potential development of the entire property thereby the said property 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 permission granted and building plans sanctioned by the Municipal/planning authorities and also further enter into joint venture understanding and / or to grant the assignment and tranfser of the rights of development as accrued hereto without prejudice to the consideration in kind to be received by the Land Owner in the manner as envisaged and interalia agreed and provided herein.

11) The Land Owner further agrees that he will sign the Power of Attorney and do all and any act, deed or things as may be necessary to obtain any approval, permissions, sanctions from the authority

Vinayak

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 favour of the Co. operative housing society.

12) 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 any act, matter or thing whereby the Developers shall be prevented from carrying out the Construction work as envisaged under this agreement. It is also agreed and understood that none of the parties hereto shall not do, omit, suffer anything whereby the implementation or performance of these presents is frustrated and/or prevented.

13) Except the consideration in kind to be provided to the Land Owner as agreed herein, the Developers shall be entitled to sell the Flats/ Units/ Shops etc along with adjacent terraces /Shops /Units except those flats allotted to the Land Owner to be constructed on the said property and to accept the purchase price /consideration and cheques against the booking/sale/transfer of flats/ shops / 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/units to financial institutions granting the housing loan to the respective flat/shop/unit purchaser, and the Land Owner will neither be entitled responsible nor liable for the same nor shall they

THE JOINT SUB-REGISTRAR CLASS-2 KURLA-2

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object to the same. All amounts payable by the prospective purchasers of flats, shops, garages, units, etc. in the building to be constructed on the said plot of land shall be received and appropriate by the Developers for their exclusive use and benefit.

14) The Land Owner agrees and confirms that he will execute an Irrevocable General Power of Attorney in favour of the Developers herein this Agreement and the same will registered with the Sub-Registrar office, Kalyan for the better and specific performance of contract contained herein and do not contravene and commit breach of any of the covenants contained herein and the provisions of any of the laws applicable for the time being in future relating to this agreement.

15) During the progress of the construction of the proposed building the Land Owner agrees that he authorizes the Developers to enter into agreement of sale with prospective purchasers of the residential flats/dwelling/units/shops/gala in the proposed building for sale of the flats/dwelling units/shops in the Developers name and to receive from such prospective purchasers in the Developers name the amount of prices of flats/shops etc. in the proposed building.

16) The Land Owner agrees that he will allow the Developers to put up their sign board at the site of the said property, to allow the Developers, their Architects, Engineers, workers and other persons or agents of the Developers to enter into said property to store building material etc. for the purpose of developing the said property and carry out incidental development activites thereto.

Vinayak JOA

17) The Land Owner agrees that he will pay and clear all taxes and out goings in respect of the said piece of land/property, Water charges, Electric bills till the full possession of the entire old building /structure is handed over to the Developers herein. It is agreed between the parties that the Land Owner within 15 days from the receipt of intimation to hand over the vacant and peaceful possession of the said property with the structure shall without any delay hand over the vacant possession thereof to the Developers and it is clearly agreed between the parties that upon execution of this agreement, the Land Owner has granted the Rights to the Developers to enter upon the said property and to carry out all the incidental acts, deeds, things and matters and further also permitted the Developers and their agents, representatives, personnel to carry out the survey and measurement of the said property and every part thereof.

18) 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 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.

19) The Developers agree that from the date of commencement of work of new building, till the possession of consideration in kind is handed over to the Land Owner and the intending purchasers, they

Vinayak JDV

agree to bear all the taxes, rates and out goings such as water and electricity bills, Municipal and Government assessment dues in respect of the said property.

20) The parties to this deed hereby mutually agree that, they shall be bound by the provisions of Maharashtra Realestate Regulatory Act for the time being and in future relating to this deed and dealing under this deed till this contract is fully performed by the parties to this deed.

21) AND Whereas it has been expressly agreed between the parties that the Developers shall be soley entitled to use all the potential available floor space index, transferable of development rights, Premium FSI / Fungible FSI / Ancillary FSI, altogether 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 in future from time to time without providing any kind of further additional consideration or any compensation 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.

22) The parties agree that the above agreement will be registered at sub-registrar office as per their rules and regulations and the costs, charges and expenses of and incidental to the execution of Agreement shall be borne and paid by the Developers. The expenses in respect of the consideration in kind i.e allotted flats to be received under this agreement by the Land Owner i.e. Stamp Duty, Registration Taxes, payable related to the allotted flats shall be borne and paid by the Land Owner.

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23) The terms and Conditions of this agreement shall be binding with rules and provisions of Maharashtra Real Estate Regulatory Act (MAHARERA).

