

338/7236

पावती

Original/Duplicate

Thursday, May 23, 2019

नोंदणी क्र.: 39म

10:20 AM

Regn.: 39M

पावती क्र.: 7998 दिनांक: 23/05/2019

गावाचे नाव: टिटवाळा

दस्तऐवजाचा अनुक्रमांक: कलन4-7236-2019

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: मे. साई गणेश एंटरप्रायझेस तर्फे भागीदार श्री. मिलिंद जगन्नाथ वाळेकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 30560.00

आपणास भूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

10:46 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

पह-दुय्यम निबंधक कल्याण ४

बाजार मुल्य: रु. 2252900/-

मोबदला रु. 6342200/-

भरलेले मुद्रांक शुल्क : रु. 317200/-

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001617659201920E दिनांक: 23/05/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 560/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2105201909001 दिनांक: 23/05/2019

बँकेचे नाव व पत्ता:

दस्तऐवज परत मिळाला

अधिकार्याची सही

लिपीक
सहदुय्यम निबंधक कल्याण

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)		23 May 2019 09:34:41 AM			
Valuation ID : 2019052398					
मूल्यांकनाचे वर्ष	2019	<div style="border: 1px solid black; padding: 5px;"> कलन - ४ दस्त क्र. ७२३६ / १९ १/२८ </div>			
जिल्हा	ठाणे				
तालुका	तालुका : कल्याण गावाचे नाव : टिटवाळा (कल्याण डोंबिवली महानगरपालिका)				
उपमूल्य विभाग	२९/७७-विभाग १ टिटवाळा (३३) टिटवाळा गावातील सर्व मिळकती				
क्षेत्राचे नांव	Kalyan Dombival Municipal Corporation				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
९२००	३९३००	४४३००	५४०००	४४३००	चौ मीटर
मिळकतीचे क्षेत्र ३६५.५ चौ मीटर Bulk Land					
<p>१ ३६५.५ चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर १००% मूल्य दर = ९२००/-</p> <p>३६५.५ चौ मीटर क्षेत्रासाठी मूल्यांकन = ३६५.५ * ९२००</p> <p>= ३३६२६००/-</p> <p>जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र १ मूल्य + मिळकतीचे क्षेत्र २ मूल्य</p> <p>= ३३६२६०० + ०</p> <p>= Rs. ३३६२६००/-</p>					

Home

Print

विकास करार

मोजे - टिटवाळा

क्षेत्र - ३६५.५० चौ. मी

- २९२. चौ. मी - जमीन. मालक

व्यंजनाम

९५२.५० चौ. मी

९५२.५० x ९२०० = ९४९२२००/-

टिडी झार

३६५.५० x ९२०० x २५% = ८४०८८०/-

२२५२८००/-

m.v - २२५२८००/-

A.V - ८४.८२२००/-

S.D. - ३.९६.२००/-



जमीन. मालक

२९२ x २८२०० x ९.९ = ८६४३८८०/-

विकास कर

२९२ x ९२०० x २.५% =

८६०८०/-

४.०००००/-

इ. मोबदला - २

डी.पो. इ. - ४००००० x ९०% x ३ = ९.५००००/-

८४.८२२००/-

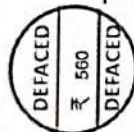


D H C
Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2105201909001 Receipt Date 23/05/2019

Received from Joint SR Kalyan, Mobile number 9821314004, an amount of Rs.560/- towards Document Handling Charges for the Document to be registered on Document No. 7236 dated 23/05/2019 at the Sub Registrar office Joint SR Kalyan 4 of the District Thane.



Payment Details

Bank Name	IBKL	Payment Date	21/05/2019
Bank CIN	100041520190521194059	REF No.	215987391
Deface No	2105201909001D	Deface Date	23/05/2019

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



कलन - ४
दस्तावेज. ७२३६ / १९
३/२८

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2105201909001	Date 21/05/2019
Received from Joint SR Kalyan, Mobile number 9821314004, an amount of Rs.560/-, 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.	
<div style="float: right;"> <div style="border: 1px solid black; padding: 2px;"> कलन - ४ 0238 / 99 8/24 </div> </div>	
Payment Details	
Bank Name IBKL	Date 21/05/2019
Bank CIN 100041520190521194059	REF No. 215987391
This is computer generated receipt, hence no signature is required.	





