

Receipt (pavti)

71/14972

पावती

Original/Duplicate

Thursday, July 18, 2024

नोंदणी क्र.: 39म

11:02 AM

Regn.: 39M

पावती क्र.: 16068 दिनांक: 18/07/2024

गावाचे नाव: कोलिबली

दस्तावेजाचा अनुक्रमांक: कलन2-14972-2024

दस्तावेजाचा प्रकार: अदलाबदल पत्र

गावाच्या गावे गाव: मेमर्स स्कायलाईन विल्डर्स एल एल पी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:21 AM ह्या वेळेस मिळेल.


Joint Sub Registrar Kalyan 2

वाजार मूल्य: रु. 7470000/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 522900/-

सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724172905220 दिनांक: 18/07/2024

वैकचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005341710202425E दिनांक: 18/07/2024

वैकचे नाव व पत्ता:



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724172905220	Date 17/07/2024
Received from KALYAN, Mobile number 8850869554, an amount of Rs. 1000/-, 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 17/07/2024
Bank CIN 100D4152024071704988	REF No. 419934906319
This is computer generated receipt, hence no signature is required.	



क.ल.न.२	
दस्त १४८८७२	२०२४
२	५०

INDENTURE OF EXCHANGE & AMALGAMATION

This Indenture made at Kalyan

on this day of ~~April 2024~~ 16th July, 2024

BETWEEN

SQY LINES Builders LLP having Address of SQY LINES Builders LLP, at Survey No. 33/1/F, Nr. PawanAtharva Phase 1 Bldg, Gandhare Road, Kolivali Village Kalyan (W) – 421 301 through its partner Shri. Mokshay Pradeep Sadhwani hereinafter called and referred to as the Owner – I (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 survivors of them and their respective heirs, executors, administrators and assigns) being the Party of the First Part

AND

The Kalyan Dombivali Municipal Corporation, a body corporate established under the provisions of the Bombay Provincial Municipal Corporation Act, 1949 and having a common seal and perpetual succession and functioning through their Administrator / Commissioner Shri Smt. ADTP - having their Registered Officer at Shankarrao Chowk, Kalyan 421301, Taluka Kalyan, District Thane, hereinafter called as Owner No. II, (which expression shall unless it be repugnant to the context or meaning thereof mean and include their successors, executors, administrators and assigns) being the Party of the Second Part.

WHEREAS the Owner - I is having the Development Rights of the property in Survey. Nos. 33/1/L, 33/1/N, 33/1/E, total admeasuring land area is 4079 sq. mtrs out of which area admeasuring 2168 sq. mtrs is under reservation and the Owner – I is absolute owner of the property situated on Survey No. 33/1/M admeasuring 1000 sq. mtrs out of which 496 sq. mtrs. is under Garden



16 JUL 2024	
3	40

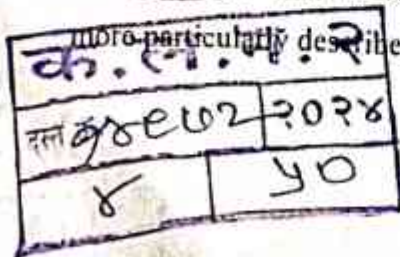
reservation interchanged situated at Village Kolivali, Taluka – Kalyan, Dist. Thane situated within the Municipal limits of KalyanDombivali Municipal Corporation. The following are the details of the land area accommodation against reservation:

Survey No.	Area (Sq. Mtrs)
33/1/M	1000
33/1/L	337
33/1/N	145
33/1/E	106
33/1/H	580
Total	2168

The details of transactions executed by owners of the aforesaid land are narrated in forthcoming paragraphs:

1) The Owner No. I has acquired the Survey. Nos. 33/1/L, 33/1/N, 33/1/E, 33/1/H under the Development Agreement dated 23rd May, 2023 registered at the office of Sub – Registrar of Assurances at Kalyan - 4 under Sr. No. 7140/2023 from Anusaya Mohan Bhoir, Shobha Ashok Jadhav, Chandrashekhar Damodar Bhide, Priyanka Chandrashekhar Bhide and Dipika Chandrashekhar Bhide.

2) Survey No. 33/1/M has acquired under the Sale Deed Vide registered Sale Deed dated 21.11.2023, duly registered with sub registrar of assurances, Kalyan-2 at sr. no. 24295/2023 dated 21.11.2023, the Owner No. I herein, M/s. Sqyelines Builders LLP has purchased an area measuring about 666 sqmtrs out of 1000 sqmtrs of survey no. 33/1/M, situated at village kolivalikalyan, from its owners Dilip Vaman Karbari and others for valuable consideration, and on the terms and conditions as more particularly described in the sale deed



3) Vide registered Sale Deed dated 21.11.2023, duly registered with sub registrar of assurances, kalyan-2 at sr. no. 24283/2023 dated 21.11.2023, the Owner No. I herein M/s. Sqylines Builders LLP has purchased an area admeasuring about 334 sqmtrs out of 1000 sqmtrs of survey no. 33/1/M, situated at village kolivalikalyan, from its owners Mohan MatyaKarbari and others for valuable consideration, and on the terms and conditions as more particularly described in the sale deed.

4) the owners DilipVamankarbari, Mohan MatyaKarbari and others, and confirming parties as mentioned in sale deeds dated 21.11.2023 have also executed General Power of Attorneys all dated 21.11.2023 in favour of promoters i.e M/s. Sqylines Builders LLP and the s both dated 21/11/2023 the name of the owner Mo. I stands mutated in the records of right as evidenced by mutation entry No. _____ and more particularly described in the Schedule hereunder written;

AND WHEREAS the Owner No. II is the Owner of all those pieces and parcels of land lying, being and situate at Village Kolivali Taluka – Kalyan bearing

Survey No.	Area (Sq. Mtrs)
34/6	496
Total	496



क.ल.न. २	
दस्तावेज नं. २४८०२	२०२४
५	५०

within the limits of the KalyanDombivali Municipal Corporation, hereinafter called and referred to as the Portion No. II, and the Portion No. II stands surrendered in favour of the Owner No. II as evidenced by mutation entry Nos. _____ respectively and more particularly described in the

Second Schedule hereunder written and the name of KalyanDombivali Municipal Corporation stands mutated in the records of right.

AND WHEREAS the Portion No. I of the Owner No. I is affected by Reservation Site No. _____ (Garden Reservation) of the KalyanDombivali Municipal Corporation;

AND WHEREAS as per the Accommodation Reservation Policy of the KalyanDombivali Municipal Corporation, the Owner No.I is entitled to hand over the land to the extent of 70% and on the remaining 30% land to avail, use, utilize and consume the maximum potentiality of Floor Space Index as permissible under the provisions of Unified Development Control and Promotion Regulation;

AND WHEREAS the Owner No. II intends to have a single consolidated holding of the portion of land totally admeasuring 1517.6 sq. metres to achieve its aim and object for public purpose;

AND WHEREAS Owner No. I intends to surrender an area admeasuring 1517.60 being 70 % land comprised in Portion No.I totally admeasuring 2168 sq. mtrs..

AND WHEREAS in lieu of such surrender of land the Owner No.I is entitled to the land admeasuring 30% land admeasuring 650.4 sq. metres along with the right to avail, use, utilize and consume the maximum potentiality of Floor Space Index. as permissible under the provisions of Unified Development Control and Promotion Regulation;

AND WHEREAS considering the aim and object and public policy, the Owner No. II have agreed to exchange the land admeasuring 496 sq. mtr out of Portion II through the survey number 34/6 in favour of Owner I permitting Owner No. I to exchange from Survey No. 33/1/M..

क.ल.न.२	
७४६०२	२०२४
६	५०

AND WHEREAS thus the Owner No. I is desirous of exchanging the land admeasuring 496 sq. metres out of the Survey No. 33/1/M out of Portion No. I in favour of Owner No.II and Owner No. II is desirous of exchanging the land admeasuring 496 sq. metres of survey No. 34/6 in favour of Owner No. I and owner No. II completed all the requisite procedure to exchange the said land of Survey No. 34/6, area 496 sq. mtrs. and owner No. 2 has full and absolute rights to exchange the said portion of Survey No. 34/6, area admeasuring about 496 sq. mtrs.

AND WHEREAS by virtue of the exchange, the Owner No. II is entitled to the exchanged land admeasuring 496 sq. metres comprising of

Survey No.	Area (Sq. Mtrs)
33/1/M	496
Total	496

hereinafter shown on the plan annexed hereto by _____ colour and delineated by letters _____ together with right of ingress and egress and more particularly described in the Third Schedule hereunder written;

AND WHEREAS by virtue of the exchange, the Owner No. I is entitled to the exchanged land admeasuring 496 sq. metres comprising of

Survey No.	Area (Sq. Mtrs)
34/6	496
Total	496

hereinafter shown on the plan annexed hereto by _____ colour and delineated by letters _____ along with the maximum potentiality of Floor Space Index as permissible to be availed, used, utilized and consumed on such land admeasuring 496 sq. metres in accordance with the provisions of Unified

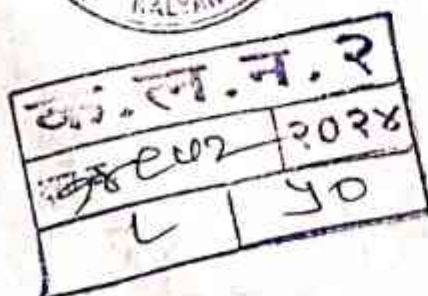


Development Control and Promotion Regulation from time to time and more particularly described in the Fourth Schedule hereunder written;

AND WHEREAS for the sake of brevity the said two portions of land shown by and colours are collectively called and preferred to as the "exchanged portions"

AND WHEREAS in view of the above understanding the Owner No. I and Owner No. II have intended to finalise the course survey measurement and planning activities and to prepare and submit the plans, designs and specifications of the building proposal to be submitted for sanction and approval for such exchanged portions jointly and/ or separately as mutually decided by them in consultation with their respective exchanged portions so as to have the maximum use and utilisation of potentiality of floor space index and in order to achieve such aim and object and to have better and effectual construction and other infrastructural facilities to their respective scheme of construction handing over the actual, vacant and peaceful possession of such exchanged portions of land for the purpose of construction and completion of the development activities thereon and its further transfer thereof in favour of the co-operative housing society or any corporate body which may be formed after the completion of the construction work.