FIRST SCHEDULE - DESCRIPTION OF ENTIRE PROPERTY

ALL piece of N.A.Land admeasuring about equivalent to 668.90 Sq. Mtrs with a old structure therein and bearing, C.T.S.No, 1721 B lying and being at revenue village KALYAN, situated at Bail bazaar Kalyan (West), and within the limits of the then Kalyan Municipal Council and now known as Kalyan Dombivli Municipal Corporation, Kalyan Division, Taluka Kalyan, District Thane and within the Registration District Thane, Sub Registration District Kalyan and bounded as:-

TOWARDS EAST: - Dhanleela Appartment

TOWARDS WEST:-

TO WARDS SOUTH: - Valipeer Road

TOWARDS NORTH: - Joker Talkies

SECOND SCHEDULE - DESCRIPTION OF SAID PROPERTY GRANTED FOR DEVELOPMENT

ALL piece of N.A. Land /property Land admeasuring about 30.5 sq yards in respect of premises Gala no - 2 standing thereon the land property bearing Ali No.50, house no 56, Municipal Property no C01000262400, KDMC Water Connection no. C017176935 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, Kalyan Division, Kalyan, Taluka Kalyan, Dist.Thane.

JOINT SUB-REGISTRAR CLASS-2 KALYAN-2

दस्त क्र. 3994 | 2023

TOWARDS EAST: - Main Entrance

TOWARDS WEST: - Backside Galli

Vinayak JOG

TOWARDS SOUTH:- Mulchand Jethalal Parmar Gala no.1

TOWARDS NORTH:-Kantilal Jayantilal Kakkad Gala no.3



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGN
THIS DEED ON THE DAY AND YEAR FIRST MENTIONED ABOV

SIGNED AND DELIVERED BY
THE WITHINNAMED THE LAND OWNER

1) **VINAYAK SHRINATH KHANDELWAL** Vinayak

SIGNED AND DELIVERED BY
THE WITHINNAMED THE DEVELOPERS
SIDDH ENTERPRISES
Through it's PARTNERS



1) **JAYESH DUNGARSHI GALA**



2) **PRAKASH RAMRATAN GOYAL** PRGoyal

In the presence of:-

1) Rajkuvar Shrinath Khandelwal राजकुंवर

2) Ravindra Shrinath Khandelwal

SEAL OF THE JOINT SUB-REGISTRAR CLASS-II KALYAN-2
दस्त क्र. ३७१६ २०२३

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 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 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 Aluminium sliding shutters. Bathroom / W.C windows will have Aluminium 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 Water Heater system shall be provided as per Kalyan Dombivli Municipal Corporation norms.

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

क.डो.न.२
दस्त क्र. ३९९८ | २०२३
CC

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 भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा व इमारतीवरील आणि त्याच्या क्षेत्रफळाच्या मोजणीची नियत वेळ
7029/2			666.90	क	आकार व मुदत रू.१२.५० न.पै.१-८-५५ ते ३१-७ ५१

सुविधाधिकार	
हक्काचा मुळ धारक वर्ग:१९५५	H [बालीबाई भ.डाया गोविंद कुंभार] [मृत्यूपत्र ता.२२.०८.५२ वरून (नों.) सा.नं.१५९४ पैकी भाग.]
पट्टेदार	
इतर भार	
इतर शेरे	[१) वांतोल दरचा नजला (पहिला) २ जा गोविंद यांचे मालकी हक्काचा आहे २) तारण ग. राजा गोविंद कुंभार यांने सदा गोविंद कुंभार यांचे नावे फक्त रु. २५८०(नॉव) क्र. व २]