CHALLAN
MTR Form Number-8



GRN	MIH001617659201920E	BARCODE	Date 17/05/2019-12:08:30		Form ID 25.2
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	65 51 31 34		
		PAN No.(If Applicable)	ACGFS5266E		
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRAR	Full Name	SAI GANESH ENTERPRISES		
Location	THANE		4/21		
Year	2019-2020 One Time	Flat/Block No.	S.NO.351 [OLD S.NO.187/1 TO 10(P) 190/11(P).		
		Premises/Building	PLOT NO.83],		

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	317200.00	Road/Street	VILLAGE TITWALA,
0030063301 Registration Fee	30000.00	Area/Locality	TITWALA
		Town/City/District	
		PIN	4 2 1 6 0 5
		Remarks (If Any)	
		PAN2=ADGPM8021L-SecondPartyName=ANITA	N
		MANE-CA=6343500-Marketval=2252900	
		Amount In	Three Lakh Forty Seven Thousand Two Hundred Rupees
Total	3,47,200.00	Words	Only
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN	Ref. No. 69103332019051711823 215459232
Cheque/DD No.		Bank Date	RBI Date 17/05/2019-12:09:34 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. : 9422075557
 NOTE:- This challan is valid for document to be registered In Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासारी लागू आहे. नोंदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.

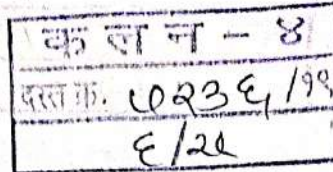
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DEVELOPMENT AGREEMENT

THIS AGREEMENT is made, entered into and executed at Dombivli on this 23 day of may 2019

BETWEEN

Mrs. Anita Nandkumar Mane, Age 51 years, Occupation Housewife, holding **PAN-ADGPM8021L**, residing at Flat No.C-1, Ground Floor, Mahesh CHS., Plot No.106, Bibwewadi, Near Bharat Gas Godown, Pune City, Pune-411 037, hereinafter called and referred to as **The Owner** (which expression unless it be repugnant to the context or meaning thereof mean and include her respective heirs, successors, executors, administrators and assigns) of the **First Part**;

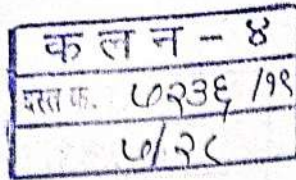
AND

M/s. Sai Ganesh Enterprises, a partnership firm, holding **PAN-ACGFS5266E**, having its office at A-9, First Floor, Balkrishna Apartment, Ghanshyam Gupte Road, Dombivli (W), through its partners: (1) **Mr. Milind Jagannath Walekar**, Age 54 years, Occupation Business, (2) **Mr. Suresh Shantaram Mhatre**, Age 53 years, Occupation Business, (3) **Mr. Bhavesh Jayantilal Patel**, Age 36 years, Occupation Business, hereinafter called and referred to as **The Developers** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being, their successors, heirs, executors, administrators and assigns) of the **Other Part**;

WHEREAS the Owner herein is owned, seized and possessed of and otherwise well and sufficiently entitled to all that piece of N.A. land bearing **S.No.351 [Old S.No.187/1 to 10(p)+190/11(p), Plot No.83]**, admeasuring **365.50 Sq.Mtrs.**, lying, being and situate at village **Titwala**, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration District Thane and Sub-District Kalyan, and more particularly described in the **Schedule of**

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Property hereunder written (hereinafter called and referred to for the sake of brevity as the **Said Land**);

AND WHEREAS the Owner herein was desirous of granting and assigning the development rights in respect of the said land to a suitable developer with full authority to construct multi-storied building thereon;

AND WHEREAS the Developers herein on gaining knowledge about the same approached the Owner and expressed its willingness to acquire the said land for development, and after successful negotiations by and between the parties hereto, the Owner herein agreed to grant and assign to the Developers herein, the development rights in respect of the said land;

AND WHEREAS the Developers herein agreed to acquire the development rights in respect of the said land from the Owner herein, at or for the price or consideration and on certain terms and conditions mutually agreed by and between the parties hereto, and mentioned hereinafter in these presents;

AND WHEREAS the parties hereto deemed it expedient to record the terms and conditions mutually agreed by and between them, in writing;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Owner herein hereby assigns, grants and transfer to the Developers herein free from all encumbrances the development rights in respect of the said land being all that piece of N.A. land bearing S.No.351*Old S.No.187/1 to 10(p)+190/11(p), Plot No.83], admeasuring 365.50 Sq.Mtrs., lying, being and situate at village Titwala, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the limits of Registration

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District Thane and Sub-District Kalyan, and more particularly described in the **Schedule of Property** hereunder written, and hereby authorise the Developers herein to develop the said land by carrying out construction of multistoried building thereon as per the plans and permissions sanctioned by the Kalyan Dombivli Municipal Corporation and to sell the residential and/or commercial units to be constructed thereon, excepting those units as shall be agreed to be allotted to the Owner herein as and by way of consideration for assigning development rights of the said land and appropriate the sale proceeds thereof for their own exclusive use and benefit.