AND WHEREAS in view of the above understanding the parties have instructed their Architects and Technical experts to proceed with the preparation, submissions and finalization of plans and to procure the sanction of plans, conversion of non-agricultural use as well as building commencement certificate and also the further potentiality of floor space index, transferable development rights, staircase floor space index and other increases and incentives in floor space index as per the Development Control Rules and Regulations as well as the tangible and intangible benefits thereto.



AND WHEREAS the parties hereto on execution of this Deed do hereby ratify and confirm that the said two portions of land collectively called and referred to as the "exchanged portions" stands expressly and irrevocably exchanged inter-se the parties hereto and the parties have also placed each other in actual, vacant and peaceful possession of the said respective portion of the said exchanged properties and Owner No. 1 is well and sufficiently entitled to avail, use, utilize and consume the maximum potentiality of Floor Space Index under the provisions of Unified Development Control and Promotion Regulation of the KalyanDombivli Municipal Corporation on the land exchanged in favour of Owner No.1 and described in the Fourth Schedule hereunder written.

AND WHEREAS with this clear, express and irrevocable understanding of exchanging the above portions of land, obtaining combined, joint or separate sanction and approval of the respective building proposal, the parties have decided to carry out and complete the development on their respective properties by cooperating and assisting each other for activating the DP Road forming a part of their respective properties till the completion of the entire project as well as formation of cooperative housing society and its ultimate transfer and conveyance in favour of the cooperative housing society or condominium of apartments owners or corporate body as the case may be.

WHEREAS for the purpose of good order and record and to keep the above facts and circumstances of exchange of portions of land, its combined, separate sanction and approval of the respective building proposal as well as the effect of development, scheme of construction and its transfer and conveyance thereof the parties hereto are desirous of reducing to writing the understanding reached between them by executing this indenture.

THEREFORE THIS INDENTURE WITNESS AS UNDER :

क.ल.न.२	
१४८८२	३०२४
e	५०

1. The parties hereto declare that the above recitals shall always form an integral part of the understanding reached between the parties hereto are shall always be binding upon the parties hereto.
2. The parties hereto agree, ratify and confirm that the land admeasuring 1000 sq. metres comprising of

Survey No.	Area (Sq. Mtrs)
33/1/ M	496
Total	496

hereinafter shown on the plan annexed hereto by ____ colour and delineated by letters _____ and more particularly described in the Third Schedule hereunder written stands exchanged by Owner No. I in favour of Owner No. II absolutely and forever and the Owner No. II as the sole and absolute owner is entitled to the property described in the Third Schedule hereunder written together with right of ingress and egress from the existing road.

3. The parties hereto agree, ratify and confirm that the land admeasuring 496 sq. metres comprising of

Survey No.	Area (Sq. Mtrs)
34/6	496
Total	496

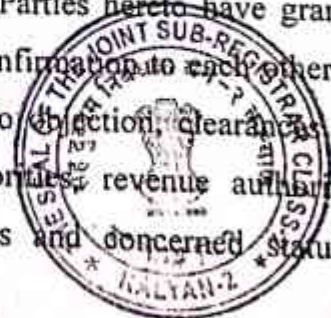
hereinafter shown on the plan annexed hereto by ____ colour and delineated by letters _____ along with the maximum potentiality of Floor Space Index as permissible to be availed, used, utilized and consumed on such land admeasuring _____ metres in accordance with the provisions of Unified Development Control and Promotion Regulation from time to time and more particularly described in the Fourth Schedule hereunder written stands exchanged by Owner No. II in favour of Owner No. I absolutely and forever



क.ल.न.२	
दस्तावेज नं.	२०२४
१०	५०

and the Owner No. 1 as the sole and absolute owner is entitled to the property described in the Fourth Schedule hereunder written together with right of ingress and egress from the existing road.

4. The parties hereto ratify and confirm that the said two portions of land are collectively called and referred to as the "exchanged portions" stands expressly and irrevocably exchanged inter se the parties hereto and the parties have also placed each other in actual vacant and peaceful possession of the said respective portion of the said exchanged properties with the right to obtain sanctions, approvals and permissions from concerned government, semi government and other statutory authorities and to proceed with the development and completion of their respective buildings on such amalgamation as well as exchanged portions of land and to have maximum potentiality of floor space index to each of them in according with the prevailing Unified Development Control and Promotion Regulation of the KalyanDomibivali Municipal Corporation.
5. The Parties with the clear and express intention will proceed for finalization of plans, obtaining interim sanction, conversion of land to non-agricultural use as well as obtaining the building commencement certificate, further renewals, revisions and modifications therein and the said possession of the exchanged portions of land shall absolutely stand vested in the respective Owners and each party is entitled to hold, occupy, possess and derive the maximum benefits thereof in accordance with the prevailing laws, rules and enactments. The Parties hereto have granted their express and irrevocable consent and confirmation to each other for obtaining all such permissions, sanctions, no objection, clearances and other approvals from the municipal authorities, revenue authorities, government and semi-government authorities and concerned statutory authorities from time to time.



क.स.न.२	
१४८८२	२०२४
११	५८

6. It is clearly agreed and understood between the parties that each party herein is well and sufficiently entitled to own, hold, possess, occupy and have beneficial enjoyment of the said respective exchanged portions inter-se them and to have requisite mutations in the records of right on the extract of village form denoting and providing the effect of the present intention of exchange and the effectual and effective entitlement of each party.
7. It is agreed between the parties that the Owner No. I shall be well and sufficiently entitled to use, utilise and consume the maximum potentiality of floor space index, transferable development rights and Floor Space Index under the provisions of Unified Development Control and Promotion Regulation along with the permitted increases on the land described in the Fourth Schedule which stand exchanged in favour of the Owner No. I and the Owner No. II being the sanctioning authority has expressly and irrevocably agreed to grant the Floor Space Index as permitted under Unified Development Control and Promotion Regulation to the Owner No. I under the Accommodation Reservation Policy of the KalyanDombivali Municipal Corporation on the land more particularly described in the Fourth Schedule hereunder written.
8. The Owner No. 1 is well and sufficiently entitled to obtain the permissions, sanctions, revisions, modification and alterations in their building sanctions as permitted by the KalyanDombivali Municipal corporation from time to time on the land more particularly described in the fourth Schedule hereunder written and to carry out and complete the construction thereof and to seek and derive the benefits and advantages thereof.
9. It is agreed between the parties that the area under reservation and its potentiality will be used, utilized by the requisite parties hereto as per their entitlement in the form of permissible floor space index, transferable

क.ल.न.२	
५४८०२	२०२४
१२	५०

development rights and other incentives therein from time to time and each party will grant their sincere and utmost co-operation to each other to the effect.

10. It is agreed between the parties that Owner No. I in whose favour the property described in Fourth Schedule stands exchanged along with the benefit of all the potentiality of Floor Space Index under the provisions of Accommodation Reservation Policy and also with the benefits of the Floor Space Index as permitted under Unified Development Control and Promotion Regulation is well and sufficiently entitled to transfer and sell the said portion of land described in Fourth Schedule to any intending purchaser as the Owner No. I may deem fit and proper and / or to mortgage or create charge the property described in Fourth Schedule as they may deem fit and proper without recourse, liability to the Owner No. II.

11. All expenses in connection with this indenture including stamp duty, registration charges, demarcation, survey charges, sanction of plans, scrutiny fees, Architect fees in respect of the exchanged portions will be borne and paid by the Owner No. I

First Schedule

Description of the Development right of the
property and the Property Owned by Owner No. I

All those pieces and parcels of land lying, being and situate at Village Kolivali,
Taluka - Kalyan, Dist. Thane bearing

Survey No.	Area (Sq. Mtrs)
33/1/M	1000
33/1/L	337
33/1/N	145



च.ल.न.२	
१४/०२/२०२४	५०
२३	

33/1/E	106
33/1/H	580
total	2168

Within the limits of the KalyanDombivali Municipal Corporation,

Second Schedule

Description of the Property Owned by Owner No. II

All those pieces and parcels of land lying, being and situate at Village Kolivali,
Taluka – Kalyan, Dist. Thane bearing

Survey No.	Area (Sq. Mtrs)
34/6	496
Total	496

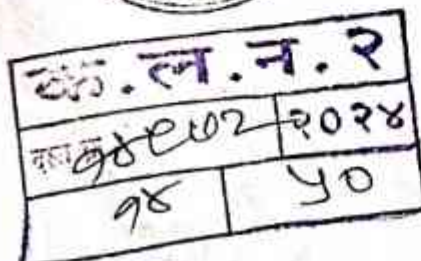
within the limits of the KalyanDombivali Municipal Corporation,

Third Schedule

Description of the Property exchanged in favour of Owner No. II

All that consolidated portion of land admeasuring 1000 sq. metres comprising
of pieces and parcels of land out of which land admeasuring 496 sq. mtrs is
exchanged in favour of Owner No. II lying, being and situate at Village Kolivali,
Taluka – Kalyan, Dist. Thane, bearing

Survey No.	Area (Sq. Mtrs)
33/1/M	496
Total	496



within the limits of the KalyanDombivali Municipal Corporation, hereafter shown on the plan annexed hereto by light _____ colour and delineated by letters _____ together with right of ingress and egress from the existing road.