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	रद्दाकर्ता
०८/११/१९६०	मे.कलेक्टर सो.ठाणे यांजकडील नं.CB/LNR/WS २२८० ता.२७.११.५८ ने दिनशेठीकडे वर्ग.			सही- ०८/११/१९६० C.T.S.O.
२४/१२/१९६८	१९.रू.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.रा.च्या १९५८ अंतर्गत बजावणी कायद्यानुसार व ना.स.च्या नाणेसंबंधी कायद्यानुसार क्षेत्र आकारचे रूपांतर केले.			सही- १८/०४/१९६९ वि.जि.नि.भू.अ. (प.) नाशिक.
२२/०१/१९७५	लिलावाने र.रू.१२०८/- बालीबाई झाडया गोविंद यांची आळी क्र.५० घर नं.५८ पैठी घर कबजा घर ३९X२१. ला मुख्याधिकारी कल्याण विक्री प्रमाणपत्र दि.२७/४/७४		H बालजी राजा कुंभार.	सही- २२/०१/१९७५ न.भू.अ.
१०१/०१/१९८०	अर्ज आलेवे मृत्यूपत्राचये बालीबाई गोपाळ वरसाने.		H भानजी नथू प्रजापती.	सही- २२/०१/१९८० जि.नि.भू.अ.ठाणे न.भू.अ.उल्हासनगर.
२१/०१/१९८२	दि.२४.०५.८२ चे वाटणीपत्राचये १५१.९ ४.रू.१४५९९०.०० SR १०८३/२४-५-८२ या मिळकतीमध्ये फक्त वरचा (पहिला) मजला व इतर हक्कासह एकत्र कुटुंबाचे पुढारी.		H [बालजी राजा कुंभार प्रजापती चितोडा एकत्र कुटुंबाचे पुढारी.] लिलाबाई बालजी कुंभार प्रजापती चितोडा. नरोत्तम बालजी कुंभार प्रजापती चितोडा. विजेश नरोत्तम नरोत्तम बालजी प्रजापती चितोडा. भानुमती नरोत्तम कुंभार प्रजापती चितोडा किशोर बालजी कुंभार प्रजापती चितोडा	सही- २१/०१/१९८२ जि.नि.भू.अ.ठाणे न.भू.अ.उल्हासनगर.
०३/०५/१९८३	खरेदी र.रू.१०५००/- देगार भानजी नथू प्रजापती पैकी गाळा नं.२ ३०.५ चौ.वार SR ११२४/८३-४-८२		H जीगाथ शंकरलाल अग्रवाल.	सही- ०३/०५/१९८३ जि.नि.भू.अ.ठाणे न.भू.अ.उल्हासनगर.

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 सह दुय्यम निबंधक वर्ग-२ कल्याण-२ KALYAN-2
दु.नि.क.२
दस्त क्र. 3996 २०१२
20 LL

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 चितोडा २) नरोत्तम वालजी कुंभार प्रजापती चितोडा ३) किशोर वालजी कुंभार प्रजापती चितोडा ४) मंजूळा धरमदास सोरठिया. ५) शारदा नितिन जाधव. ६) तनुजा . अशोक वेवालिया।	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 बिपीन चित्रोडा ४)कुमारी शर्मिला भानजी चित्रोडा(प्रजागती) ५)श्रीगती. आमिशा(भावना) आशिष देवालिया ६)श्रीमती. स्मिता निमेश भारद्वाज	फेरफार क्रं.११२९ प्रमाणे सही- ०२/०५/२०१२ उ.अ.भू.अ. कल्याण.
१९/०६/२०१२	खरेदीने, पैकी ४४०-५५ 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 गोलेछा २. सतीश अर्जुनभाई गोलेछा ३. विजय अर्जुनभाई गोलेछा	फेरफार क्रं.१४६१ प्रमाणे सही- १९/०६/२०१४ उ.अ.भू.अ. कल्याण.
१९/०६/२०१४	खरेदीने-पैकी क्षेत्र १२९.२ चौ.गी. 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 क्र.१४६२ प्रमाणे सही- १९/०६/२०१४ उ.अ.भू.अ. कल्याण.
१९/०६/२०१४	खरेदीने-पैकी क्षेत्र ३९.२ चौ.मी. र.द.क्र ६७०६/२०१६ दि. १०/११/२००६		H गीता लक्ष्मी नारायण	फेरफार क्रं.१४६३ प्रमाणे सही- १९/०६/२०१४ उ.अ.भू.अ. कल्याण.

OFFICIAL OF THE JOINT SUB-REGISTRAR CLASS-2 कार्यालय क्र. 2 KALYAN-2

क.नं.-२
दस्त क्र. 3994 / 2023
29 | 11

१९/०६/२०१४	खरेदीने-पैकी क्षेत्र ३९.२ चौ.मी. र.द.क्र २३०/२००९ दि. १६/०३/२००९		H मे. निधी डेव्हलपर्स भागीदार संस्था तर्फे भागीदार P १.श्री. चेतन रावसाहेब आपटे २.श्री. दिलीप श्रीधर देवधर	फेरफार क्र.१४६४ प्रमाणे सही- १९/०६/२०१४ उ.अ.भू.अ. कल्याण.
०९/०६/२०१४	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 क्र.१४६१ प्रमाणे सही- ०९/०६/२०१४ उ.अ.भू.अ. कल्याण.
२४/०७/२०१५	मा. जनाबदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क.ना.भू.१/पी.प. अक्षरी नोंद/२०१५ दि. १६/०२/२०१५ व या कार्यालय कडील आदेश क्र.ना.मु./फेरफार क्र. १६०७ आदेश दि.२४/०७/२०१५ अन्वये मिळकत पत्रिकेतर अक्षरी क्षेत्र सहाशे अठ्ठ्याहत्तर पुर्णांक नव्वद दशांश चौ.मी. दाखल केले.			फेरफार क्र.१६०७ प्रमाणे सही- २४/०७/२०१५ उ.अ.भू.अ कल्याण