2. (A) As and by way of consideration in kind in lieu of acquiring the development rights in respect of the said land, the Developers have agreed and assured to allot and/or convey free of cost to the Owner herein construction in the form of **residential units** admeasuring **200 Sq.Mtrs. (Approx.) Carpet** and **commercial units** admeasuring **12 Sq.Mtrs. (Approx.) Carpet** out of total area of construction sanctioned by the Kalyan Dombivli Municipal Corporation under basic F.S.I. and T.D.R. in the proposed new building to be constructed in and over the said land.

(B) In addition to abovementioned consideration in kind, the Developers herein hereby agree to pay to the Owner herein an amount of **₹5,00,000/- (Rupees Five Lakh Only)**, as and by way of monetary consideration, together forming the entire consideration. It is further agreed by and between the parties hereto that, the Developers have paid the aforesaid amount of consideration to the Owner herein vide Cheque No. 173603, dated 23.04.2018, drawn on Dombivli Nagari Sahakari Bank Ltd., Badlapur (E) Branch.

(C) The Developers herein, at the request of the Owner herein, have further kept deposited an amount of **₹5,00,000/- (Rupees Five**

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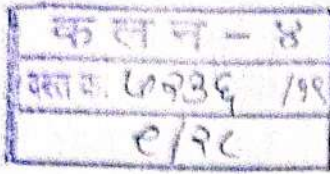
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Lakh Only) vide Cheque No.257763, dated 23.04.2018, drawn on The Karnataka Bank Ltd., Dombivli (E) Branch as and by way of refundable security deposit, for the due performance of the terms and conditions mentioned in these presents. It is agreed by and between the parties hereto that, the aforesaid amount of deposit shall not carry any interest, and the Owner herein shall refund the same to the Developers herein, immediately on the Developers communicating her in writing to take possession of the units agreed to be conveyed to her as and by way of consideration. It is further agreed by and between the parties hereto that, unless and until the Owner do not refund the aforesaid amount of refundable security deposit mentioned hereinabove to the Developers herein, the Developers herein shall not be obliged to handover vacant and peaceful possession of the units so agreed to be conveyed to the Owner.

(D) It is specifically agreed by and between the parties hereto that, the Owner or their nominees shall bear and pay the amount of stamp duty, registration fees, and further their share of contribution towards the amount of Electricity Meter Deposit, share money, expenses required to be incurred for formation of Society, GST and all other incidental expenses required for more perfectly transferring the title in respect of all the units agreed to be conveyed and transferred to her as and by way of consideration.

3. The Developers further covenant with the Owner herein that, they shall handover vacant and peaceful possession of the residential and commercial units to be allotted to the Owner herein within a period of 30 Months from the date of issuance of Commencement Certificate by the Kalyan Dombivli Municipal Corporation for the proposed building.

PROVIDED THAT if the completion of construction is delayed on account of reasons beyond their and of their agent's control, non-availability of steel, cement, other building material, water or electric

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supply, and/or on account of War, Civil commotion or act of God and/or on account of any notice, order, rule, notification of the Government and/or other public or competent authority, then the Developers shall be entitled for reasonable extension of time for the construction of the same.

4. It is further agreed by and between the parties hereto that, the Developers shall allot the construction agreed to be allotted to Owner in the entire building on floor wise basis as per mutual understanding by and between the parties hereto, and the Owner has agreed thereto and further declare that, she shall not raise any claim or objection of whatsoever nature in respect thereof at any time in future. The Developers herein hereby covenant with the Owner that, the residential and commercial units agreed to be allotted to the Owner herein as and by way of consideration hereunder, shall be provided with the same amenities as shall be provided in the other units falling to the share of Developers to be constructed in the proposed building in and over the said land.
5. It is further agreed by and between the parties hereto that, if the Developers herein are desirous of developing a project by amalgamating the adjoining land/s with the said land, the Developers shall be entitled to do so. It is further agreed by and between the parties hereto that, in the event of such amalgamation the Owner shall not be entitled to any additional consideration therefor or raise any other claim of whatsoever nature in respect thereof.
6. The Owner hereby declares that:
 - a) She has not created any encumbrances by way of Agreements, Exchange, Mortgage, Trust, Gift, Lien, Possession, Lease or even otherwise whatsoever in respect of the said land or any part thereof, and her title to the said land is clear, marketable and free from all reasonable doubts and encumbrances.

