

338/7140

पावती

Original/Duplicate

Tuesday, May 23, 2023

नौदणी क्र. 39म

3:43 PM

Regn.: 39M

पावती क्र.: 7778 दिनांक: 23-05-2023

गावाचे नाव: कोलिबली

दस्तऐवजाचा अनुक्रमांक: कलन4-7140-2023

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: मे स्कायलाईन्स विल्डर्स एल.एल.पी तर्फे भागीदार मोहन एच थारवाणी यांचे कु.मु म्हणुन
क. ज देणार राजेंद्र रमाकांत हिंदुराव

नौदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 2100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:01 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

सह. दुय्यम निबंधक कल्याण - ४

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी धनादेश/पे ऑर्डर क्रमांक: 2305202330266 दिनांक: 23/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी धनादेश/पे ऑर्डर क्रमांक: MH002400783202324E दिनांक: 23/05/2023

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत मिळाला

पदाकारक

सह. दुय्यम निबंधक कल्याण



CHALLAN
MTR Form Number-6



GRN	MH002400783202324E	BARCODE			Date	22/05/2023-18:36:31		Form ID	48(f)	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)					
Office Name KLN2_KALYAN 2 JOINT SUB REGISTRAR					Full Name		MS SQYLINES BUILDERS LLP			
Location THANE					Flat/Block No.		SURVEY NO. /HISSA NO. 33/1/F AND OTHER			
Year 2023-2024 One Time					Premises/Building					
Account Head Details				Amount In Rs.						
0030063301 Registration Fee				100.00		Road/Street		KOLIVALI		
						Area/Locality		KALYAN		
						Town/City/District				
						PIN		4 2 1 3 0 1		
						Remarks (If Any)				
						SecondPartyName=ANUSAYA MOHAN BHOIR-				
						<div>कलन - ४</div> <div>दस्त क्र. ७१०० / २०२३</div> <div>४ १/१००</div>				
						Amount In One Hundred Rupees Only				
Total				100.00		Words				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		69103332023052220356 2809516836	
Cheque/DD No.					Bank Date		RBI Date		22/05/2023-18:36:57 Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. :

0000000000

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

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



22 MAY 2023



महाराष्ट्र MAHARASHTRA

2022

BW 127717

22 MAY 2023



उप कोषागार कार्यालय, उल्हासनेगरे
मुद्रांक पुरवठा दिनांक
16 MAY 2023
उप कोषागार अधिकारी, उल्हासनेगरे
16/5/23

कलन - 8
दस्त क्र. 10980 / 2023
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GENERAL POWER OF ATTORNEY

This Power of Attorney made at Kalyan
on this 23rd day of May, 2023

Executed by

[Signature]

[Signature]

[Signature]

[Signature]

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जोडपत्र-२ / Annexure-II

22 MAY 2023

Nature of Document / Article No. _____ P-6-A

Whether it is to be registered _____

If Registrable Name of S.R.O. _____

Property description in brief _____

Consideration Amount _____

Stamp Purchaser's Name _____ Chander

Name of the Other party _____

If through other person then name & address _____

Stamp Duty Amount _____ 55

Serial No. 2016 Date 22 MAY 2023

Stamp Purchaser's Sign./Date _____ C. Chander

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्र. तसेच मुद्रांक विक्रीचे ठिकाण पत्ता

RAMESH M PATIL

Lic No 1212005

Opp Bus Stop Ulhasnagar-421001

ज्या कागदासाठी ज्यांना मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६(सहा) महिन्यात वापरणे बंधनकारक आहे

क ल न - ४

दस्त क्र. 6920 / 2023

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कलन - ४
दस्त क्र. ७९२० / २०२३
years, ३० Occupation

1. Mrs. **Anusuya Mohan Bhoir**, aged about 63 years, Occupation Business, residing at Mothagaon, Thakurli, Dombivli (w), District Thane,
 2. Mrs. **Shobha Ashok Jadhav**, aged about 65 years, Occupation Business, residing at Rohidas Wada, Khadakpada, Kalyan (W), District Thane,
 - 3.1 Shri. **Chandrashekhar Damodar Bhide**, aged about 65 years, Occupation Business,
 - 3.2 Miss. **Priyanka Chandrashekhar Bhide**, aged about 34 years, Occupation Business,
 - 3.3 Miss **Deepika Chandrashekhar Bhide** after marriage **Mrs. Deepika Yati Bhagwat**, aged about 30 years, Occupation Business,
- Serial No. 3.1 to 3.3 residing at E-401, Suncrest Accolade Society, Near Murphy Tower, Service Road, Louis Wadi, Thane (w), hereinafter collectively called and referred to as the **Owners** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) being the Party of the First Part;

In favour of

M/s. **SQYLINE Builders LLP**, a Limited Liability Partnership, having its office at Near Meera NX Hospital, Kalyan Ambernath Road, Ulhasnagar 421003., through its Partners, i) **Shri MOHAN H. THARWANI**, hereinafter called and referred to as the Developer (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said firm, all its partners, or partners for the time being of the said firm jointly and severally and the survivor/s of them and their respective heirs, executors, administrators and assigns) being the Party of the Second Part

WHEREAS the Owners herein own and possess and / or otherwise well and sufficiently entitled to all those pieces and parcel of land lying, being and situate at village Kolivali, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation of following description:-

Old S.No./H.No.	New S.No./H. No.	Area (sq. mts)
33/1/6(F)	33/1/F	910
33/1/4(D)	33/1/D	930
33/1/11(L)	33/1/L	510

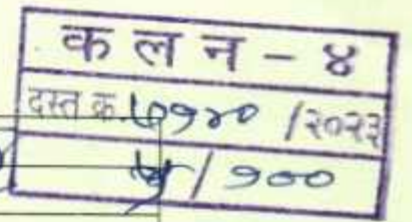
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33/1/3(part)	33/1/K/3	1060
33/1/13	33/1/N	150
33/1/3 (pt) C-1	33/1/K/1	480
33/1/2B	33/1/B	1470
33/1/9(E)	33/1/E	1040
33/1/1 A	33/1/A	1240
33/1/8 H	33/1/H	1370
33/1/3 (pt) C-2	33/1/K/2	660
	Total →	9820



AND WHEREAS the Owners have represented that the above said pieces and parcels of land are adjacent to each other and forms an amalgamated consolidated contiguous single holding and the same is hereinafter collectively for the sake of brevity called and referred to as the **"Said Property"** which is more particularly described in the schedule of property hereunder written and shown on the plan at **ANNEXURE A** surrounded by red colour boundary line.

WHEREAS by and under Development Agreement dated 23/5/2023 registered at the office of Sub-Registrar of Assurances at Kalyan - 4 under serial No. 7139 / 2023 made and executed between the Owners and the Developer herein, the Owners have granted the development rights in respect of said property to the Developer upon the terms and conditions and for the consideration as mentioned therein, which Development Agreement is hereinafter referred to as 'SAID DEVELOPMENT AGREEMENT'.

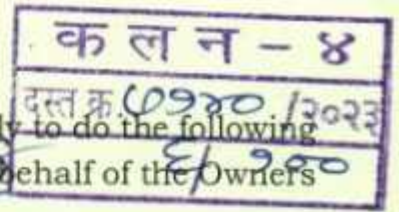
AND WHEREAS as per the terms of the said agreement the Owners have agreed to execute the power attorney for the purpose of carrying out incidental work to effectuate the obtaining of various permissions, sanctions and approval in respect of the said property and to represent before all the revenue, municipal, town planning, government and semi-government authorities in respect of the said property so as to have effective, effectual transfer and mutation and beneficial enjoyment of the said property as the Developer herein may deem fit and proper and accordingly the Owners are executing the same.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT, We the Owners alongwith consented party do hereby nominate, constitute and appoint **SHRI. MOHAN H. THARWANI**, the partners of Developer firm as the

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true and lawful attorney jointly and each of them severally to do the following acts, deeds, things and matters in the name and for and behalf of the Owners viz.