Fourth Schedule

Description of the Property exchanged in favour of Owner No. I

All that consolidated portion of land admeasuring 496 sq. metres comprising of pieces and parcels of land lying, being and situate at Village Kolivali, Taluka - Kalyan, Dist. Thane bearing

Survey No.	Area (Sq. Mtrs)
34/6	496
Total	496

hereinafter shown on the plan annexed hereto by _____ colour and delineated by letters _____ along with the maximum potentiality of Floor Space Index as permissible to be availed, used, utilized and consumed on such land admeasuring _____ sq. metres in accordance with the provisions of Unified Development Control and Promotion Regulation from time to time together with right of ingress and egress from the existing road.



क.ल.न.२	
१४८८२	२०२४
२५	५०

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

SIGNED & DELIVERED

by the within named Owner No. I

SQY LINES Builders LLP,

through its partner

Shri. Mokshay Pradeep Sadhwani



SIGNED & DELIVERED

by the within named Owner No. II

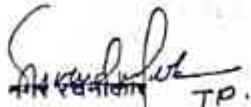
The KalyanDombivali Municipal Corporation,

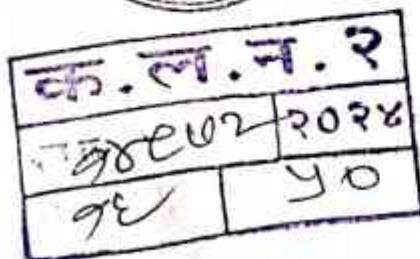
through their Administrator /Commissioner

Shri/- A.D.T.P. —


17/02/2024
ASSISTANT DIRECTOR OF
TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

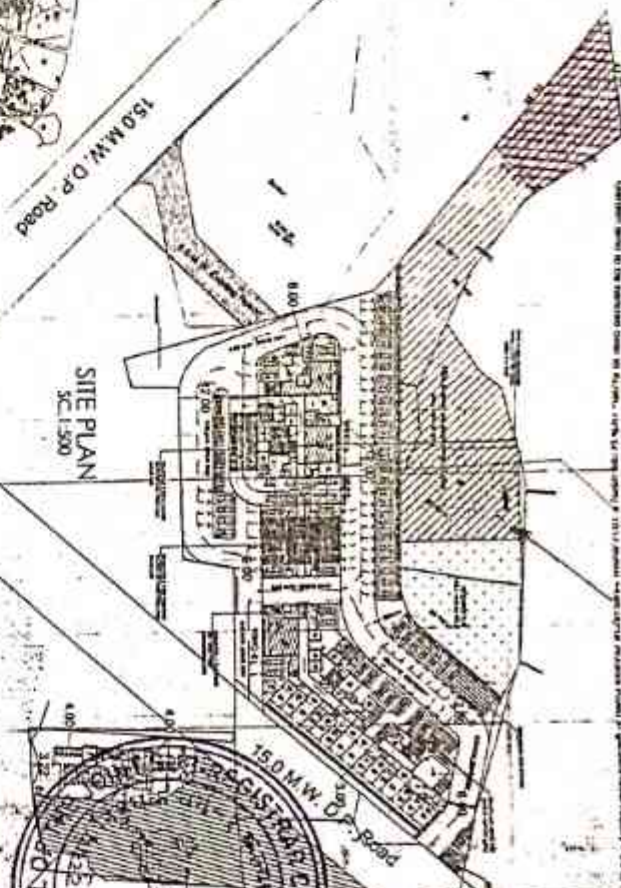
WITNESS:

1. 
TP.
2. 
Jr. Law officer



क.ल.ज.२

क्र.सं.	१४८०२	२०२४
१५	५०	

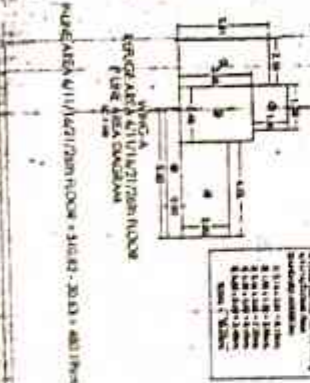
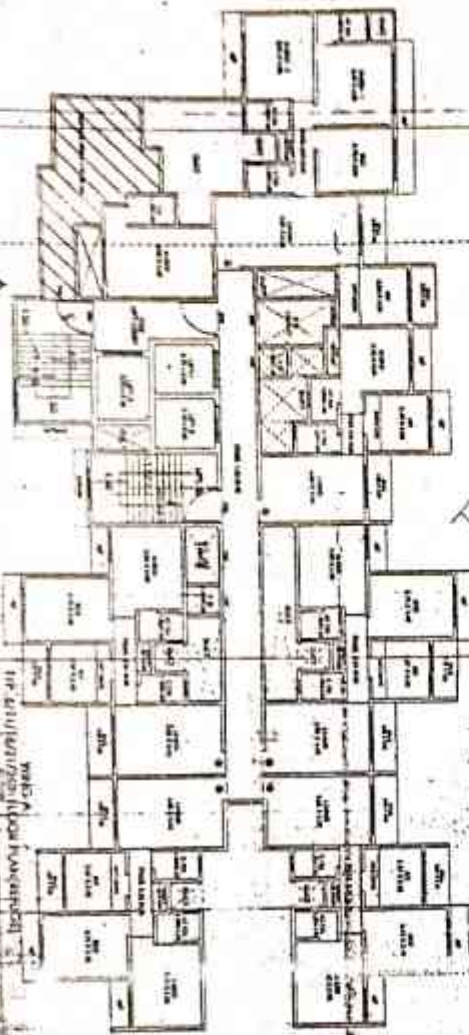


LOCATION PLAN

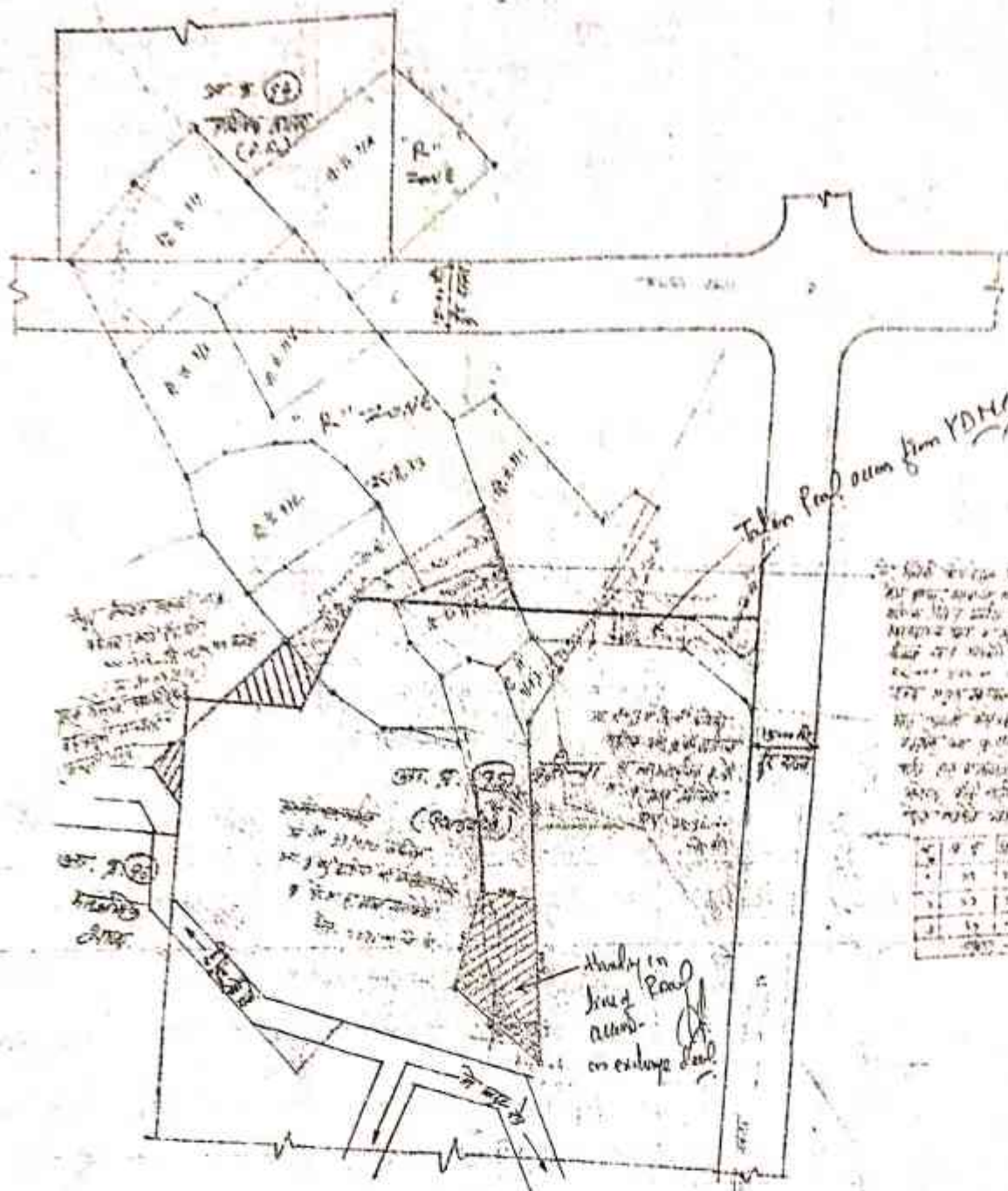
FLAT No.	MOB. CHARGES Rs./m	DA, MA, PA Rs./m	Quoted Rs./m
1	NA	NA	
2	NA	NA	
3	55.84	2.80	1.18
4	61.28	0.43	
5	61.25	0.43	
6	55.25	0.43	
7	55.28	0.43	