हि मिळकत पत्रिका (दिनांक ५/६/२०२१ १:४२:१७ PM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक ७/१/२०२२ १२:४४:२९ PM
पैथण: पडताळणी साठी ilp://eaplealkhlekh.mahabhumi.gov.in/DELR/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. ३९९६ २०२१
22 LL

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. Khandelwal		
Sr.No.	Area Statement	Area In Sq. M.
1.	Area of the plot City Survey record	25.50
2.	Area affected by D.P. road	--
3.	Basic F.S.I. Permissible (25.50 x 1.1)	28.05

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

OFFICE OF THE JOINT SUB-REGISTRAR CLASS-2 कार्यालय क्र. २ KALYAN-2

क.ल.न.२
दस्त क्र. 399E | २०२३
23 | LL

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

भारतीय कोर्ट फी

भारत INDIA

तीन हजार रुपये

THREE THOUSAND RUPEES

सत्यमेव जयते

3000 रु. Rs. 3000

INDIA COURT FEE

महाराष्ट्र MAHARASHTRA

A 671858

Stamp CANCELLED

Advocate U. S. Sawant
Total claim Rs. 10,85,611.5/-
Court fee Rs. 71,901/-
3,000 X 23=69,000/-
1,000 X 2 =2,000/-
300 X 3 = 900/-
2 X 1 = 2

HEIRSHIP CERTIFICATE

IN THE COURT OF HONBLE CIVIL SUDGE S.D AT KALYAN

MA NO 275/2017

ShriVinayakshrinathKhandelwal ... Applicant

1) Smt. RajkuvarshrinathKhandelwal
2) Miss. Anjali ShrinathKhandelwal
   @ Mrs. Anjali Rajesh Khandelwal
3) ShriRavindraShrinathKhandelwal

... Non Applicants/ Opponents

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

Filed in Court
On 28/11/2017

Adv. For Applicant

क.ल.न.२
क्र. 3996 २०२३
२८ LL

Applicant

विक्रीचे ठिकाण :- कल्याण सेतू बेट
मुरबाड रोड, कल्याण (प.)

अनु. न. 8704 कि.र. 30001

नांव Adv. Mohan Hande

हस्ते

दिनांक 21 NOV 2017

स्टॅम्प वेंडर
(श्री. अलका एन. देशमुख)
ला. नं. १२०६०२१

उप दुय्यम निबंधक कार्यालय

21 NOV 2017

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

क.न.न.२

दस्त क्र. ३९९८ | २०२३

२७ | ८८



महाराष्ट्र MAHARASHTRA

A 671857

Advocate U. S. Sawant
Total claim Rs. 10,85,611.5/-
Court fee Rs. 71,901/-
3,000 X 23=69,000/-
1,000 X 2 =2,000/-
300 X 3 = 900/-
2 X 1 = 2

HEIRSHIP CERTIFICATE

IN THE COURT OF HONBLE CIVIL SUDGE S.D AT KALYAN

MA NO 275/2017

ShriVinayakshrinathKhandelwal — Applicant

V/S

1) Smt. RajkuvarshrinathKhandelwal
2) Miss. Anjali ShrinathKhandelwal
@ Mrs. Anjali Rajesh Khandelwal
3) ShriRavindraShrinathKhandelwal — Non Applicants/ Opponents

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

Filed in Court
On 28/11/2017

Adv. For Applicant

क.स.न.२
दस्त क्र. 3998 २०१७
२६ ८८
Applicant

विक्रीचे ठिकाण :- कल्याण सेशन कोट
मुरबाड रोड, कल्याण (प.)

अनु. न. 8703 कि.₹ 30001

नाव. V.i.nayak S. khandelwal

हस्ते.....