1. To enter upon the said property for the purpose of its development in terms of said Development Agreement and to commence, carry on, and complete the development work of the said property as per the sanctioned plan and/or modified/revised plans to be prepared or got prepared through an Architect and to be submitted to the said Corporation and to do all requisite acts, deeds, matters, things, for effectively carrying on and completing the development work of the said property as per such plans and/or modified plans by using and utilizing entire development potentiality of the said property as may be permissible under UDCPR;
2. To perform all acts, deeds, matters and things as Developer of said property in terms of said development agreement and to commence, carry on and complete the intended development of said property in terms of said development agreement and to do all other, further pursuant ancillary acts, deeds, matters and things, inter-alia, for achieving the complete and real intent of the said development agreement and for seeking the legal, effective and complete development of said property in terms of said development agreement.
3. To obtain additional TDR/DR/FSI/ancillary FSI, premium FSI, TDR etc. if any, for the purpose of loading and utilization thereof in the intended development of the said property and to pay all consideration for acquiring such additional TDR/DR/FSI/ancillary FSI, premium FSI, TDR. For acquiring such TDR to execute requisite TDR transfer document with the transferor of such TDR and to join us viz. Owner as a Transferee in such documents and to sign and execute such documents on our behalf, to lodge such documents to the office of Sub-Registrar for registration and to admit the execution thereof on behalf of the Owner. To incur all other incidental and ancillary expenses pertaining to the acquisition of such additional TDR/DR/FSI/ancillary FSI, premium FSI, TDR and/or utilization thereof in the development of the said property and actually to use, utilize and load such TDR/DR/FSI/ancillary FSI, premium FSI, TDR while obtaining approval to the plans of development of the said property and to avail of all benefits arising and/or attached to such TDR/DR/FSI/ancillary FSI, premium FSI, TDR as may be permissible under the concerned UDCPR.
4. To prepare the plans of the proposed development of the said property in amalgamation with each other as well as with other neighborhood properties mentioned in the Development Agreement and to submit such

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plans for approval to KDMC under their signature. The said attorney/s shall submit for approval to KDMC said plan and/or such other and further revised plan/s and/or such other and further revised/amended and modified plans as may be got prepared from time to time contemplating additional construction and/or alteration in the said plan, so as to use and utilize all available FSI/DR/TDR/premium FSI /construction FSI, ancillary FSI etc. and/or such other benefits as per the existing UDCPR through appointed Architect and to correspond with the said Corporation and all its Department for obtaining approval to such plans and/or modified/amended plans and to do and perform all such pursuant acts, deeds, things, matters, including signing and executing all the required applications, deeds, plans, etc. and to pay requisite amounts, charges and deposits to the said Corporation for obtaining the approval/s pursuant to said plan/proposed plans and/or such other modified plans if any, submitted for approval to the said corporation.

5. AND if deemed fit by the said attorney/s and/or if required, to make such amendments, modifications, revisions, and alterations in the said plan in order to get benefit of maximum FSI and other benefits as stated above and for that purpose to sign such modified/revised plans as well as the applications which shall be required to be submitted to the said Corporation for obtaining approval to such amendment, modification, revision, etc. and/or to pursue in that regard with the said Corporation in all possible ways and/or to correspond with the said Corporation in this regard and/or to appoint Architect and to pay their remuneration and charges and to incur all and every expenses that shall be required to be incurred in this regard;
6. While constructing the building is thereon to use, load and utilize all available FSI, DR, TDR /construction TDR, ancillary FSI, premium FSI, etc. available under UDCPR, for construction of building/s upon the said property and for that purpose to do all pursuant acts for seeking the approval thereto from the said Corporation as well as such other competent Authorities, Government Offices, etc.
7. To undertake the development of said property in amalgamation with other neighborhood properties as mentioned in the Development Agreement and to submit such plans for as may be deemed fit and proper by our said attorney/s and in the course of such development to erect new multistoried building/s upon said property, as the case may be, as may be approved by the Corporation and save and except the apartment and parking spaces allotted or to be allotted as our share as per said development agreement to

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allot, sell and alienate all other apartments, parking spaces etc. that shall situate in the said building/s to the prospective allottees under the provisions of RERA as a promoter, and such other applicable provisions of law and to receive the sale proceeds out of sale of such apartments, shops, parking spaces etc. and to appropriate such sale proceeds to themselves, without rendering any account thereof and/or without giving any share thereof to us.

8. To approach the office of City Survey, Kalyan so also other revenue department, authorities, offices etc. inter-alia for seeking copies of PR Card, other revenue records, such as 7/12 extracts, mutation entries, Hissa form no.8, Khate pustika, Gut book sketch, various orders, documents etc. so also for carrying out TILR survey of the said property, inter-alia, for fixation of boundaries and for that purpose and for any other purposes, to approach, correspond with, represent us before the said office of City Survey, Revenue Departments, Superintendent of land records, and or such Lower/Upper authorities of the city survey office and other revenue offices and to make representations, submissions etc. before them and to do all other and further acts, deeds, matters and things including signing and execution of applications, deeds, bonds, documents, affidavits, making representation to the concerned authorities and to appear before such authorities as the Constituted Attorney and incur all the expenses whatsoever in that regard. If required, to initiate proceedings for seeking correction/updating in the PR Card/7/12 extracts/other revenue records and/or updating the PR Card/7/12 extracts/other revenue records and/or the area as mentioned therein and to perform all the above powers in that regard.
9. In order to secure complete and full intent and object of the said development agreement to perform all such other and further acts, deeds, matters and things including approaching all such authorities, persons, Government Agencies, Departments, Corporation for which the specific power is not given vide this power of attorney. Thus, our attorney/s shall be entitled to do all such acts, deeds, matters and things on the basis of this power of attorney so as to ultimately achieve, fully, legally and completely the object of development of the said property as per the terms and conditions of said development agreement. All such powers shall be exercised on the basis of this power of attorney and shall remain binding upon us.
10. If required, to approach all the concerned authorities under the Urban Land (Ceiling & Regulation) Act, 1976, for the purpose of obtaining exemption for

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the said property and for the said purpose, to sign such applications, papers, writings, undertakings, etc. as may be required and to carry on correspondence with the authorities under the said act and also prefer appeal or appeals from any order of the competent authority and or any other authority made under the provisions of the said Act in connection with the said property.

11. To supervise the development work of the said property including the work of erection of proposed building/s, structure/s, to be erected / constructed on the said property and carry out and or to get carried out the said development / construction work through contractors, labour contractors, sub-contractors, labourers, servants, employees, exclusively and or departmentally and or in such manner as may be determined by the said attorney/s and to execute requisite contracts with such persons and/or issue requisite work orders, purchase orders, etc. to them as may be required from time to time.
12. To carry on correspondence with all concerned authorities and bodies including the Government of Maharashtra in all its department, and/or Town Planning Department and/or amalgamation officer, sub-divisional office, city survey office, and other concerned authorities.
13. To appear and represent us before all concerned authorities and parties and to correspond with them for us in our name and on our behalf as may be necessary in connection with the development of the said property as aforesaid.
14. To appoint from time to time architects, RCC consultants, contractors and other personnel and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration monies, salaries and or wages and to enter into requisite contracts with them.
15. To pay various deposits to the concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by our said attorney/s and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.
16. To approach the Hydraulic Engineer, City Engineer and authorities and officers of the said Corporation for the purpose of obtaining various permissions and other service connections including water connection for

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carrying out and completing the development of the said property and construction of building/s thereon.