Study no.	Study title	Study design	Study location	Study period	Study population	Study sample
1	...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
4	...	...	...	...	...	...
5	...	...	...	...	...	...
6	...	...	...	...	...	...
7	...	...	...	...	...	...
8	...	...	...	...	...	...
9	...	...	...	...	...	...
10	...	...	...	...	...	...
11	...	...	...	...	...	...
12	...	...	...	...	...	...
13	...	...	...	...	...	...
14	...	...	...	...	...	...
15	...	...	...	...	...	...
16	...	...	...	...	...	...
17	...	...	...	...	...	...
18	...	...	...	...	...	...
19	...	...	...	...	...	...
20	...	...	...	...	...	...
21	...	...	...	...	...	...
22	...	...	...	...	...	...
23	...	...	...	...	...	...
24	...	...	...	...	...	...
25	...	...	...	...	...	...
26	...	...	...	...	...	...
27	...	...	...	...	...	...
28	...	...	...	...	...	...
29	...	...	...	...	...	...
30	...	...	...	...	...	...
31	...	...	...	...	...	...
32	...	...	...	...	...	...
33	...	...	...	...	...	...
34	...	...	...	...	...	...
35	...	...	...	...	...	...
36	...	...	...	...	...	...
37	...	...	...	...	...	...
38	...	...	...	...	...	...
39	...	...	...	...	...	...
40	...	...	...	...	...	...
41	...	...	...	...	...	...
42	...	...	...	...	...	...
43	...	...	...	...	...	...
44	...	...	...	...	...	...
45	...	...	...	...	...	...
46	...	...	...	...	...	...
47	...	...	...	...	...	...
48	...	...	...	...	...	...
49	...	...	...	...	...	...
50	...	...	...	...	...	...
51	...	...	...	...	...	...
52	...	...	...	...	...	...
53	...	...	...	...	...	...
54	...	...	...	...	...	...
55	...	...	...	...	...	...
56	...	...	...	...	...	...
57	...	...	...	...	...	...
58	...	...	...	...	...	...
59	...	...	...	...	...	...
60	...	...	...	...	...	...
61	...	...	...	...	...	...
62	...	...	...	...	...	...
63	...	...	...	...	...	...
64	...	...	...	...	...	...
65	...	...	...	...	...	...
66	...	...	...	...	...	...
67	...	...	...	...	...	...
68	...	...	...	...	...	...
69	...	...	...	...	...	...
70	...	...	...	...	...	...
71	...	...	...	...	...	...

Category	Plan No.	Time Spent on Plan (in hours and minutes)
Q1	20	24
Q2	25	14:20
Q3	22	10:40



NAME		ADDRESS		CITY		STATE		ZIP		COUNTRY	
NAME: JOHN DOE ADDRESS: 123 MAIN ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 456 ELM ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 789 PINE ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 101 OAK ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 202 BIRCH ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 303 SAGE ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 404 MAPLE ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 505 CYPRESS ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 606 WALNUT ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 707 CHERRY ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 808 PEAR ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 909 PLUM ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 1010 HAZEL ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 1111 VIOLET ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 1212 ROSE ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 1313 LILAC ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 1414 JASMINE ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 1515 PINK ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 1616 BLUE ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 1717 GREEN ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 1818 BROWN ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 1919 BLACK ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 2020 WHITE ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 2121 GREY ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 2222 SILVER ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 2323 GOLD ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 2424 IRON ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 2525 COPPER ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 2626 ZINC ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 2727 LEAD ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 2828 ALUMINUM ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 2929 STEEL ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 3030 TITANIUM ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 3131 NICKEL ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JOHN DOE ADDRESS: 3232 COBALT ST CITY: ANYTOWN STATE: CA ZIP: 90210 COUNTRY: USA											
NAME: JANE DOE ADDRESS: 3333 CADMIUM ST CITY: ANYTOWN STATE: CA ZIP: 90210<											



Taken from YDM

Handwritten notes in Hindi and English, including 'Handy on Road' and 'Taken from YDM'.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



Handwritten registration details in a box:

ग.न.२

१४८८२२०२४

७८ ५०



क.ल.न.२	
ग.२८८०२	२०२४
१८	५०



कल्याण डोंबिवली महानगरपालिका, कल्याण.

जा.क्र.कडोंमपा/इस्टेट/मुका/ ५८९

महानगरपालिका कार्यालय, कल्याण.

दिनांक :- १६/०१/२०२४

प्रति,

मा. सह दुय्यम निबंधक
कल्याण -

विषय:- मौजे - कोलीवली, येथील स.नं. ३३/१/म, या भुखंडावरील आ.क्र. ९५ "बगीचा" या आरक्षणाखालील बाधित जागा ताब्यात घेण्याकरीता करण्यात येणारे डिड ऑफ एक्सचेंज रजिस्टर करणेबाबत.

संदर्भ:- नगररचना विभागाकडील दि. ८/७/२०२४ रोजीचा प्राप्त प्रस्ताव.

महोदय,

मौजे - कोलीवली, येथील स.नं. ३३, हि.नं. १/१, १/२, १/३, १/४, १/६, १/८, १/९, १/११, १/१२, १/१३ व ७/१२ उतान्यानुसार स.नं. ३३/१/अ, ३३/१/ब, ३३/१/क/१, ३३/१/क/२, ३३/१/क/३, ३३/१/ड, ३३/१/फ, ११/१/ह, ३३/१/इ, ३३/१/ल, ३३/१/म, ३३/१/न, या भुखंडावरील महानगरपालिकेच्या ताब्यातील आ.क्र. ९५ "बगीचा" या आरक्षणाखालील बाधित क्षेत्रापैकी ४९६.०० चौ.मी क्षेत्र बांधकाम परवानगी देणे वेळेस १५.०० मी मुख्य रस्तापासून स.नं. ३४/६ मधून पोहच रस्ता देण्यात आलेला होता. सदर रस्त्याखालील क्षेत्र - ४९६.०० चौ.मी इतके असून सदरचे क्षेत्र आवेदक हे त्यांचे मालकीच्या भुखंड स.नं. ३३/१/म मधील ४९६.०० चौ.मी क्षेत्र डिड ऑफ एक्सचेंज रजिस्ट्रेशन ने महानगरपालिकेच्या नावे हस्तांतरीत करणे आवश्यक आहे. तरी नोंदणी अधिनियम कायदा १९०८ चे कलम ८८ अन्वये रजिस्ट्रेशनसाठी हजर न राहणेची सुट आहे. सदर डिड ऑफ एक्सचेंज रजिस्ट्रेशन करण्यात यावे. ही विनंती.



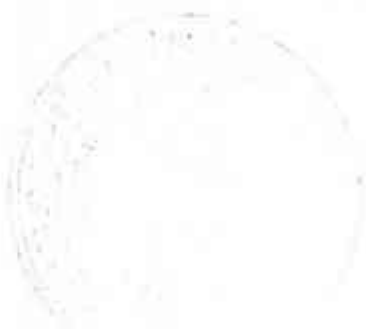
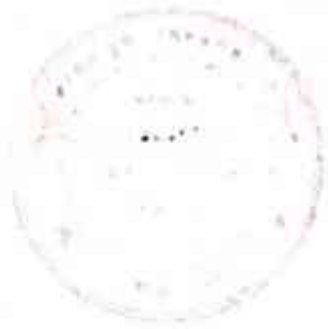
क.ल.न. ३	
दस्तावेज क्र. ४८०२	२०२४
२०	५०

(संजय पोखरकर)

सर्वेअर, मालमत्ता विभाग
कल्याण डोंबिवली महानगरपालिका,
कल्याण.

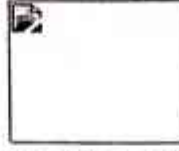
8/11

8/11/11



क.ल.न.२	
दस्तावेज नं. ४४८८२	२०२४
२९	५०

०३	११	२४
४४८८२	२०२४	
२९	५०	



गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तपार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव :- कोलिवली (943671)