दिनांक..... 21 NOV 2017

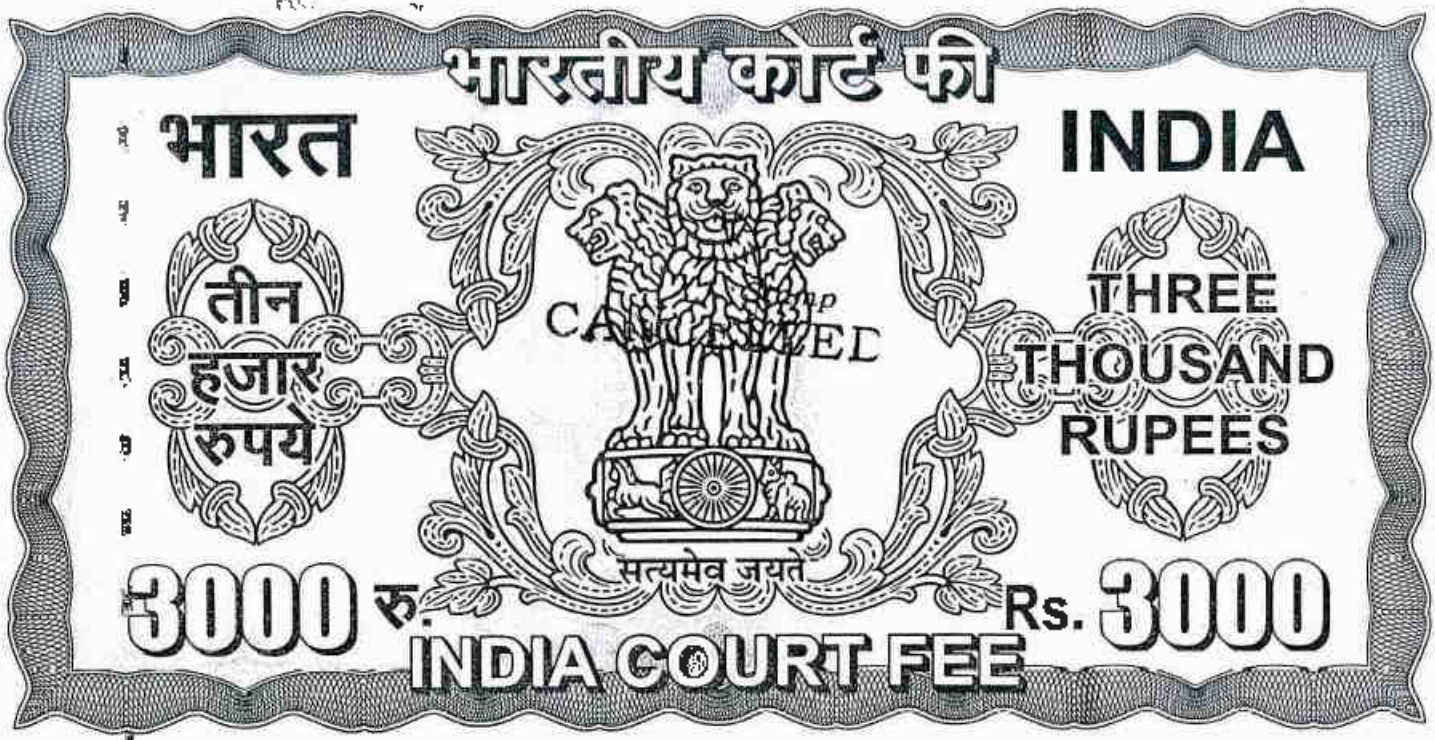
उप कोषागार अधिकारी
कल्याण.

21 NOV 2017

स्टॅम्प वेंडर
(सौ. अलका एन. देशमुख)
ला. नं. १२०६०२१

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

क.ल.न.२
दस्त क्र. ३११६ | २०२३
२० | ८८



महाराष्ट्र MAHARASHTRA

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IN THE COURT OF HONBLE CIVIL SUDGE S.D AT KALYAN

MA NO 275/2017

ShriVinayakshrinathKhandelwal ... Applicant

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1) Smt. RajkuvarshrinathKhandelwal
2) Miss. Anjali ShrinathKhandelwal @ Mrs. Anjali Rajesh Khandelwal
3) ShriRavindraShrinathKhandelwal

... Non Applicants/ Opponents

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

Filed in Court
On 28/11/2017

Adv. For Applicant

क.स.न.२
दस क्र. 399 E २०२३
25 CC

Applicant

विक्रीचे ठिकाण :- कल्याण सेशन कोर्ट
मुरबाड रोड, कल्याण (प.)
अनु. न. 8702 कि.₹ 30001
नांव Adv. Ojwala Sawant
हस्ते
दिनांक 21 NOV 2017

स्टॅम्प वेंडर
(सौ. अलका एन. देशमुख)
ला.नं. १२०६०२१

21 NOV 2017

THE SEAL OF THE JOINT SUB-REGISTRAR CLASS-2 KALYAN-1

क.ल.न.२
दस्त क्र. ३७१२ २०१७
2C CC