17. To make necessary applications to the MSEDCL and other concerned authorities for obtaining electric power, if necessary, for the said property during the course of development and also for the buildings to be constructed thereon and to carry on all such required further correspondence, persuasion, representation, etc. with the said authorities and to pay all requisite charges, amounts, fees etc. in that regard.
18. To make necessary applications to Mahanagar Gas Limited, MTNL and/or other telephone or mobile/satellite wifi authorities or service provider etc. inter-alia for gas acquiring/obtaining their services, facilities, telephone, gas, wifi, satellite connection etc. after completion of development and to carry on all such required correspondence, persuasion, representation, etc. with the said authorities, persons etc. and to pay all requisite charges, amounts, fees etc. in that regard.
19. To apply/correspond with/represent us before all concerned authorities/ persons/ local bodies/government office, etc. from time to time for modifications / amendment / revision, of the building plans in respect of the buildings to be constructed on the said property;
20. To apply for the obtaining of water connection for the buildings to be constructed on the said property and or plinth, occupation and completion certificate's in respect of the said building/s or any part or parts thereof from the said Corporation and other concerned authorities.
21. To give such letters and writings and undertakings as may be required from time to time by the said Corporation and/or other concerned authorities for the purpose of carrying out the development of the said property as also in respect of the construction work of the building thereon and also for obtaining plinth, occupation and/or completion/occupation certificate in respect of the said building/s or any part or parts thereof.
22. To apply from time to time for modifications / amendment / revision, of the building plans in respect of the buildings to be constructed on the said property herein above.
23. To proceed with development of the said property by constructing boundary walls, fencing, barbed wire fencing, to comply with all the terms of the Building Plans, I.O.D., Commencement Certificate, etc.
24. If required, to give necessary letters, writings and undertakings to the said

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Corporation, Fire Brigade Department, Drainage department, Tree authorities, for occupying the said building/s and/or obtaining necessary no objection certificate (N.O.C.) from, the said departments in connection with the said building/s and/or the development of said property and all other departments.

25. To put up any display board, hoardings on the said property, inter-alia, displaying to the public at large that the developers are the Developers of the said property and for advertisement of the said development project and/or for sale of the flats, apartments, shop, commercial units, parking space, etc.
26. To approach the Government of Maharashtra in all its departments as also the said Corporation and at its departments, and in all other concerned authorities for the purpose of obtaining necessary no objection certificate and/or permission and/or sanction in regard to the carrying out the development upon the said property and/or for construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing units therein and/or using and occupying the apartments to be situate therein.
27. To approach / correspond / appear / represent/apply to the regulatory authority, adjudicating officer, tribunal and or, such other authorities, offices, appointed under the provisions of Real Estate(regulation and development) Act, 2016 and or Maha-RERA Rules, framed there under for the purpose of seeking the registration of the real estate project, to be developed on the said property in terms of said development agreement and to fill in sign and execute all the requisite online forms, declarations, other documents and or the offline applications etc., and to follow up and pursue with the said authorities and to secure from them the requisite registration and certifications and or such other further permissions, Noc's, etc. and to appoint and obtain, for the purposes of RERA, all requisite certificates from the engineer, architect and chartered accountant etc., as the case may be, and to upload the same onto the RERA's website so also from time to time to upload, all further information, disclosures, etc., in accordance with RERA and to do and take all requisite steps as promoter in terms of provisions of RERA, and to perform all ancillary, incidental acts, deeds and things in that regard as and when required.
28. To apply to the controller of cement and steel and any other authorities for the purpose of making applications for cement and steel and other materials and procure the same and for that purpose to give such

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undertakings or execute such documents and applications as also to correspond with and do such the acts, matters and things as the attorney/s may think fit and proper for the purpose of developing the said property.

29. SAVE AND EXCEPT the apartments/commercial units/parking spaces coming to our share as per the said development agreement to transfer on ownership basis under the provisions of RERA and/or under such other relevant provisions of other laws/Acts etc., or to allot, transfer, sell, alienate/give on lease/Leave and License basis and/or in any other manner, all other available residential flats / premises / apartments / commercial units / shops / premises, stilt parking slots, Mechanical/puzzle/tower parking spaces etc. to any person/s of their choice upon such terms and conditions and for such consideration as may be deemed fit by them and to execute in that regard all requisite agreement for sale under Section 13 of RERA and/or such other applicable enactment / law etc. and/or such other agreements, writings etc. with such prospective Allottees/ purchasers/ transferees /lessees/ licensees in their own name and if required to join the owners as Confirming party in such agreements and to sign such agreements even on behalf of the Owner and to lodge and present such agreements/documents for the purpose of registration with Sub Registrar of Assurances, and to admit the execution of such agreements/documents on behalf of the Owner. To recover, receive and realize and appropriate to themselves all consideration and/or sale proceeds that shall be receivable or become available or payable out of above stated sale, transfer and/or alienation of all such available apartments/premises, parking spaces etc. which shall be as aforesaid allotted or given to such prospective transferees/purchasers/lessees etc. without giving any account thereof and/or share therein to us. The copy of the said agreements/documents in which the Owners may be admitted as confirming party shall be provided to the Owners within one month from execution.
30. To give valid discharge and issue receipts to the prospective buyers of residential flats, commercial units, shops, apartments, Mechanical/puzzle/tower parking spaces etc. in respect of the amounts to be received by our said attorney/s from time to time being the sale price of the same and to appropriate the same for themselves.
31. To handover the vacant, peaceful and legal possession of the residential flats, commercial units, shops, apartments, Mechanical/puzzle/tower parking, etc. and such other constructed premises to the prospective allottee / purchaser/ transferee and for that purpose to sign and execute

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all such required letters, documents, writings etc. subject to all the rules and regulation under relevant Acts, Rules of KDMC and / or sanction conditions.

32. To get such prospective buyers of flats commercial units, shops, and stilt parking, Mechanical/puzzle/tower parking spaces etc. to be enrolled as the members of Society, company/association etc. on payment of membership fee, share money, etc. to Society to be formed , in accordance with its bye-laws and/or relevant and applicable laws.
33. To deal with (subject to what has been stated in the said development agreement i.e. excluding Owners Components), the residential flats, shops, commercial units, stilt parking, mechanical/puzzle/tower parking spaces etc. and such other constructed premises that shall be available for disposal in the proposed building/s to be constructed on the said property by our said attorney/s and in the manner deem fit by him and to transfer / convey / lease / mortgage / gift and/or to allow the transfer of all such available flats, commercial units, shops, apartments, mechanical/puzzle/tower parking spaces etc. and such other constructed premises, in the manner deem fit by the said attorney/s and/or to give necessary consent and/or no objection to the prospective purchasers/transferees for creating mortgage of the financial institutions in respect of the premises which are to be respectively allotted to such prospective purchasers/transferees, etc. as security for payment of loan.
34. To lodge the agreements; which shall be executed by the said attorney/s with any persons, in respect of any of premises/apartments/commercial units, parking spaces, etc. excluding Owners Components to be situated in the proposed Building to be erected on the said property and/or any document/s pursuant to said property, for registration and to admit execution thereof before the concerned Sub-Registrar of Assurances.
35. To attend before any Registrar, Sub-Registrar or Dy. Registrar of Assurances at Kalyan and/or to remain present for registration and for admitting execution of any agreement, transfer, assignment, assurances, releases, indemnity or other instrument or writing the registration of which is compulsory and generally to do all things necessary or expedient for registering the said agreements and writings.
36. To insure the said property against damages, fire, tempest, riots, civil commotion, floods, earthquakes otherwise, as our said attorney/s may think fit and proper.