तासुका :- कल्याण

जिल्हा :- ठाणे

PU-ID : 35588383280

भूमापन क्रमांक व उपविभाग : 33/1/म



35588383280

भू-धारणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.पौ.मी	[38]	1.समन महारू वामनभाई			1	(1376)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		1.कवचीनाथ गणपत वामनभाई			1	(1377)	.....
जिरापत 0.10.00		1.सौमबाई बाळाराम भोईर			1	(1382)	इतर अधिकार
बागापत -		1.मोनुबाई मठवा कायभाई			1	(1383)	.....
एकुण हा.पो. 0.10.00		1.सुरेश नाना कायभाई			1	(1397)	.....
क्षेत्र		1.कवचीराम महारू वामनभाई			1	(1400)	प्रलंबित फेरफार : नाही.
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)		1.मार्वतीबाई वामन वामनभाई			1	(1412)	.....
वर्ग (अ) -		1.कांतीबाई नाना कायभाई			1	(1437)	पोटचा फेरफार क्रमांक : 1441 व दिनांक : 18/01/2024
वर्ग (ब) -		1.मोहन मठवा कायभाई			1	(1441)	.....
एकुण पो.ख. 0.00.00		1.अशोक मठवा कायभाई			1	(1441)	.....
एकुण क्षेत्र 0.10.00		1.मंगल मठवा कायभाई			1	(1441)	.....
(अ+ब)		1.सुभाष बाळाराम भोईर			1	(1441)	.....
आकारणी 0.16		1.कविबाई मठवा कायभाई			1	(1441)	.....
जुडी किया -		1.जय्या मांडुरंग गोपदेकर			1	(1441)	.....
विशेष आकारणी		1.नंदाबाई बाळाराम पाटील			1	(1441)	.....
		1.हाम्पीबाई योगाळ पाटील			1	(1441)	.....
		1.देवांगी रामुवीर कोपरकर			1	(1441)	.....
		1.वैयासी सुनुमान केळे			1	(1441)	.....
		1.अनंत बाळाराम भोईर			1	(1441)	.....
		1.कवचीणी गालीकराम फुलोरे			1	(1441)	.....
		1.मधुकर बाळाराम भोईर			1	(1441)	.....
		1.बाबकुबाई मठवा कायभाई			1	(1441)	.....
		1.प्रकाश नाना कायभाई			1	(1441)	.....
		1.मुष्ठा सुरेश कायभाई			1	(1441)	.....
		1.मुन्नाथ नाना कायभाई			1	(1441)	.....
		1.ईश्वर सुरेश कायभाई			1	(1441)	.....
		1.मनोज सुरेश कायभाई			1	(1441)	.....
		1.ओभा सहस्रनाथ गोडे			1	(1441)	.....
		1.रमिता सुवेण पाटील			1	(1441)	.....
		1.देवी नाना कायभाई			1	(1441)	.....
		1.रोजस मोहन भंडारी			1	(1441)	.....
		1.विष्णू मोहन भंडारी			1	(1441)	.....
		1.मोहीणी नाना कायभाई			1	(1441)	.....
		1.आरती योगनाथ पाटील			1	(1441)	.....
		1.मुक्ता नाना कायभाई			1	(1441)	.....
		1.मोपदाबाई नाना कायभाई			1	(1441)	.....
		1.दिनीश वामन कायभाई			1	(1441)	.....
		1.राधुबाई कुंडलीक कायभाई			1	(1441)	.....
		1.अशोक वामन कायभाई			1	(1441)	.....
		1.जयबाई बंडकान्त कायभाई			1	(1441)	.....
		1.बंदा सुरेश महादे			1	(1441)	.....
		1.सज्जद वामन कायभाई			1	(1441)	.....
		1.बाबद वामन कायभाई			1	(1441)	.....
		1.विजुबाई सतीश महादे			1	(1441)	.....



क.ल.न.२

४८८८२२०२४

२२ ५०

PU-ID : 35588383280

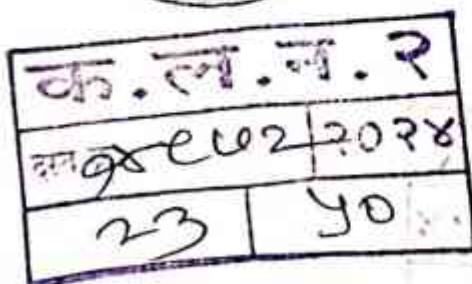
तालुका :- कल्याण

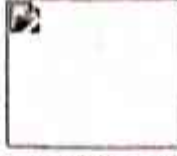
जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 33/1/म

35588383280

	1. नोदिहान कपिनाथ कारभारी 1 (1441) 2. अश्विनी कजीराम कारभारी 1 (1441) 3. विश्वास रामपन कारभारी 1 (1441) 4. नितीश कपिनाथ कारभारी 1 (1441) 5. जिवन रामन कारभारी 1 (1441) 6. सुमित्रा आत्माराम कणसे 1 (1441) 7. देसा विद्याल कारभारी 1 (1441) 8. निरासाई जगन कारभारी 1 (1441) 9. धनंजय विद्याल कारभारी 1 (1441) 10. वैष्णवी विद्याल कारभारी 1 (1441) 11. कपिनाथ गटपा श्रीषी 1 (1441) 12. निरीश दुर्गा वैजंता मरेण तने 1 (1441)				
1565	मेमर्स स्वापलाईन विल्डर्स एल एल पी	0.10.00	0.16	(1441)	
युने फेरकार क्र. (16 X 17 X 30 X 154 X 187 X 188 X 189 X 262 X 529 X 613 X 698 X 701 X 907 X 1000 X 1053 X 1362 X 1376 X 1377 X 1382 X 1383 X 1395 X 1397 X 1400 X 1437 X 1440)					सीमा आणि भुमापन चिन्हे :





गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- कोलिवली (943671)

सासुका :- कल्याण

जिल्हा :- ठाणे

PU-ID : 13487865503

भूमापन क्रमांक व उपविभाग : 34/6



13487865503

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.पौ.मी.	(54)	[शिकारबाई-वामा-भंडारी]	1-39-10	8.64	0.04.50	(854)	कुळाचे नाव व खंड
अ) सागवड पोप क्षेत्र							
जिरापत 1.29.10	69	कल्याण डोंविवली महानगर पालिका	0.33.28	1.53	—	(1137)	इतर अधिकार
बागायत -							[इतर] (775)
एकुण सा.पो. क्षेत्र 1.29.10	[334]	[मुक्ताय-वामा-भंडारी]	1-39-10	8.04	0.04.50	(1080)	[मु.पु.स.सी.कलम 30 अन्वये योग्यने खात्रीत क्षेत्र 3004
ब) पोट-खराब क्षेत्र (सागवड अपोप)	1404	गुरुनाथ वामा भंडारी	0.95.82	4.41	0.04.50	(1137)	पौ.मी.मिना गणमाना इनामदारनाथ भंडारी (775)
वर्ग (अ) 0.04.50							प्रलंबित फेरफार : नाही.
वर्ग (ब) -							
एकुण पो.ख. 0.04.50							शेवटचा फेरफार क्रमांक : 1137 व दिनांक : 30/11/2019
एकुण क्षेत्र 1.33.60							
(अ+ब)							
आकारणी 11.88							
जुडी किंवा -							
विशेष आकारणी							
जुने फेरफार क्र. (120) (154) (233) (337) (355) (364) (448) (460) (503) (530) (676) (775) (854) (1053) (1080)							सीमा आणि भूमापन विन्हे :



क.ल.न.२	
दस्तावेज क्र.	98002/2024
२४	५०

घोषणापत्र

मी सुमित लि. धोत्रे याद्वारे घोषित करतो की, दुय्यम निबंधक-----
यांचे कार्यालयात अपलाखदस्त या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. म. शासनाईत विलीन व इ. यांनी दि. १६/०६/२०२३ रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये
शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक १८/०७/२०२४

कुलमुखत्यारपत्रधारकाचे नाव
व सही

S. M. Dhore
(सुमित धोत्रे)



क. र. न. न. २	
१६/०७/२०२४	
२५	५०

507/* 3206

Saturday, September 16, 2023
11:45 AM

पावती

Original/Duplicate

सीडी नं. 39M

Regn. 39M

पावती नं.: 13761 दिनांक: 16/09/2023

साधारण माह. कल्याण
दस्तावेजाचा अनुक्रमांक: कल्याण-13206-2023
दस्तावेजाचा प्रकार: कुलपुत्राधारपत्र
माह. कल्याणचा माह. प्रत्येक प्रकार उधारदे - -

नौदपी की	₹. 100.00
दस्त हाताळणी की	₹. 240.00
दस्तापी मंजुरी: 12	
एकूण:	₹. 340.00

कल्याण घट इन्स. संवर्धन ट्रस्ट, मुंबी.-२ अंदाजे
12:05 PM हा वेळी मिळेल.

काढार मुल्य ₹. 1/-
सोबदला ₹. 0/-
जमनेत मुद्रांक शुल्क: ₹. 500/-

Joint Sub Registrar Kalyan 5
सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ५

1) देवताका प्रकार: DHC रकम: ₹. 240/-
सीडी/प्लानेटरी ऑर्डर क्रमांक: 0923153316273 दिनांक: 16/09/2023
विक्रेत माह व पत्ता:
2) देवताका प्रकार: eChallan रकम: ₹. 100/-
सीडी/प्लानेटरी ऑर्डर क्रमांक: MH008211485202324E दिनांक: 16/09/2023
विक्रेत माह व पत्ता:



क.ल.नं. २	
दस्त क्र. ४८८८२	२०२४
२६	५०

507/13206

Saturday, 16 September 2023 1:27 PM

इतर पावती

Original/Duplicate

मॉडर्नी क्र. 39म

Regn. 39M

पावती क्र. 13793 दिनांक: 16/09/2023

माग्याचे नाव - कल्याण

इमनोवजाचा अनुक्रमांक: कलन5-13206-2023

इमनोवजाचा प्रकार: कुलमुखत्वारपत्र

मादर कल्याण्याचे नाव: प्रदीप प्रकाश उकारडे - -

वर्षाने

दस्त हाताळणी फी

₹. 100.00

पुर्तगळी संख्या: 5

एकूण:

₹. 100.00

Joint Sub Registrar Kalyan 5

उ सह. दुय्यम निबंधक वगे-२
कल्याण क्र.५

1). देयकाचा प्रकार: DHC रकम: ₹.100/-

टीसी/धनादेश/पि ऑर्डर क्रमांक: 0923163703163 दिनांक: 16/09/2023

बंकीचे नाव व पत्ता:



क.ल.न.३	
दस्त क्र. ४८८८२	३०३४
२५	५०



CHALLAN
MTR Form Number-6



GRN	MH00B211485202324E	BARCODE	Date		15/09/2023-20 01 46	Form ID	48(f)
Department		Inspector General Of Registration					
Type of Payment		Stamp Duty		TAX ID / TAN (If Any)			
		Registration Fee		PAN No.(If Applicable)			
Office Name		KLN5_KALYAN 5 JOINT SUB REGISTRAR		Full Name		PRAGNEY PRAKASH UKARDAY	
Location		THANE		Flat/Block No.		AS PER POWER OF ATTORNEY	
Year		2023-2024 One Time		Premises/Building		AS PER POWER	
Account Head Details		Amount In Rs.		Road/Street		AS PER POWER	
0030046401 Stamp Duty		500.00		Area/Locality		DOMBIVALI WEST	
0030063301 Registration Fee		100.00		Town/City/District			
				PIN		4 2 1 2 0 1	
				Remarks (If Any)			
				SecondPartyName=SCOUTS BUILDERS LP-BA Marketra)=0			
				दस्तक्र. 93208		2023	
				9		90	
				Amount In		Six Hundred Rupees Only	
		600.00		Words			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		69103332023091610018 2828790436	
Cheque/DD No.		Bank Date		RBI Date		15/09/2023-20-02-25 Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No.		Verified by			



Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar Office only. It is not valid for a registered document.
संदर्भ चालन केवल दफ्तरम निबंधक कार्यालयत मोदणी करावयाच्या दस्तासादी लागू आहे. नोंदणीत क केवळ दस्तासादी संदर्भ लागू नाही.