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११/१८

b) No notice of requisition or acquisition of whatsoever nature under the Land Acquisition, Act, M.R.T.P. Act and/or any other law has been received and/or served on the Owner herein and no mortgage, charge, lien or any other encumbrances has been created or is in existence any way restricting and/or limiting her rights in the said land or any part thereof, and further that the Owner has not raised any loan or advances against security of the said land or any part thereof.

c) She has now in herself full right and complete authority to grant the development rights in respect of the said land in favour of the Developers herein.

d) She has paid the taxes, cess in respect of the said land till the date of execution of these presents, and all further taxes and cess in respect thereof shall be borne and paid by the Developers herein.

7. It is further agreed by and between the parties hereto that, the Owner shall be solely responsible for making the title to the said land clear, marketable and free from all encumbrances and reasonable doubts, entirely at her own cost and expense. The Owner hereby agrees and undertakes to keep the Developers herein fully saved, harmless and indemnified against any former defects of whatsoever nature.

8. The Owner herein hereby further covenants with the Developers that, there is proper and unobstructed approach road to and from the said land connecting the main road as per requirements or the norms of Kalyan Dombivli Municipal Corporation. It is further agreed that, the Owner shall be solely responsible for providing approach road to the said land and/or to remove obstruction/s if any, in respect thereof at her own cost and expense, and shall keep the Developers fully indemnified against all costs, claims, damages, litigations etc. that may arise therefrom.

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कलन - ४
दस्तावेज. ७०३६ / १९
१२/२८

9. The Owner herein hereby undertakes and assures that, if the said land or any part thereof is in any manner affected by developmental projects of the government, and is proposed to be acquired for road widening or for any other reason whatsoever, it shall be the sole and absolute responsibility of the Owner herein to remove such acquisition and/or obstruction at her own cost and expense.
10. The Owner further agrees and undertakes that, she shall sign the deeds or documents and do all and/or any acts, deeds, matters or things as may be necessary to obtain any approvals, permissions, sanctions from any authority to enable transferring and vesting the said land in favour of the co-operative housing society or condominium of apartment Owner as directed by the Developers. However, the Developers shall be responsible as to cost and expense thereto for applying and/or obtaining all and any permissions, orders, No Objections, Approvals of plans and schemes whatsoever required from the concerned authorities.
11. The Owner has hereby authorised the Developers to get the plans sanctioned from the concerned Town Planning and/or Kalyan Dombivli Municipal Corporation, as the case may be, at their own cost and expense, and the Owner shall grant her requisite and utmost co-operation for the same by signing various applications, affidavits, indemnity, declaration and other writings as may be required by the concerned Town Planning and/or Kalyan Dombivli Municipal Corporation, as the case may be, from time to time or as directed by the Architect to be appointed by the Developers. The Developers agree and undertake to construct the building/s as per the sanctioned plans and permissions, and shall indemnify and keep indemnified and harmless the Owner from any action, suit, demand or litigation if any initiated in respect thereof.

Owner

[Signature]

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कलन - ४
दस्तावेज नं. ७२३६/९९
१३/३८

12. The Owner herein hereby agrees and undertakes to execute an Irrevocable Power of Attorney in favour of the Developers herein and/or in the name of any other person or persons as shall be directed by the Developers from time to time, to carry out and complete the development work in and over the said land in accordance with these presents more efficaciously, and to do all incidental and ancillary acts, things as shall be required to be done, in the course of development of the said land.
13. Simultaneously with the execution of this Agreement the Owner herein has hereby granted to the Developers herein the licence and permission to develop the said land and the Developers and/or its representatives, agents, servants, employees, Architects, contractors and/or surveyors are hereby authorised and entitled to enter upon the said land to commence, carry out and complete the development of the said land as envisaged herein.
14. On the execution of these presents, the Developers shall at their own costs be entitled to put up boards and hoardings on the said land showing and/or indicating the proposed development scheme on the said land hereby agreed to be developed. The Developers shall have a right to publish advertisement in any newspaper in respect of available flats, shops and other units in the proposed development scheme on the said land for sale and transfer.
15. The Developers at their own risk and cost shall be entitled to sell the flats, shops and other units, excluding the units to be allotted to the Owner herein and to accept the deposit moneys, cash and Cheques against the booking/sale/transfer of flats/shops/ units in the said proposed building/s to be constructed on the said land in full and final settlement of the payments to be received from the intending purchaser/s and also to mortgage the flats/shops/units to Bank/s and other financial institution/s granting housing loan to the prospective

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