अभो/भो/ईप

शोभा अ. जाधव



37. For us and/or in the name or on behalf of Owners to accept service of any writ of summons or other legal process and to appear in any court of law and before all courts, Regulatory authority, adjudicating officer, Tribunal etc. established under RERA, magistrates or judicial or other officers whosoever as may be deemed fit and proper by the said attorney/s. To commence any action or other proceedings in any court of justice or authority, quasi-judicial body, Regulatory authority, adjudicating officer, Tribunal etc., established under RERA and to prosecute or discontinue or become non-suited therein and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall by the said attorney/s be convinced to be due owing belonging or payable to us by any person/s, firm or body corporate and also to appoint any solicitor and/or advocate or lawyer to prosecute or defend in the premises as aforesaid or any of them as occasion may arise either for us, in our name or on our behalf, by the said attorney/s with intimation to the Owners.

38. To appoint pleaders, solicitors, advocates or attorney/s or lawyers to appear and act in any court of justice and/or Tribunal/Regulatory Authority, Adjudicating officer, Tribunal etc. established under RERA or before any custom or port trust or revenue or other officer or officers of any state or local authority and to revoke such appointment and to substitute any others in their place and stead.

39. To sign, verify and execute plaints, written statements, counter-claims, appeals, reviews, , applications, affidavits, authorities and papers of every description that may be necessary to be signed, affirmed, verified and executed for the purpose of any suits, actions appeals, complaint under RERA revisions, review, writs and proceedings of any kind whatsoever in any court of law Regulatory authority, adjudicating officer, Tribunal etc., established under RERA or whether of original, appellate, testamentary or provisional jurisdiction or judicial authority established by lawful authority and also to give oral evidence on oath and to submit documentary evidence also and to do all acts and appearances and applications in any such court or courts, authorities aforesaid in any suits, , actions, appeals, revisions, review, writs or proceedings brought or commenced and to defend, answer or oppose the same or suffer judgments or decrees to be had given, taken or pronounced in any such suits, , actions, revisions, review, writs, appeals, proceedings as the said attorney/s shall be advised or thought proper and/or to enter into compromise in such legal proceedings with the adversaries and to sign, record and admit compromise purshish, consent terms and/or such other settlement documents including withdrawal

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शोभा अ. जाधव

prejudice to the owners right, title and interest to receive the flats/units comprising in the consideration in kind to be provided to the owners herein subject to what is mentioned in the development agreement.

The owners have authorized developer to exchange portion of lands from out of scheduled properties with KDMC, provided such exchange will be without prejudice to the owner's right, title and interest to receive the flats/units comprising the consideration in kind to be provided to the owners herein subject to what is mentioned in the development agreement. Upon such exchange the developers shall be entitled to develop and/or utilize the permissible F.S.I of said exchanged land by this Power of attorney all rights in respect of said exchanged land are assigned in favour of developer. The power of attorney holder is authorized to execute development agreement, supplementary agreement, & other requisite documents in favour of developer and/or third parties in respect of said exchanged land.

49. AND WE HEREBY declare that this Power of Attorneys shall be subject to the terms and conditions stated in the Development Agreement and that it shall be co-terminus with the said Development Agreement.
50. AND WE HEREBY agree and undertake to ratify and confirm all and whatsoever that may be lawfully done by our said attorney/s in pursuance of this power of attorney and we further declare and undertake that the powers and authorities hereby granted shall not be revoked by us so long our said attorney/s acts in terms of what is stated herein. We hereby agree and accept that this power of attorney is given pursuant to said development agreement, which is executed for consideration.
51. And all cost charges and expenses required to be incurred for the performance of all or any of the matters mention herein shall be so made and incurred by our said attorney/s. We shall not be required to pay or spend anything in that behalf. While exercising all or any of the powers conferred upon him/them our attorney/s shall not do or performed any unlawful and/or illegal act and/or shall not commit any willful violation and breach of sanctioned permissions letters, NOC's and/or provisions of any laws, rules, regulations etc.
52. The Power of Attorney herein contained is an instrument covered by Article 48 (g) of the Bombay Stamp Act. The proper stamp duty having been duly paid on the said Development Agreement Under Article 5(g-a) of the said Bombay Stamp Act, and therefore the duty of Rs.100/- has been paid on this instrument under the proviso to the said Article 48 (g).

अमोमोईर

शांभा अ. जाधव



SCHEDULE

कलन - ४
दस्तक्र. ७१००/२०२३
१०/१००

All those pieces and parcel of land lying, being and situate at village Kolivali, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation bearing

Old S.No./H.No.	New S.No./H. No.	Area (sq. mts)
33/1/6(F)	33/1/F	910
33/1/4(D)	33/1/D	930
33/1/11(L)	33/1/L	510
33/1/3(part)	33/1/K/3	1060
33/1/13	33/1/N	150
33/1/3 (pt) C-1	33/1/K/1	480
33/1/2B	33/1/B	1470
33/1/9(E)	33/1/E	1040
33/1/1 A	33/1/A	1240
33/1/8 H	33/1/H	1370
33/1/3 (pt) C-2	33/1/K/2	660
	Total →	9820

and that the above said pieces and parcels of land are adjacent to each other and form an amalgamated and consolidated single holding and shown on the plan annexed hereto and bounded as follows:

On or towards East : S. No. 31
On or towards West : S. No. 1 & 4
On or towards North : S. No. 32 adjoining 15 mtr DP Road
On or towards South : S. No. 41

Together with all easement rights and benefits thereto.

IN WITNESS WHEREOF, the parties have set and subscribed their respective signatures to this writing on this 23 day of May 2023

SIGNED & DELIVERED
by the within named
Owners

श्री अ. जाधव

अमो मोईप



कलन - ४
दस्तावेज क्र. ७९४० / २०२३
९८/९००

16

अमो मोई



1. Mrs. Anusuya Mohan Bhoir



शोभा अ. जाधव



2. Mrs. Shobha Ashok Jadhav



Chhinde



3.1 Shri. Chandrashekhar Damodar Bhide



P. Bhide



3.2 Miss. Priyanka Chandrashekhar Bhide



Deepika

3.3 Miss Deepika Chandrashekhar Bhide after marriage Mrs. **Deepika Yati Bhagwat**



M

POWER OF ATTORNEY
ACCEPTED By
the within named
Developers
M/s. **SQYLINE Builders LLP**,
through its Partners,
Shri **MOHAN H. THARWANI**



Witness

1. Surish Harish Bhai

2. Shreed Shakti



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4

दस्त क्रमांक : 7139/2023

नोंदणी :

Regn:63m

गावाचे नाव : कोलिवली

(1) विलेखाचा प्रकार विकसनकारारनामा

(2) मोबदला 307498000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 184210000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे कोलिवली, ता. कल्याण, जि. ठाणे येथील 1) जुना स. नं. / हिस्सा नं. 33/1/6(फ), नवीन स. नं. 33/1/फ क्षेत्र 910 चौ.मी, 2) जुना स. नं. / हिस्सा नं. 33/1/4(ड), नवीन स. नं. 33/1/ड क्षेत्र 930 चौ.मी, 3) जुना स. नं. / हिस्सा नं. 33/1/11(ल), नवीन स. नं. 33/1/ल क्षेत्र 510 चौ.मी, 4) जुना स. नं. / हिस्सा नं. 33/1/3 पैकी नवीन स. नं. 33/1/क/3 क्षेत्र 1060 चौ.मी, 5) जुना स. नं. / हिस्सा नं. 33/1/13 नवीन स. नं. 33/1/न क्षेत्र 150 चौ.मी, 6) जुना स. नं. / हिस्सा नं. 33/1/3 पैकी क-1 नवीन स. नं. 33/1/क/1 क्षेत्र 480 चौ.मी, 7) जुना स. नं. / हिस्सा नं. 33/1/2 व नवीन स. नं. 33/1/व क्षेत्र 1470 चौ.मी, 8) जुना स. नं. / हिस्सा नं. 33/1/9(इ) नवीन स. नं. 33/1/इ क्षेत्र 1040 चौ.मी, 9) जुना स. नं. / हिस्सा नं. 33/1/1 अ नवीन स. नं. 33/1/अ क्षेत्र 1240 चौ.मी 10) जुना स. नं. / हिस्सा नं. 33/1/8 ह नवीन स. नं. 33/1/ह क्षेत्र 1370 चौ.मी, 11) जुना स. नं. / हिस्सा नं. 33/1/3 पैकी क-2 नवीन स. नं. 33/1/क/2 क्षेत्र 660 चौ.मी एकूण क्षेत्र 9820 चौ.मी (Survey Number : 33 ;)