Challan Defaced Details



दस्तक्र. 93208	
2023	
9	90



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0923153316273

Receipt Date 16/09/2023

Received from KALYAN, Mobile number 8850869554, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered on Document No. 13206 dated 16/09/2023 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.

DEFACED

₹ 240

DEFACED

Payment Details

Bank Name SBIN

Payment Date 15/09/2023

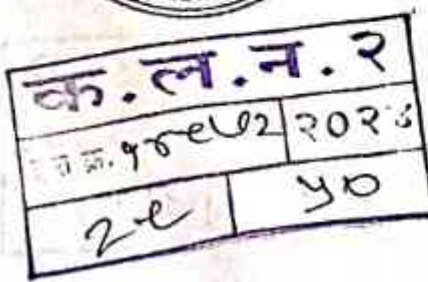
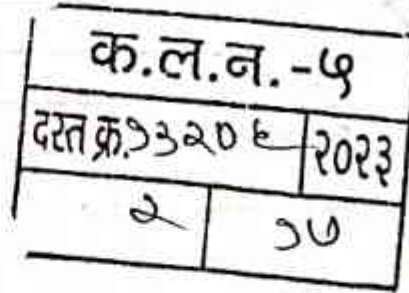
Bank CIN 10004152023091515369

REF No. 325872162148

Deface No 0923153316273D

Deface Date 16/09/2023

This is computer generated receipt, hence no signature is required.





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0923163703163 Receipt Date 16/09/2023

Received from KALYAN, Mobile number 8850869554, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 16/09/2023 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.



Payment Details

Bank Name SBIN	Payment Date 16/09/2023
Bank CIN 10004152023091603018	REF No. 325972336533
Deface No 0923163703163D	Deface Date 16/09/2023

This is computer generated receipt, hence no signature is required.



क.ल.न.-५	
दस्तक्र. ७३२०६	२०२३
३	७७

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0923163703163	Date 16/09/2023
Received from KALYAN, Mobile number 8850869554, an amount of Rs.100/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.	
Payment Details	



क.ल.न.२	
दस्तक्र. ११६७२	२०२४
३०	५०

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0923153316273	Date 15/09/2023
Received from KALYAN, Mobile number 8850869554, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 15/09/2023
Bank CIN 10004152023091515369	REF No. 325872162148
This is computer generated receipt, hence no signature is required.	

क.ल.न.-५	
दस्त क्र. १३२०६	२०२३
५	५०

*समस्त
प्रमाणित*

Chetan

Chetan

Chetan



क.ल.न.-२	
दस्त क्र. १२६९०२	२०२४
३२	५०

क.ल.न.-५	
दस्तक्र. १३२०६	२०२३
६	१५



GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY made and executed at Kalyan on this 16th September, 2023.

TO ALL TO WHOM THESE PRESENTS SHALL COME, SQYLINE Builders LLP, Through its Partner 1)Mr. Mohan Hardasmal Tharwani aged 48 yrs, Occupation Business, 2)Mr. Mokshay Pradeep Sadhwani aged about 28 yrs, Occupation Business, having its office at :- M/s Tharwani Infrastructures, Near Meera Nx Hospital, Kalyan Ambarnath Road, Ulhasnagar 421003



Moham
Hardasmal

Mokshay
Pradeep

क.ल.न.२	
१०६७०२	२०२४
३३	५०

WHEREAS we are the Partners of Sqyline Builders LLP, carrying on business of Developers, Builders and Contractors.

AND WHEREAS we are developing the Property by constructing multi storied building of premises under the Partnership firm named as Sqyline Builders LLP.

AND WHEREAS it is not possible for us to attend the office of

Sub-Registrar क.ल.न. - ५	
दस्त क्र. ७३२०६	२०२३
५	१०

for admitting the execution of the said Agreement and execute all documents / Agreement or Conveyance of Lands.

AND WHEREAS we are serious of appointing the Attorneys to act on our behalf in the manner hereinafter appearing.

KNOW HOW WE ALL AND THESE PRESENTS WITNESSES that, Sqyline Builders LLP through its partner 1) Mr. Mohan H. Tharwani, 2) Mr. Mokshay Pradeep Sadhwani, Constitute and appoint the following Employees:-

1) Mr. Pragney Prakash Ukarday , Aged About : 37 Year
Residing at- Flat No. 103, 1st Floor, Sai Anand Building, Reti Bandar Cross Road, Gopinath Chowk, Dombivli, Kalyan.

2) Mr. Siddharth Ragho Dhotre , Aged About : 59 Year

Mr. Sumeet Siddharth Dhotre, Aged About : 59 Year
Residing at :- 2-B/202 Nav Arjun CHS LTD, Tisgaon. Near
Arimari Mandir, Tisgaon, Kalyan

Mr. Chander Gordhandas Rijhwani, Aged About : 49 year



क.ल.न. २	
दस्त क्र. १४६७२	२०२४
३४	५०

Residing at :- Sidhi Apartment, Roon no 101, C block No -70,
Near Century Ground, Ulhasnagar 421002.

Any one of them to be my true and lawful attorney with full authority or
power to do and execute the following acts deeds and things in my name
and on my behalf and for Sqyline Builders LLP.

क.ल.न.-५	
दस्तक्र. 3320.६	2023
2	30

1. To lodge various Sale Deed/ Agreements for sale/Rectification
Deed / Cancellation Deed/ Deed of Apartment and Any Other
Documents, of FLATS / SHOPS / ROW HOUSE / VILLA/ TDR
agreement that may be executed by us in capacity of said company
by anyone of them.

2. To appear before Sub Registrar , Sign Before Sub Registrar on my
behalf and admit the execution of the above said documents i.e Sale
Deed/ Agreements for sale/Rectification Deed / Cancellation Deed
and any Other Documents ,of FLATS / SHOPS / ROW HOUSE /
VILLA/ TDR agreement executed by me.

3. To do all or any other acts, deeds matters and things for the
purpose of effectually getting the said Sale Deed/ Agreements for
sale/Rectification Deed / Cancellation Deed/Development
Agreement/ Supplementary Agreement and any other documents of
FLATS / SHOPS / ROW HOUSE / VILLA/ TDR agreement and
any other documents registered with the sub-registrar of Assurance
and to collect the original documents from Sub Registrar Office.



क.ल.न. २	
दस्तक्र. 98202	2024
34	30

88/2024
विशेष
नं. १

4. AND WHEREAS the said Agreement for sale of FLATS/ SHOPS / ROW HOUSE/ VILLA/ TDR Agreement/ Sale Deed/ Agreements for sale/Rectification Deed / Cancellation Deed/ Development Agreement/Supplementary Agreement of FLATS / SHOPS / ROW HOUSE / VILLA/ TDR agreement are required to be registered with the sub Registered of Assurances,

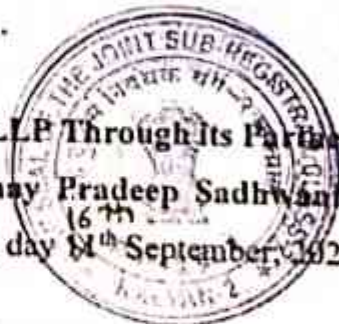
क.ल.न.-५	
दस्त क्र. ३३२०६	२०२३
६	५५

Time as we are very much busy in our day to day activities hence we are necessitated to appoint 1) Mr. Pragney Prakash Ukarday, 2) Mr. Siddharth Ragho Dhotre, 3) Mr. Sumeet Siddharth Dhotre, 4) Mr. Chander Gordhandas Rihwani as our true and lawful attorneys related to the above said properties in our name and on my behalf, jointly, severally or individually.

6. AND WE hereby agree to rectify and confirm in capacity as a Partner the said company whatever the said Attorney shall do or cause to be done by virtue of these presents.
7. That the executant doth hereby reserve exclusive right and absolute right to cancel this power of attorney at any moment of time, and upon such cancellation the power of attorney holders will not be having any authority or empowerment to act further on basis of power of attorney.



WITNESS WHEREOF Sqyline Builders LLP Through its Partner Mr. Mohan H. Tharwani and Mr. Mokshay Pradeep Sadhwani have caused my hands to be here into affixed the day 16th September, 2023.



क.ल.न.-२	
दस्त क्र. १४६७२	२०२४
३६	५०

क.ल.न.-५	
दस्तक्र.३३२०६	२०२३
३०	३०

SIGNED, SEALED AND DELIVERED)

By the within named)

Sqyline Builders LLP)

Through its Partner)

1. Mr. Mohan H. Tharwani)



2. Mr. Mokshay Pradeep Sadhwani

Through POA Holders.