(5) क्षेत्रफळ

1) 9820 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- अनुसुया मोहन भोईर वय:- 63; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- भीठागाव, ठाकुली, डोंबिवली पश्चिम, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 421201 पॅन नं:- AIQPB1597H

2): नाव:- शोभा अशोक जाधव वय:- 65; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- रोहिदास बाडा, खडकपाडा, कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:- 421301 पॅन नं:- AFCEPJ5689M

3): नाव:- चंद्रशेखर दामोदर भिडे हे स्वतः करिता व प्रियंका चंद्रशेखर भिडे व दिपिका चंद्रशेखर भिडे लग्नानंतरचे नाव दिपिका यती भागवत यांचे कुलमुखत्यारी म्हणून वय:- 65; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- सनकेन्ट अकोलेड सोसायटी, ब्लॉक नं:- ई/401, रोड नं:- मर्फी टॉवर जवळ, सर्विस रपद, लुईस बाडी, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:- 400604 पॅन नं:- ABEPB7234N

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- मे. म्हायलाईन्स बिल्डर्स एल.एल.पी तर्फे भागीदार श्री. मोहन एच धारबाणी यांचे कु.मु. म्हणून क. ज. देणार राजेंद्र रमाकांत हिंदुराव वय:- 53; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- मीरा एन एक्स हॉस्पिटल जवळ, कल्याण अंबरनाथ रोड, उल्हासनगर, महाराष्ट्र, THANE. पिन कोड:- 421002 पॅन नं:- AEPFS5054P

(9) दस्तऐवज करून दिल्याचा दिनांक 23/05/2023

(10) दस्त नोंदणी केल्याचा दिनांक 23/05/2023

(11) अनुक्रमांक, खंड व पृष्ठ 7139/2023

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 15374900

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा



सह दुय्यम निबंधक कल्याण - 4

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त 171/2023

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



$$20 \mid 900$$

1.00 mg. in 100 mg.

[illegible]

मौन - कोपीवती
पुष्पा - लक्ष्मण
मित्र - उत

29/900

— या प्रमाणे या नवी एका आहे.
— या प्रमाणे कि नवी एका आहे.
१ या प्रमाणे जोपर्यंत आहे.
२ या प्रमाणे प्रमाणे एका आहे.
३ या प्रमाणे प्रमाणे एका आहे.

मोनली - कलम - 20/1/2020
 (पु. 41 नमू. 20/1/2020)
 नमू. 20/1/2020
 (पु. 41 नमू. 20/1/2020)



भारत सरकार
 खास
 मुख्यमंत्री
 मुख्यमंत्री
 शा. नि. ३३-३४-३५-३६

902

“सत्यमेव जयते”
मुद्राप्रमाणे सत्यापित
ला.वि.सू.अ. १००/१०००



कलन - ४

महाराष्ट्र शासन

दस्त क्र. 10980 / 2023

[महाराष्ट्र जमीन मालकी अधिकार अधिनियम, १९६२ च्या तरतुदी (तयार करणे व सुविधा करणे) विषय, १९६२ च्या तरतुदी ३, ५, ६ अन्वये]

गाव :- कोलिबली (943671)

ULPIN : 34628616420

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 33/1/क/1



भू-धरणा पद्धती : भोगवटादार वर्ग -1

रोताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खता क्र.	भोगवटादाराचे नाव	क्षेत्र	अंश	पो.ख.	फ.फा.	कुळ, खंड व इतर अधिकार
हस्ताक्षर	१५	अश्विनी बाबा शिंदे				(706)	कुळाचे नाव व नाव
अ) लागवड योग्य क्षेत्र		शेताचे अंश				(706)	
विषय	0.04.30	[विषय]				(1280)	भूत अधिकार
भागवत		चौकटपुर्त करणेचा विवे				(1280)	
एकक जो. क्षेत्र	0.04.30	विषय				(1280)	प्रत्यक्ष करणेचा विवे
ब) पाट-खाल क्षेत्र		विषय				(1280)	
(लागवड योग्य)		विषय				(1280)	भूत अधिकार
मूळ (अ)	0.00.50	विषय	0.04.30	0.85	0.00.50		मोहावापरात क्रमांक : 1280 व दिनांक : 24/11/2021
मूळ (ब)		विषय					
एकक जो. क्षेत्र	0.00.50						
एकक क्षेत्र (जम्हा)	0.04.80						
भागावट	0.85						
मूळ विषय							
आकार							
हस्त करण क्र. (16) (17) (30) (78) (154) (307) (513) (529) (700) (906) (739) (833) (839)							मोहा अंश भूमापन विवे

[महाराष्ट्र जमीन मालकी अधिकार अधिनियम, १९६२ च्या तरतुदी (तयार करणे व सुविधा करणे) विषय, १९६२ च्या तरतुदी ३, ५, ६ अन्वये]

गाव :- कोलिबली (943671)

भूमापन क्रमांक व उपविभाग : 33/1/क/1

तालुका :- कल्याण

जिल्हा :- ठाणे

पिकासाठी क्षेत्राची माहिती								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वकाय	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					ह.आर. पो.पो.	ह.आर. पो.पो.			ह.आर. पो.पो.	
2022-23	खरीप	95*						गवत वट	0.0300	

टीप : सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"सदर दस्तऐवज हा केवळ अंतर्गत शासकीय कार्यवाहीसाठी उपलब्ध आहे, छात्रांनी याचा कोणताही वापर नसावा असे नोंद घ्यावी."

दिनांक :- 27/04/2023

सांकेतिक क्रमांक :- 272100124213300006420231235

(सहाय्यी सहाय्य) सापाड
 सा. कल्याण वि. ठाणे



कलन - ४

दस्तक्र. ७१४० / २०२३

२३/१००

कोरे
पृष्ठ

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Page





महाराष्ट्र शासन

[महाराष्ट्र जमीन वसतु अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधीत ठेवणे) विभाग, १९७१ सालीन विषय ३५,५१, अंश ३]

कलन - ४
दस्त क्र. ७९४० / २०२३
२४/९००



गाव :- कोलिबली (९४३६७१)
ULPIN : 15770507412

भूमापन क्रमांक व उपविभाग : ३३/१/क/२

जिल्हा :- ठाणे

क्षेत्र, एकाक व आकाराणी	खाली क्र.	भोगवटादारचे नाव	क्षेत्र	मो.ख.	फे.का.	मुळ, खंड व इतर अधिकार
क्षेत्राचे एकक : हे, अंग, चौ.मी	९५	अनंदा भोगवटारी			(७९९)	भुवाचे नाव व विवर
(अ) लागवड योग्य क्षेत्र		सोना अलख-काथड			(७९९)	
जमीन ०.०६.१०		[दि.२४.११.२०२३-पिडे			(१२८०)	इतर अधिकार
लागवड		पुढील कोलोवर पिडे			(१२८०)	
एकूण ला.मी. क्षेत्र ०.०६.१०		जमीन काढणेकर पिडे			(१२८०)	प्रलंबित जिल्हात : नाही.
(ब) पट्टा-लागवड क्षेत्र		सुविधीत पट्टाकर पिडे			(१२८०)	
(लागवड अयोग्य)		साधारण क्षेत्र	०.०६१०	१.१५	०.००५०	पुढील कोलोवर क्रमांक : १२८० व दिनांक : २४/११/२०२३
मूळ (अ) ०.००.५०						
मूळ (ब)						
एकूण पट्टा ०.००.५०						
एकूण क्षेत्र (अ+ब) ०.०६.५०						
आकाराणी १.१५						
मुळ किंवा जिल्हा						
आंक						
सुरे करणार क्र. (१६) (१७) (३०) (४४) (१५४) (१८०) (३०१) (३४४) (३७२) (५२९) (५६१) (७९९)						सोना अलख भुवाचे पिडे

गाव नमुना सारा (पिकाची नोंदवहा)
[महाराष्ट्र जमीन वसतु अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधीत ठेवणे) विभाग, १९७१ सालीन विषय ३५]
गाव :- कोलिबली (९४३६७१)
भूमापन क्रमांक व उपविभाग : ३३/१/क/२
तालुका :- कल्याण
जिल्हा :- ठाणे

पिकाखालील क्षेत्राचा तपशील								तागावडीसाठी उल्लेख नसलेली जमीन		शेरा
वर्ष	हंगाम	खाली क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					अ.पि.	अ.पि.			अ.पि.	
					चौ.मी.	चौ.मी.			चौ.मी.	
२०२२-२३	खरीप	९५*						गवत चड	०.०४००	

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेन आलेली आहे

"सदर दस्तावेज हा केवळ अनंतिम शासकीय कार्यवाहीसाठी उपलब्ध आहे. खासगी कार्या केवळ योग्य दंड/जिझा केली जाईल याची नोंद घ्यावी."
दिनांक :- २७/०४/२०२३
आधिकारिक क्रमांक :- २७२१००१२४२१३३००००६४२०२३१२३६

(नाव :- कोलिबली वसंत गेलार)
सहायी सजा सापाड
ता. कल्याण जि. ठाणे



कलन - ४

दस्त क्र. ७१२० / २०२३

२५ / १००

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महाराष्ट्र शासन

गाव नमुना सार (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन मालकी अधिनियम, १९६० च्या नियम १९०१ च्या अन्वये (तयार करणे व सुविधायी देणे) नियम १९०१ च्या अन्वये]

कलन - ४

दस्तावेज क्र. ७९०० / २०२३

जिल्हा :- ठाणे

२६/१००



11575634808

गाव :- कोलिबली (943671)

ULPIN : 11575634808

तालुका :- कल्याण

भूगणन क्रमांक व उपविभाग : 33/1/क/3

भू-धारणा पध्दती : भोगवट्यादार वर्ग - 1

मोहाजे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाली क्र.	भोगवट्यादारचे नाव	क्षेत्र	अंश	पो.ख.	फ.फा.	मूल, खंड व इतर अधिकार
क्षेत्र एकक	१५	अनुमता भोगवट्यादार				(705)	मुळावे सव सुविधा
अ) लागवड योग्य क्षेत्र		श्रीमती अनामिका-बाबाय				(705)	
विस्तार	0.10.10	[पिकाचे क्षेत्र-विशेष]				(1280)	हारा अधिकार
सामान्य		सुभाषराव सोमनाथ विठ्ठल				(1280)	(705)
एकूण हारा ख. क्षेत्र	0.10.10	मिनाबा बाबायराव विठ्ठल				(1280)	[पिकाचे क्षेत्र-विशेष] (705)
ब) घेत-उत्पन्न क्षेत्र (लागवड अयोग्य)		सुभाषराव सोमनाथ विठ्ठल	0.10.10	2.26	0.0050	(1280)	[पिकाचे क्षेत्र-विशेष] (705)
अ) (अ)	0.00.50	सामान्य क्षेत्र					[पिकाचे क्षेत्र-विशेष] (705)
अ) (ब)							[पिकाचे क्षेत्र-विशेष] (705)
एकूण पो.ख.	0.00.50						[पिकाचे क्षेत्र-विशेष] (705)
एकूण क्षेत्र (जमने)	0.10.60						[पिकाचे क्षेत्र-विशेष] (705)
आकारणी	2.26						
मुळी किंवा विस्तार							
आकार							
मूळ क्षेत्रात क्र. (16) (17) (30) (91) (154) (345) (354) (370) (529) (705)							हारा आणि भूभाषण विषय :

गाव नमुना सार (पिकाची नोंदवही)

[महाराष्ट्र जमीन मालकी अधिनियम, १९६० च्या नियम १९०१ च्या अन्वये (तयार करणे व सुविधायी देणे) नियम १९०१ च्या अन्वये]

गाव :- कोलिबली (943671)

तालुका :- कल्याण

जिल्हा :- ठाणे

भूगणन क्रमांक व उपविभाग : 33/1/क/3

पिकावारीतील क्षेत्राचा तपसविला								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाली क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					जल	आर.			आर.	
					पो.ख.	पो.ख.			पो.ख.	
2022-23	खरीप	95*						एकूण पट	0.0800	

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"सदर दस्तावेज हा केवळ अंतर्गत शासकीय कार्यवाहीसाठी उपलब्ध आहे. खाजगी वापर करण्यास योग्य दंड/जिझा केली जाईल याची नोंद घ्यावी."

दिनांक :- 27/04/2023

संकेतिक क्रमांक :- 272100124213300006420231237

(नाव :- वसंतराव रमेश गेलकर)

कल्याण जिल्हा न्यायालय, कल्याण - ४

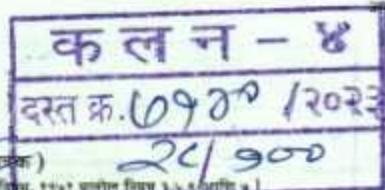
ता. कल्याण जि. ठा.



कलन - ४
दस्त क्र. ७१४० / २०२३
२५/१००

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| महाराष्ट्र जमीन महसूल अधिकाऱ्यांना अभिलेख आणि मोदबट्टा (तद्यात जासे व सुविधीतील लेख) दिनांक, १९७१ सालील नियम ३, ४ व ५ प्रमाणे

11977555272

संज्ञा-स्थानिक नाम :

गाव नमुना बारा (पिकाधी नोंदवही)
[महागाव उपखंड अर्थिका अधिनेष्ट आसि नोंदवही (तथा कार्ये व सुविधाया देवणे) नियम, १९७१ चालीत नियम २१]
गाव :- कोलिबली (943671)
तालुका :- कान्हावा
भ्रमापन क्रमांक व उपविभाग :- 33/1/इ
विहदा :- ठाणे

			पिकाखालील क्षेत्राचा वृत्त					लगवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. सी.सी	आर. सी.सी			आर. सी.सी	
2022-23	खरीप	95*						गवळ पड	0.0700	


 (नाम :- कै. कल्याणजी सापाड)
 तलाठी सभा सापाड : २४२
 छ. कल्याण जि. ठा



कलन - ४

दस्त क्र. ७७४० / २०२३

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कलन - ४

अहवाल दिनांक : 13/08/2022

दस्त क्र. ७१४४ / २०२३

30/900

महाराष्ट्र शासन

गाव नमुना सार (अधिकार अधिलेखन प्रकल्प)

[महाराष्ट्र जमीन वसूल अधिकार अधिलेखन अधिनियम, १९७९ (संपादित व सुविधित) दिनांक, १९७९ सालील विषय ३,५,६ आणि ४]



38781695929

गाव :- कोलिबली (943671)