1) Mr. Pragney Prakash Ukarday



[Signature]



(2) Mr. Siddharth Ragho Dhotre,



[Signature]



(3) Mr. Sumeet Siddharth Dhotre



[Signature]



क.ल.न.२	
दस्तक्र.१४६०२	२०२४
३०	५०

(4) Mr. Chander Gordhandas Rijhwani



Chander



In the Presence of

1. Sumit Hareesh Bajaj
Kalyan

Sumit

2. Mandar Kulkarni
Dombivli

Mandar

क.ल.न.-५	
दस्तक्र. १३२०६	२०२३
३३	३७



क.ल.न.-३	
दस्तक्र. १४६७०२	२०२४
३८	५०

आयकर विभाग
 INCOME TAX DEPARTMENT
 MODHAN HADODKAL THAKURWAD
 HADODKAL L. THAKURWAD (HADODKAL)
 23/07/1974
 AAOPTT03202


क.ल.न.-५
 दस्त क्र. 5320E 2023
 52 30

आयकर विभाग
 INCOME TAX DEPARTMENT
 PHAKSHY PHAKSHI URAIDAY
 PHAKSHY VISHNU URAIDAY
 24/01/1986
 AALPU9122E


आयकर विभाग
 INCOME TAX DEPARTMENT
 SIDDHANTH RAGHO DHOITRE
 RAGHO BHAWANJI DHOITRE
 27/02/1964
 AGAPD3928A


आयकर विभाग
 INCOME TAX DEPARTMENT
 SUMFET SIDDHANTH DHOITRE
 SIDDHANTH RAGHO DHOITRE
 25/03/1969
 IF 363420




क.ल.न.२
 दस्त क्र 98E02302X
 02 30

विद्योते

1.8770777



Chander Rijhwani

क.ल.न.-५	
दस्त क्र. ७३२०६	२०२३
७३	७७



क.ल.न.-२	
दस्त क्र. १४६७२	२०२४
४०	५०

सामान्य माणसाचा अधिकार

आधार कार्ड क्र. 471027, पत्ता: Cogen Mand, 4th Floor, Near Jaihind Trust School, Behind Chank, Urananagar-2, Urananagar, Thane, Urananagar-2 Maharashtra, 421002

आधार कार्ड क्र. 471027, पत्ता: Cogen Mand, 4th Floor, Near Jaihind Trust School, Behind Chank, Urananagar-2, Urananagar, Thane, Urananagar-2 Maharashtra, 421002

क.ल.न.-५	
दस्तक्र. ७३२०६	२०२३
७४	७७

सामान्य माणसाचा अधिकार

आधार कार्ड क्र. 6715 0605 7295

आधार कार्ड क्र. 6715 0605 7295

आधार कार्ड क्र. 6715 0605 7295

आधार कार्ड क्र. 6715 0605 7295

क.ल.न. २	
दस्तक्र. १४६७२	२०२४
४९	५०



(Handwritten signature)

507/13206
शनिवार, 16 सप्टेंबर 2023 11:45 म.पू.

दस्त नोंदवारा भाग-1

कालन 5
दस्त क्रमांक: 13206/2023

दस्त क्रमांक: कालन 5 / 13206/2023

वाजारा शुल्क: रु. 01/-

मोबदला: रु. 00/-

अगलेवे मुद्रांक शुल्क: रु. 500/-

दु. नि. म.ह. दु. नि. कालन 5 दाखे बांधणीकाल

पावती: 13761

पावती दिनांक: 16/09/2023

अ. नं. 13206 वर दि. 16-09-2023

साधारणपणाने नाक: प्रथम प्रकाश उक्ताई - -

रोटी 11-44 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

मुद्रांकी संख्या: 12 + 5 = 17

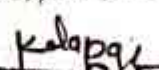
उम्मी पडलेली पाने फी रु. 100/-

OMC - अमुनादारे पणोळी अं. 13793
दि. 16/09/2023 मेली वसुध केले.

एकुण: 340.00

दस्त हजर करणेबाबची मही:


Joint Sub Registrar Kalyan 5
पु. सह. दुय्यम निबंधक वग-2
कल्याण क्र. ५


पु. सह. दुय्यम निबंधक वग-2
कल्याण क्र. ५


Joint Sub Registrar Kalyan 5
पु. सह. दुय्यम निबंधक वग-2
कल्याण क्र. ५

मुद्रांक शुल्क: ५ वेळा नो प्रतिकारार्थ देण्यात आलेला असून त्यामुळे कोणतीही न्याय्य मानमता विकण्याचा प्राधिकार मिळत असून तेव्हा

मिड्रा नं. 1 16 / 09 / 2023 11 : 44 : 37 AM ची वेळ: (नादरीकरण)

मिड्रा नं. 2 16 / 09 / 2023 11 : 45 : 19 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६२ अंतर्गत तरतुदीनुसार नोंदणीत आणत असून दाखले असलेल्या संपूर्ण मजकुर, निष्ठाळक व्यक्ती साक्षीदार व जाला नोंदलेला कायमदपत्र दस्तावी सत्यता, वैधता कायदेशीर व अतीत लक्ष्यादक व्यक्ती संपूर्णपणे जबाबदार आहेत तसेच सदर दस्तऐवज व त्यासंबंधी अजरासम / केंद्रासम याच्या कोणताही वयदा / निष्ठा / कसिपत्रक यापे उल्लंघन होत नाही

लिहून घेणार मही

लिहून घेणार अह



क.स.न.२	
दस्त क्र. १४९७२२०२४	
४२	५०

16/09/2023 12:17:19 PM

दस्तावेज क्रमांक 13206/2023

दस्तावेजा प्रकार - कुलमुख्यकारण

क्र.सं. पत्रकाराचे नाव व पत्ता

- 1 नाव: रमेशचंद्राईन विन्डर्स एच. एच. पी. लॉफे भागीदार मोहन
हरदासमान धारवाणी -
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , खोर्क नं. - , रोड
नं. येमने धारवाणी इन्स्ट्रुक्चर, मीरा एनाक्स होमिटेड जवळ,
कल्याण अंबरनाथ रोड, उल्हासनगर, महाराष्ट्र. -
पिन संख्या:
- 2 नाव: रमेशचंद्राईन विन्डर्स एच. एच. पी. लॉफे भागीदार मोहन धर्मा
माधवाणी -
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , खोर्क नं. - , रोड
नं. येमने धारवाणी इन्स्ट्रुक्चर, मीरा एनाक्स होमिटेड जवळ,
कल्याण अंबरनाथ रोड, उल्हासनगर, महाराष्ट्र. -
पिन संख्या:
- 3 नाव: प्रदीप प्रकाश डकारडे -
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , खोर्क नं. - , रोड
नं. सी/102, बायन अपार्टमेंट को ऑपरेटिव्ह होमिंग सोसायटी
लिमिटेड, गणेश नगर, सोविकनी पश्चिम, महाराष्ट्र, ठाणे.
पिन संख्या: AAZPU9122E
- 4 नाव: सुमित मिर्झा धोत्रे -
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , खोर्क नं. - , रोड
नं. 2/बी/202, नव अर्जुन को ऑपरेटिव्ह होमिंग सोसायटी
लिमिटेड, निमगाव, जरीमरी मंदिराजवळ, निमगाव, कल्याण,
महाराष्ट्र, ठाणे.
पिन संख्या: ALJPD9342G
- 5 नाव: निरंजना गणेश धोत्रे -
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , खोर्क नं. - , रोड
नं. 2/बी/202, नव अर्जुन को ऑपरेटिव्ह होमिंग सोसायटी
लिमिटेड, निमगाव, जरीमरी मंदिराजवळ, निमगाव, कल्याण,
महाराष्ट्र, ठाणे.
पिन संख्या: AGAPD3926A
- 6 नाव: बंडर गोपमदास रिजवाणी -
पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , खोर्क नं. - , रोड
नं. मिर्झा अपार्टमेंट, नम क्रमांक, 101, सी ब्लॉक क्रमांक, 70,
मेचुरी हाउस जवळ, उल्हासनगर -3, महाराष्ट्र. -
पिन संख्या:

पत्रकाराचा प्रकार

कुलमुख्यकारण देणार
वय :-48
स्वाधारी:-

कुलमुख्यकारण देणार
वय :-28
स्वाधारी:-

पोवर ऑफ अटॉर्नी
होल्डर
वय :-37
स्वाधारी:-

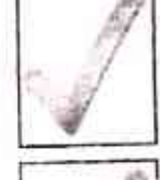
पोवर ऑफ अटॉर्नी
होल्डर
वय :-34
स्वाधारी:-

पोवर ऑफ अटॉर्नी
होल्डर
वय :-59
स्वाधारी:-

पोवर ऑफ अटॉर्नी
होल्डर
वय :-48
स्वाधारी:-

छायाचित्र

दस्ता प्रमाणित



बरीन दस्तऐवज करून देणार वधाकर्त्रीन कुलमुख्यकारण या दस्तऐवज करून दिल्याचे कबुल करतात.
दिनांक 3 की वळ 16/09/2023 12:06:37 PM

अंश

या दस्तऐवजावर दस्तऐवज करून देणा-यांना अगतीन ओळखतात, व त्यांची ओळख पटवितात



JOINT SUB-REGISTRAR OFFICE, KALYAN-2

छायाचित्र

दस्ता प्रमाणित



क.ल.न. २
नं. १९४६/२ २०२४
४३ ५०

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRAGNEY PRAKASH UKARDAY	eChallan	69103332023091610018	MH008211485202324E	500.00	SD	0004318893202324	16/09/2023
2		DHC		0923153316273	240	RF	0923153316273D	16/09/2023
3	PRAGNEY PRAKASH UKARDAY	eChallan		MH008211485202324E	100	RF	0004318893202324	16/09/2023

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

13206/2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
2. Get print immediately after registration.