ULPIN : 38781695929

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 33/1/न

भू-धारणा पध्दती : भोगवटादार वर्ग - 1

सोपवले स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खोत क्र.	भोगवटादाराचे नाव	क्षेत्र	एकक	पो.ख.	फ.का.	कूट, खंड व इतर अधिकार
क्षेत्राचे एकक	१५	अनुपमा भोगवटादार				(705)	मुळावे नाव व खंड
अ) लागवड योग्य क्षेत्र		सोपा लागवड-नाथन				(705)	
लागवड	0.01.00	[दिवा, पट्टे, खंडे, खंडे]	0.01.00	0.19	0.0050	(1280)	इतर अधिकार
सामान्य		सोपा लागवड-नाथन				(1280)	
एकूण एका पो. ख.	0.01.00	सोपा लागवड-नाथन				(1280)	प्रलंबित अधिकार : वाही.
ब) पोट-खाल क्षेत्र		सोपा लागवड-नाथन				(1280)	
(लागवड अयोग्य)		सोपा लागवड-नाथन	0.01.00	0.19	0.0050		सोपवले स्थानिक नाव : 1280 व दिनांक : 24/11/2021
सर्प (अ)	0.00.50						
सर्प (ब)							
एकूण पो. ख.	0.00.50						
एकूण क्षेत्र (अ+ब)	0.01.50						
आकारणी	0.19						
मुळ जिल्हा विभाग							
अवध							
सुरे पिकाचा क्र. (16 X 17 X 30 X 91 X 154 X 345 X 370 X 529 X 705)							सोपा आणि भूमापन फिने

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन वसूल अधिकार अधिलेखन अधिनियम, १९७९ (संपादित व सुविधित) दिनांक, १९७९ सालील विषय ३५]

गाव :- कोलिबली (943671)

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 33/1/न

पिकांसाठी क्षेत्राचा वसूल								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खोता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	एकक	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					अजल	अजल			अजल	
					पो.ख.	पो.ख.			पो.ख.	
2022-23	खरीप	१५*						गवत वड	0.0090	

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"सदर दस्तऐवज हा केवळ अंतर्गत शासकीय कार्यासाठी उपलब्ध आहे, खाजगी कारर केल्यास योग्य दंड/जिझ केले जाईल

वाची नोंद घ्यावी."

दिनांक :- 27/04/2023

सांकेतिक अचूकता :- 272100124213300006420231241

(नाव :- मंगल रमेश देवरा)

सहाय्यी सहाय्य : सापाड

ता. कल्याण जि. ठा



क ल न - ४	
दस्त क्र. ७१४०	/२०२३
४	३९/९००

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कलन - ४

महाराष्ट्र शासन

○ प्राच नमुना साल (अधिकार अभिलेख प्रवर्क)

0980 / 2023

[महाराष्ट्र जमीन महसूल अधिकाय, अधिलेख, आणि नोंदवहा (नया कागज व सुविधित-डबबे) नियम, १९७१] फातोल नियम ३,५,६ आणि ७

3

32/900

गाव :- कोलिबली (943671)

ULPIN : 28924473656

तालिका :- कल्याण

જિલ્લા :- ઠાળે

भूसाधन क्रमांक च सुविभाग : 33/1/फ

शैक्षणिक-स्थानिक नाम :

भू-धारणा पद्धती : भोगवटादार वर्ग -1

गाव नमुना बारा (पिकाधी नोंदवही)
[महासाधू नदीने बांधलेले अधिकृत अधिप्रेषण आणि नोंदवही (सध्या फारसे व सुविधाहीन ठरले) नियम, १९७१] नियम २५
गाव :- कौलबली (943671)
तालुका :- घन्याण
जिल्हा :- ठाणे
भूतपत्र क्रमांक व उपविभाग : 33/1/क

			विकासातील क्षेत्राचा तपशील					ताणवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	विकासा प्रकार	विकासाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आम. घो.घो	आम. घो.घो			आम. घो.घो	
2022-23	खरीप	95*						मगस घड	0.0800	

टीप: सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

“सदर दयासेन हा केवळ अंतर्गत सामाजीय कार्यवाहीसाठी उपस्थित आहे, खाजगी बाधा केल्यास योग्य दंड/तिथ्या केले जाईल याची नोंद घ्यावी.”

दिनांक :- 27/04/2023

संश्लेषण क्रमांक :- 272100124213300006420231242

(अंक 1- विद्यापीठ स्तरावर)

तलासीवादी प्रथा समाप्त - ४२९

ता. कल्याण जि. ठाणे



कलन - ४

दस्त क्र. ७१० / २०२३

३३/१००

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महाराष्ट्र शासन

प्राप्त नमूना सात (अधिकार अभिलेख प्रक)

महानगर अधीन वसुवा अधिकार अभिलेख, भाग नं० ५४ (तयल भाग व मुद्रिकीत रेकर्ड) विषय, १९०१ वार्षीत नियम १०६ अति ४

कलन - ४

दस्तावेज क्र ७१४० / २०२३

950



16507096913

गाव :- कोलिवली (943671)

ULPIN : 16507096913

तालुका :- कल्याण

જિલ્લો :- ઢાળો

भयापन क्रमांक व सूचिविभाग : 33/1/ख

श्रीलङ्का-स्थानिका नावः :

भ-छहरणा पद्धती : भोगवटादार वर्ग -1

क्षेत्र, एकक व आकारणी	खाली क्र.	प्राविष्टावाराचे नांव	क्षेत्र	अभिज्ञा	पो.ख.	फे.फा.	बुज, खंड व इतर अधिकार
सहाय्य एकक	१५	अनुसूचित जाती/प्राविष्टावाराचे नांव				(707)	बुजवले जाय व खंड
अ) लागवड पोष क्षेत्र		अनुसूचित जाती/प्राविष्टावाराचे नांव				(707)	
लागवड	0.12.90	[विना अनुसूचित जाती/प्राविष्टावाराचे नांव	0.12.90	2.81	0.0180	(1280)	इतर अधिकार
लागवड	-	अनुसूचित जाती/प्राविष्टावाराचे नांव				(1280)	लागवड
एकक ला. पो. क्षेत्र	0.12.90	अनुसूचित जाती/प्राविष्टावाराचे नांव				(1280)	कामासाठी (274)
अ) पोत-लागवड क्षेत्र		अनुसूचित जाती/प्राविष्टावाराचे नांव				(1280)	कामासाठी-लागवड-अनुसूचित (274)
(लागवड अनुसूचित)		लागवड क्षेत्र	0.1290	2.81	0.0180		
क्षेत्र (अ)	0.01.80						प्राविष्टावाराचे क्षेत्र: नवी.
क्षेत्र (ब)	-						
एकक पो. ख.	0.01.80						संबंधित क्षेत्रात कामासाठी: 1280 व दिनांक: 24/11/2021
एकक क्षेत्र (अ+ब)	0.14.70						
लागवड	2.81						
मुकी जिन्या निरीक्षण	-						
लागवड							
सर्व एकक क्र.	(16 X 17 X 30 X 97 X 154 X 274 X 387 X 529 X 707)						सहाय्य अनुसूचित क्षेत्र:

गाव नमुना द्वारा (पिकांची नोंदवही)

बहाराण्ड जमीन अधिभोग अधिलेखन अधिसूचना (जमीन कालो न सुविधिलीत हुनेको) नियम, १९७३ पालेको विषय ३५

गाव :- कोलिवली (943671)

तालिका :- कल्याण

જિલ્લા :- ઢાળે

भ्रमापन क्रमांक व उपविभाग : 33/1/ब

			विकासातील क्षेत्राचा वर्गीकरण					सांगवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	विकासाचा प्रकार	विकासाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	एकरूप	शेरा	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आ.प. छा.प.	आ.प. छा.प.			आ.प. छा.प.	
2022-23	खरीप	१५*						मजल बंध	0.1200	

टीप : सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

“सदर दस्तावेज हा केवळ अंतर्गत शासकीय कार्यावहारीसाठी उपलब्ध आहे. खाजगी बापर केन्नाच योग्य दंडसिद्धा केले जाईल याची कोण ध्यानी.”

दिनांक :- 27/04/2023

संकेतिक प्रमाण :- 272100124213300006420231243

(अथ १- वैशाली राज्य शीतल)
सत्तादी सजा- सजायासि १-३३३

ता. कल्याण जि. वा.



कलन - ४
दस्त क्र. ७१४० / २०२३
४ ३५/१००





कलन - ४

अहवाल दिनांक : 13/08/2022

दस्त क्र. ७१४० / २०२३

3 £ / 900

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र ज्योती महामुल अधिकाता अभिलेख आनि योग्यद्वारा (तयार करणे व सुविधीत ठेवणे) विषय, १५१] घालील विषय १,५,१ आनि ५]



12528098641

गांव :- कोलिवली (943671)

ULPIN : 12528098641

तालुका :- कल्याण

जिल्हा :- ठाणे

भूसापन क्रमांक व सुविधाभाग : 33/1/ल

श्रीलक्ष्मी-स्थानिक नाव :

भू-धारणा पद्धती : भोगवटादार वर्ग -1

क्षेत्र, एकक व आकारणी	खाली क्र.	भौगोलिक/वैधानिक नाव	क्षेत्र	एकक	पो.क्र.	पो.का.	सूचक, खंड व इतर अधिकार
क्षेत्राचे एकक	१५	अनुसूचित क्षेत्र				(704)	सुवासे सार्वजनिक
(अ) लागवड योग्य क्षेत्र		क्षेत्राच्या एकक-आधारित				(704)	
मिळविलेला	0.04.90	[अ] क्षेत्राच्या एकक-आधारित				(1280)	सुवासे सार्वजनिक
लागवड	-	क्षेत्राच्या एकक-आधारित				(1280)	
एकक (पो.क्र.)	0.04.90	क्षेत्राच्या एकक-आधारित				(1280)	
(ब) पट-क्षेत्र क्षेत्र		क्षेत्राच्या एकक-आधारित				(1280)	
(लागवड क्षेत्र)		क्षेत्राच्या एकक-आधारित				(1280)	
एकक (अ)	0.00.20	क्षेत्राच्या एकक-आधारित	0.0490	0.69	0.0020		सुवासे सार्वजनिक : 1280 व मिळाले : 24/11/2021
एकक (ब)	-	क्षेत्राच्या एकक-आधारित					
एकक क्षेत्र (अ+ब)	0.05.10	क्षेत्राच्या एकक-आधारित					
आकारणी	0.69	क्षेत्राच्या एकक-आधारित					
सुवासे सार्वजनिक	-	क्षेत्राच्या एकक-आधारित					
अनुसूचित		क्षेत्राच्या एकक-आधारित					

साध नमुना द्वारा (थिक्काची नोंदवली)

महाराष्ट्र अधीन मराठी लिपि अधिकार अभिलेख आणि नोंदवृत्त (मराठा काये व सुविधा-वि. १९७१) नियम, १९७१ च्यातील नियम २१

गाव :- कोलिबली (943671)

सातुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 33/1/ल

			पिकासाठी शेतकऱ्यांचा विकास					सांगरडीसाठी उपलब्ध नसलेली जमीन		शेता
वर्ष	हंगाम	छाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					जल- सी.सी	आर. सी.सी			आर. सी.सी	
2022-23	खरीप	95*						यसत पट	0.0300	

टीप : सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

¹¹ 'मर्यादा राजाजिने हा केवळ अंतर्गत शासकीय कार्यबद्धीसाठी उपलब्ध आहे, खासगी प्रसार केलेल्या घोंघ दंड/शिष्टा केलेली जाईल याची नोंद घ्यावी.'"

दिनांक :- 27/04/2023

संक्षिप्त नाम :- 272100124213300006420231245

(आजकल :- वैशाली राजेंद्र सोलार)

Ҳаҷрҳои ҷаҳонӣ :- Ҳаҷрҳои ҷаҳонӣ :- Ҳаҷрҳои ҷаҳонӣ :- Ҳаҷрҳои ҷаҳонӣ :- Ҳаҷрҳои ҷаҳонӣ :-

तलाटी सजा सापाड

ता. कल्याण जि. ठाणे



कलन - ४

दस्त क्र. १०१०० / २०२३

४ ३५/१००

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कलन - ४
दस्तावेज क्र. ७९०० / २०२३
३५/९००

अहवाल दिनांक : 13/08/2022

[महाश्वर अर्धेन महामूल अधिकात् अभिलेख, आदि नोटबन्ध (तदा काले य मुद्रितो भवति) प्रथम, १९७१ सालीन विषय ३, ४, ५ आदि ७]



29884240527

गाव :- कोलिवली (943671)

ULPIN : 29884240527

तालुका :- कल्याण

કિલ્લા :- ઠાણે

ध्यापन क्रमांक व कुलविभाग : 33/1/त

भू-धारणा पद्धती : भीमबटादार वर्ग - I

राज्य स्थापनिक नाव :

[illegible]

गाव नमुना द्वारा (पिकाची नोंदवही)

[महाराष्ट्र जमिनी मालकी अधिकाय अधिनियम १९६० (१९६० साली १० ऑक्टोबर) दिवशी, १९६० साली संमत ३१]

गाव :- कोलिवली (943671)

तालुका :- कल्याण

जिल्हा :- ठाणे

भूसापन क्रमांक व उपविभाग : 33/1/ह

			पिकावली क्षेत्राचे विवरण					तागवडीमादी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					जल- सी.सी.	जल- सी.सी.			जल- सी.सी.	
2022-23	खरीप	95*						जल बड	0.1000	

टीप: सदरची नोंद मोबाइल ॲप द्वारे पेणेत आलेली आहे

“महुर टालावेन हा केवळ अंतर्गत राष्ट्राधीन कायदेबाहीसाठी उपलब्ध आहे, छात्रांगी बापर केल्यात पोच्य दंड:सिधा केली जाईत बाणी नोंद घ्याली.”

दिनांक :- 27/04/2023

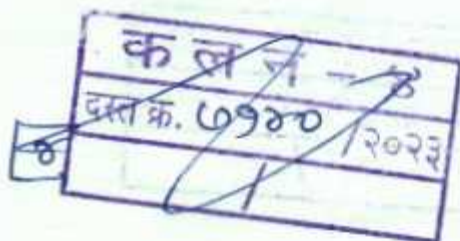
प्रांतिगत प्रमाण :- 272100124213300006420231246

(समाप्त :- वैष्णवी रावडे गेल्या)

वैष्णवी रावडे गेल्या

सा. कल्याण जि. ठा.





ग्राहक नमूना सात (अधिकार अभिलेख पात्रक)



जिल्हा :- ठाणे

शेताचे कृषानिष्ठा नाव :

सूत्र क्रमांक :- (16) × (17) × (30) × (97) × (154) × (274) × (387) × (529) × (767)

माधव समुद्रा द्वारा (पिक्काची नोंदवही)

जिल्हा :- ठाणे

			पिकाखालील शेजारी उपस्थित				सांगवडीसाठी उपलब्ध नसलेली जमीन		शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	व्यवस्थापक	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
2022-23	खरीप	95*						गणेश चव्हा	0.0800	

(सचिव १२, जे.ए.पी.ए. एन.ए.सी. संसार)

नवादी मर्यादा : नवायुना सार्वभौमिक वि : वायु

स. कल्याण जि. ठाणे