For feedback, please write to us at feedback.sanita@gmail.com

प्रमाणित करण्यात येते की, सदर दस्त
क्र. १३२०६ मध्ये १७ पावे आहेत
पुस्तक क्रमांक १ वर नोंदला
दिनांक १६/०९/२०२३

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ५

क.ल.न.-५	
दस्त क्र. १३२०६	२०२३
१७	१७



क.ल.न.-२	
दस्त क्र. १४९०२	२०२४
४४	५०



क.ल.न.२	
१४८६२	३०२४
४५	५०

आयकर विभाग
INCOME TAX DEPARTMENT
PRAGNEY PRAKASH UKARDAY
PRAKASH VISHNU UKARDAY
24/01/1986
AAZPU9122E
Pragney

भारत सरकार
GOVT. OF INDIA



Pragney

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DTEPR0057N
14/01/2014

नाम / Name
SACHIN NAGNATH RAUT
पिता का नाम / Father's Name
NAGNATH BABU RAUT
जन्म की तारीख /
Date of Birth
10/12/1994
S. Raut
हस्ताक्षर / Signature




S. Raut

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SUMEET SIDDHARTH DHOTRE
SIDDHARTH RAGHO DHOTRE
25/03/1989
Permanent Account Number
ALJPD9342G
Signature

भारत सरकार
GOVT. OF INDIA




S. Raut

क.ल.न.२	
दस्त क्र. 98-623028	
४६	५०

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEPFS6051P
11/11/2014



S. Raut



क.ल.ज.२	
सं.क्र. १४६७२२०२४	
४०	५०

71/14972

गुरुवार, 18 जुलै 2024 11:02 म.पू.

दस्त गोश्वारा भाग-1

कलन2

दस्त क्रमांक: 14972/2024

दस्त क्रमांक: कलन2 /14972/2024

वातार मुल्य: ₹. 74,70,000/-

मोबदला: ₹. 00/-

भरनेचे मुद्रांक शुल्क: ₹. 5,22,900/-

डु. नि. मस. डु. नि. कलन2 यांचे कार्यालय

अ. क्र. 14972 वर दि. 18-07-2024

वेळी 11:00 म.पू. वा. हजर केला.

पावणी: 16068

पावणी दिनांक: 18/07/2024

मादरकरणाचे नाव: मेमर्स स्कायलाईन विल्डर्स एव एम पी

मोदणी फी

₹. 30000.00

सर्व हाताळणी फी

₹. 1000.00

गुपती मंगल: 50

एकूण: 31000.00

दस्त हजर वेळापत्राची मारी:

Joint Sub-Registrar Kalyan 2
सह. दुय्यम निबंधक वर्ग २,

कल्याण क्र. २

दस्ताचा प्रकार: अस्तवस्तव पत्र

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

शिक्का क्र. 1 18/07/2024 11:00:41 AM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 18/07/2024 11:01:52 AM ची वेळ: (फी)

Joint Sub-Registrar Kalyan 2
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

प्रातिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तत्तुदीनुसार नोंदणीस दाखल केला 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 दस्तांमुळ राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदे/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

देणार सही

देणार सही





18/07/2024 12:06:20 PM

दस्त गोपबारा भाग-2

कलन2 KE150
दस्त क्रमांक:14972/2024

दस्त क्रमांक :कलन2/14972/2024

दस्तावा प्रकार :-अदलावदल पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:कल्याण होबिवली महानगर पालिके तर्फे अधिकृत स्वाधरीधारक दिशा सावंत पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शंकरराव चौक, कल्याण, महाराष्ट्र, ठाणे. पिन नंबर:	लिहून ठेवणार घेणार वय :- स्वाधरी:-		
2	नाव:कल्याण होबिवली महानगर पालिका पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शंकरराव चौक, कल्याण, महाराष्ट्र, ठाणे. पिन नंबर:	लिहून देणार वय :- स्वाधरी:-		
3	नाव:मेमर्स स्वायत्ताईनस बिल्डर्स एल एल पी तर्फे भागीदार मोक्षय प्रदीप साधवानी यांच्या तर्फे कु. मु. म्हणून सुमित घोडे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: स्वायत्ताईनस बिल्डर्स एल एल पी सर्वे क्रमांक. 33/1/फ, पवन अर्धव फैस 1 इमारतीजवळ, गंधारे, कोलिवली व्हिलेज, कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन नंबर:AEPFS5054P	लिहून ठेवणार घेणार वय :- स्वाधरी:- 		
4	नाव:मेमर्स स्वायत्ताईनस बिल्डर्स एल एल पी च्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. भागीदार मोक्षय प्रदीप साधवानी यांच्या तर्फे कु. मु. म्हणून सुमित घोडे - - पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: स्वायत्ताईनस बिल्डर्स एल एल पी सर्वे क्रमांक. 33/1/फ, पवन अर्धव फैस 1 इमारतीजवळ, गंधारे, कोलिवली व्हिलेज, कल्याण पश्चिम 421301, महाराष्ट्र, ठाणे. पिन नंबर:AEPFS5054P	लिहून देणार वय :- स्वाधरी:- 		

बरीत दस्तऐवज करून देणार तयाकधीत अदलावदल पत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:18 / 07 / 2024 12 : 04 : 47 PM

ओळख:-

छायाचित्र हमस अने निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:सचिन नागनाथ राऊत - -
वय:35
पत्ता:कल्याण
पिन कोड:421306

S. Raut
स्वाधरी

छायाचित्र

ठसा प्रमाणित



- 2 नाव:प्रमोद प्रकाश ठकारे - -
वय:37
पत्ता:कल्याण
पिन कोड:421306

स्वाधरी

छायाचित्र पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 कल्याण होबिवली महानगर पालिका
प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शंकरराव चौक, कल्याण, महाराष्ट्र, ठाणे.
2 कल्याण होबिवली महानगर पालिके तर्फे अधिकृत स्वाधरीधारक दिशा सावंत :
प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शंकरराव चौक, कल्याण, महाराष्ट्र, ठाणे

शिक्का क्र.4 ची वेळ:18 / 07 / 2024 12 : 06 : 16 PM

सह. दुसरे निवेदन क्र. 2,
कल्याण क्र. 2





१४.१२.२४	
१४६७२	२०२४
५०	५०

प्रमाणित करण्यात येते की,
द.क्र. १४६७२/२०२४ मध्ये
.....५०.....पात्रे आहेत.
पुस्तक.....१.....द.क्र. १४६७२
१४६७२/२०२४ वर मंजूर.

१४.१२.२४
१४.१२.२४
दिनांक १४/१२/२०२४



19/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्ता क्रमांक : 14972/2024

नोदणी :

Regn.63m

गावाचे नाव : कोलिवली

(1) विनेखाचा प्रकार	अदलाबदल पत्र
(2) मोबदला	0
(3) वाजाराभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ने समुद करावे)	7470000
(4) भू-मापन, पोटहिंग्मा व परजमांक(अमन्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे कोलिवली येथील सर्वे क्रमांक. 34/6 यावरील कल्याण डोंबिवली महानगर पालिका यांच्या हिश्याची 3328 चौ. मिटर पैकी 496 चौ. मिटर क्षेत्राचे अदलाबदल कारनामा((Survey Number : 34/6 ;)) 2) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे कोलिवली येथील सर्वे क्रमांक. 33/1/म यावरील येसर्स स्वायत्ताईनस बिल्डर्स एल एल पी यांच्या 1000 चौ. मिटर पैकी 496 चौ. मिटर क्षेत्राचे अदलाबदल कारनामा((Survey Number : 33/1/म ;))
(5) क्षेत्रफळ	1) 0.0496 हेक्टर . आर 2) 0.0496 हेक्टर . आर
(6) आकारणी किंवा जुदी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-कल्याण डोंबिवली महानगर पालिका बय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शंकरराव चौक, कल्याण , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:- 2): नाव:-मेसर्स स्वायत्ताईनस बिल्डर्स एल एल पी च्या तर्फे दस्तऐवज प्रवेशामाठी कु.मु. भागीदार मोक्ष प्रदीप साधवानी यांच्या तर्फे कु. मु. म्हणुन सुमित धोत्रे -- बय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: स्वायत्ताईनस बिल्डर्स एल एल पी सर्वे क्रमांक. 33/1/म, पवन अर्धव फेस 1 इमारतीजवळ, गंधारे, कोलिवली व्हिलेज, कल्याण पश्चिम 421301, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AEPFS5054P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कल्याण डोंबिवली महानगर पालिके तर्फे अधिकृत स्वाक्षरीधारक दिशा सावंत बय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शंकरराव चौक, कल्याण , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:- 2): नाव:-मेसर्स स्वायत्ताईनस बिल्डर्स एल एल पी तर्फे भागीदार मोक्ष प्रदीप साधवानी यांच्या तर्फे कु. मु. म्हणुन सुमित धोत्रे बय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: स्वायत्ताईनस बिल्डर्स एल एल पी सर्वे क्रमांक. 33/1/म, पवन अर्धव फेस 1 इमारतीजवळ, गंधारे, कोलिवली व्हिलेज, कल्याण पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AEPFS5054P
(9) दस्तऐवज करून दिल्याचा दिनांक	18/07/2024
(10) दस्त नोदणी केल्याचा दिनांक	19/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	14972/2024
(12) वाजाराभावाप्रमाणे मुद्रांक शुल्क	522900
(13) वाजाराभावाप्रमाणे नोदणी शुल्क	30000
(14) श्रेय	

मुल्यावनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २