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Tuesday,March 15 ,2022
10:14 AM

पावती

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

पावती क्रं.: 3503 दिनांक: 15/03/2022

गावाचे नाव: सं.ता.पा.पावली

दस्तऐवजाचा अनुक्रमांक: कलन4-3275-2022

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: मेसर्स निलया एंटरप्रायजेस वांच्या तर्फे भागीदार श्री प्रतिक प्रविण पटेल - -

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

आपणास मूळ दस्त ,बंधनेल डिंट,सूची-२ अंदाजे
10:34 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

बाजार मुल्य: रु.26272000 /-
मोबदला रु.28990000/-
भरलेले मुद्रांक शुल्क : रु. 1450000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.660/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1403202217812 दिनांक: 15/03/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014605963202122E दिनांक: 15/03/2022
बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक कल्याण

कलन - ४
दस्त क्र. 3265 /२०२२
7 /33

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०२२

१. दस्ताचा प्रकार : विक्री करार ..... अनुच्छेद कमांक : .....

२. सादरकर्त्याचे नाव : मेसर्स [illegible] ऐरप्राधेश्व .....

३. तालुका : ..... कल्याण .....

४. गावाचे नाव : ..... ग्रामीण पाथली .....

५. नगरभुमापन कमांक /सर्वे क./ अंतिम कमांक. .....5914.....

६. मुल्य दरविभाग (झोन) : .....8/32..... उपविभाग .....

७. मिळकतीचा प्रकार : खुली जमीन..... सदनिका..... कार्यालय..... दुकान.....औद्योगिक.....

प्रति चौ.मी.दर : 24500 ..... 26620 ....

८. दस्तात नमुद केलेल्या मिळकती क्षेत्रफळ : .....478.26..... कारपेट ~~बिल्टअप~~ चौ. मीटर / फुट

९. कारपार्किंग : ..... — ..... गच्ची : ..... — ..... पोटमाळा ..... —.....

१०. मजला कमांक : ..... — ..... उदवाहन सुविधा : आहे / नाही.

११. बांधकाम वर्षे : ..... — ..... घसारा ..... —.....

१२. बांधकाम प्रकार : आर आरसी / इतर पक्के / अर्धे पक्के / कच्चे

१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शन सुचना क : ज्यान्वये दिलेली घट / वाढ

१४. लिव्ह अँन्ड लायसन्सचा दस्त : १. प्रति माह भाडे रक्कम :.....
२. अनामत रक्कम / आगाऊ भाडे : .....
३. कालावधी :.....

१५. निर्धारित केलेले बाजारमुल्य : .....262 12,000/-.....

१६. दस्तामध्ये दर्शविलेला मोबदला :.....28999,000/-.....

१७. देय मुद्रांक शुल्क :.....14,50,000/-.....भरलेले मुद्रांक शुल्क :.....14,50,000/-.....

१८. देय नोंदणी फी :.....30,000/-.....

SEAL OF THE JOINT SUB REGISTRAR सह दुय्यम निबंधक कल्याण-४ Dist. Thane

लिपीक

सह दुय्यम निबंधक

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1403202217812	**Date**	14/03/2022
Received from JOINT SUB REGISTRAR KALYAN, Mobile number 9324655658, an amount of Rs.660/-, 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	IBKL	**Date**	14/03/2022
Bank CIN	10004152022031413453	**REF No.**	2750034546
This is computer generated receipt, hence no signature is required.			

कलन - ४
दस्त क्र. ३२७५/२०२२
2 /33



CHALLAN
MTR Form Number-6

GRN MH014605963202122E	BARCODE	Date 14/03/2022-18:26:44	Form ID 25.2

Department Inspector General Of Registration	Payer Details	
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
	PAN No.(If Applicable)	AASFN6422B
Office Name KLN4_KALYAN 4 JOINT SUB REGISTRAR	Full Name	NILAYA ENTERPRISES
Location THANE		
Year 2021-2022 One Time	Flat/Block No.	DEVELOPMENT AGREEMENT MOUJE
	Premises/Building	GAJBANDHAN PATHARLI SURVEY NO 59 HISSA NO 4/L
	Road/Street	AREA 478.26 SQ MTRS TALUKA KALYAN DIST THANE
	Area/Locality	DOMBIVLI EAST
	Town/City/District	
	PIN	4 2 1 2 0 1
	Remarks (If Any)	PAN2=AGIPC1678C~SecondPartyName=NARAYAN RAGHUNATH CHARI AND OTHER~

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	1450000.00
0030063301 Registration Fee	30000.00
Total	14,80,000.00

कलन - ४
दस्त क्र. ३२७५ /२०२२
3/33

Amount In Words: Fourteen Lakh Eighty Thousand Rupees Only

Payment Details IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	69103332022031415019	709689533
Cheque/DD No.	Bank Date	RBI Date	14/03/2022-18:29:07	Not Verified with RBI
Name of Bank	Bank-Branch		IDBI BANK	
Name of Branch	Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8369237997
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन वापरता येणार नाही.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 दुय्यम निबंधक कल्याण-४ यांचे मुद्रा वि.-४ Dist. Thane

Print Date 14-03-2022 06:29:18

क ल न - ४
दस्त क्र. ३२७५ /२०२२
४ /33

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into at **DOMBIVLI** on this 15 day of March, 2022.

BETWEEN

(1) **SHRI NARAYAN RAGHUNATH CHARI**, age 64 years, occupation - service (**PAN NO. AGIPC 1678 C**), & (2) **SHRI SESHADRI RAGHUNATH CHARI**, age - 57 years, occupation - service, (**PAN NO. ADAPC 1368 A**), both residing at Flat No. 2, Srinivasa Nilayam, Opposite Radha Govind Apartments, Pandurang wadi, Manpada Road, Dombivli (East) - 421 201, Taluka - Kalyan, District - Thane, hereinafter referred to as the **OWNERS / VENDORS** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and entrusts) of the party of the **FIRST PART;**

AND

M/s NILAYA ENTERPRISES, (**PAN NO. AASFN 6422 B**), a partnership firm having office address at 5, J. M. Darshan, Shiv Mandir Road, Opposite Ganesh Tea, Dombivli (East) - 421 201, Taluka -Kalyan, District - Thane, represented by and through their partner **SHRI PRATIK PRAVIN PATEL**, age - 33 years, occupation - business, (**PAN NO. AQOPP 4818 K**), residing at A / 102, Asian Palace, Manpada Road, Near Gaondevi Mandir, Dombivli (East) - 421 201, Taluka - Kalyan, District - Thane, hereinafter referred to as the **BUILDERS / DEVELOPERS** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and entrusts) of the party of the **SECOND PART;**

WHEREAS all that piece or parcel of Non agricultural plot of land bearing Survey No. 59, Hissa no. 4 / L, admeasuring 478.26 sq. mtrs. alongwith standing structure of old bungalow known as Srinivasa Nilayam bearing Municipal House / Property No. G - 02001714100 having built up area of approximately 34.77 sq. mtrs, lying and situate at village - Gajabandhan Patharli, Taluka - Kalyan, District - Thane, within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Sub - Registration District - Kalyan and Registration District - Thane, and bounded as under :

On or towards the East : Annapoorna Dham

On or towards the West : Shanta Sadan / Approach road

कलन - ४
दस्त क्र. ३२०५ /२०२२
५ /३३

On or towards the North : New Bhagyodaya C H S

On or towards the South : Radha Govind C H S / Vishnu Sadan

(hereinafter the above mentioned property is referred to as the **said property)**

AND WHEREAS the said property was originally purchased by Late Shri Raghunathchari Seshachari Kandala from Shri Sitaram Narayan Nevalkar and another by sale deed dated 02.04.1959 which is duly registered in the office of Sub – Registrar, Kalyan, under serial no. 566 dated 02.04.1959. After purchase of the said property the name of original owner is recorded on the 7 / 12 extract of the said property and thereafter construction of house / bungalow was constructed on the said property.

AND WHEREAS the original owner Shri Raghunath Chari Seshachari Kandala expired on 04.02.2007 at Dombivli and the K.D.M.C. have issued death certificate and his wife Smt. Sakuntala expired on 16.01.2019 leaving behind them 2 sons and 3 daughters.

AND WHEREAS during the life time the original Owner Shri Raghunath Chari Seshachari Kandala executed WILL dated 31st December, 2004 in respect of the said property and has bequeathed the said property in favour of his 2 sons Shri Narayan Raghunath Chari and Shri Seshadri Raghunath Chari. The said WILL has been duly registered with the office of Sub – Registrar, Kalyan – 4 under serial no. KLN 4 / 5256 / 2004 dated 31.12.2004.

AND WHEREAS after the death of original owner Shri Raghunath Chari Seshachari Kandala on the basis of the registered WILL, the said property has been transferred in the revenue records in the name of said 2 sons and the revenue authorities have certified the mutation entry no. 5862 and the name of the Vendors herein has been recorded on the 7 / 12 extract of the said property as Owners and the bungalow / house constructed on the said property has also been transferred in the name of the said Vendors in the record of Kalyan Dombivli Municipal Corporation as the property tax has been transferred in the name of the said Vendors and the K.D.M.C. has issued the property bill in the name of the Vendors.

AND WHEREAS the Vendors are desirous of developing the above mentioned said property by constructing new multistoried building on the said property by demolishing old house / bungalow standing on the said property, but due to lack of time, busy schedule and considering huge financial investment and the management, it is not possible for the

Vendors to develop the said property. Therefore, the Vendors decided to assign development rights of the said property to a reputed Developer and they were in search of such Developer.

AND WHEREAS the Developers herein are engaged in the business of development of properties in the city of Dombivli and in the vicinity, and they have very good reputation, status and experience of development of immovable property and after coming to the knowledge of this fact, the Developers approached the Owners / Vendors and showed their interest in development of the said property by acquiring development rights from the Vendors.

AND WHEREAS the Vendors and the Developers have discussed the matter of development of the said property, and thereafter the Vendors have agreed to assign development rights of the said property to the Developers and the Developers agreed to acquire development rights from the Owners / Vendors in respect of the said property for the total consideration by allotment of entire first, second & Third floors in the building to be constructed on the said property to the Vendors free of cost towards the consideration of the said property.

AND WHEREAS up to the 7th floor there is possibility of sanction of plan in the said property, but if the 8th floor is sanctioned by the Corporation then the 50 % construction on the 8th floor shall be adjusted by the Developers in expenses of construction cost, development expenses etc. by retaining the said 50 % with the Developers for sale and the remaining 50 % construction on the 8th floor shall be shared by Vendors and the Developers equally i.e. 25 % each (this means if 4 flats are sanctioned on the 8th floor, then 2 flats shall be surrendered to the Developers with exclusive rights towards adjustment of construction cost, development charges etc. of the 8th floor and the remaining 2 flats shall be apportioned between the Vendors and the Developers by allotment of one flat to the Vendors and one flat to the Developers).

AND WHEREAS the said offer of the consideration of the said property mentioned hereinabove is accepted by the Owners / Vendors being found reasonable as per the present market rate valuation and the same was / is agreeable to the Developers.

AND WHEREAS the Developers are a Partnership Firm and all the partners have agreed and decided to acquire the said property for development on the terms and condition mentioned in the said agreement and have authorized the above mentioned partner to sign all the documents in respect of acquiring development rights of the said property and also to register the same with the registering authority.

JOINT SUB REGISTRAR KALYAN-1 ... Dist. Thane

क ल न - ४
दस्त क.३२७५ /२०२२
७ /33

AND WHEREAS the Vendors and the Developers have agreed and fixed their terms and conditions and they have reduced in writing their terms and conditions under the said development agreement and both the parties have executed the said development agreement on the following terms and conditions.

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

1. The Vendors have transferred and assigned the development rights of the said property to the Developers and the Developers have acquired the Development rights of the said property from the Vendors for the total consideration by allotment of entire 1st, 2nd & 3rd floor (entire available FSI on 1st, 2nd & 3rd floors) in the form of constructed flats in the building to be constructed on the said property. The expenses of Stamp Duty and Registration Charges of above mentioned flats of the Vendors / Owners on the 1st, 2nd & 3rd floors shall be borne by the Developers including G.S.T. charges. In addition to the said 1st, 2nd & 3rd floors, the Developers shall allot free of cost 3 car parking slots in the stilt on the ground floor, if constructed or in the stack parking as per the availability. The said car parking shall be exclusively owned by the Owners / Vendors. If the Owner / Vendors sell the flats from 1st to 3rd floors to any third party, then the third party purchasers of flats shall be liable to pay stamp duty, registration charges, GST & development charges of the flat to the Developers. The GST of Owner's / Vendor's flats retained by them for their own use shall be paid by the Developers.

   The Owners / Vendors shall pay Rs. 50,000/- per flat to the Developers towards the development charges of the flats kept by them for their own use and occupation and in their name. The flat purchasers from the Owners / Vendors shall pay development charges of each flat Rs. 2,50,000/- to the Developers.

2. It is further agreed that if the Corporation sanctions plan for construction of 8th floor in the building to be constructed on the said property, then in that case the 50 % construction on the 8th floor shall be adjusted by the Developers in expenses of construction cost, development expenses etc. by retaining the said 50 % with the Developers for sale and the remaining 50 % construction of the 8th floor shall be shared by Vendors and the Developers equally i.e. 25 % each (this means if 4 flats are sanctioned on the 8th floor, then 2 flats shall be surrendered to the Developers with exclusive rights

THE SEAL OF THE JOINT SUB REGISTRAR ... Dist. Thane

towards adjustment of construction cost, development charges etc. of the 8th floor and the remaining 2 flats shall be apportioned between the Vendors and the Developers by allotment of one flat to the Vendors and one flat to the Developers).

3. The Vendors / Owners shall pay to the Developers development charges of Rs. 50,000/- per flat of the Owners which will be allotted to the Owners towards consideration of the said property on the 1st, 2nd & 3rd floors and 1 flat on the 8th floor if sanctioned by the Corporation.

4. The Owners / Vendors herewith declare that the present building known as Srinivasa Nilayam standing on the said property is about 55 years old and is required to be re - developed by demolishing the same.

5. The above mentioned consideration of the said property is payable to both the Vendors and the Vendors shall apportion the said consideration amongst them as per their mutual understanding and the Developers shall have no concern with the same.

6. The Vendors / Owners shall vacate their residential bungalow from the said property after getting Commencement Certificate from the K.D.M.C. within 15 days and deliver vacant possession of the old bungalow by removing their all the belongings alongwith plot to the Developers to enable the Developers to start the development process.

7. After taking the possession of the said property, the Developers shall have right to demolish the old building standing on the said property at their own cost and the permission, if any, required for the demolition, the same shall be obtained by the Developers at their own cost and all the precautions at the time of demolition shall be taken by the Developers. The Owners / Vendors shall not be responsible and liable for any accidental incidence or any other type of incidence or legal problem, if happens, at the time of demolition of old building as well as at the time of construction of new building.

8. The Developers shall construct the new building on the said property as per the construction permission and sanctioned plan to be issued by The Kalyan Dombivli Municipal Corporation. The Developers shall obtain all the permissions and sanction for the development of the said property within 36 months from the date of execution of this development agreement and thereafter i.e. after the sanction of building plan within 36 months shall complete

THE JOINT SUB REGISTRAR KALYAN-1 सह दुय्यम निबंधक कल्याण-१

क ल न - ४
दस्त क्र. ३२७५/२०२२
e/33

the construction of new building on the said property from all the respects.

9. That before the execution of this agreement, the Developers have verified all the original documents of title of the said property and they are satisfied with the marketable title of the said property and have taken copies of all the original documents from the Vendors / Owners. The Vendors / Owners shall provide all the original documents to the Developers if they require for verification in future.

10. The Developers shall apply to the Kalyan Dombivli Municipal Corporation / Town Planning Authority for commencement permission and sanction of building plan for construction of new multistoried building on the said property and thereafter the Developers shall construct the building as per the sanctioned plan and permission issued by Kalyan Dombivli Municipal Corporation and the Vendors shall co - operate to the Developers in this respect.

11. The Developers shall utilize total available Floor Space Index of the said property in constructing building of ground floor plus upper floors. The Developer shall have a right to use Transfer of Development Rights on the said property. The Developer shall have right to purchase and acquired additional available F.S.I. from the Corporation in the form of basic F.S.I., Ancillary F.S.I., Premium F.S.I. etc. as per the rule of Corporation. The developer shall have right to purchase T.D.R. of any other properties and to use and utilize the same on the said property. If any part of the said property is acquired by the Corporation for any public purpose, then the Developer shall have right to get T.D.R. or any other benefit of the said acquired portion of the property from Corporation. The Developers shall have right to get revised Construction permission and revised sanctioned plan from K.D.M.C. after utilizing T.D.R. and / or additional F.S.I. etc. in the said property.

12. The Developers shall bear legal charges as well as stamp duty, registration fee, G.S.T., T.D.S., or any other taxes or fees if imposed by the government or local authority about the said Development Agreement and Power of Attorney.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-1 जि. ठाणे Dist. Thane

13. The Developers shall bear the expenses of building plan / elevation, preparation, Architects' fee, plan passing, processing fee, development charges, security deposit, R.C.C. consultants fees, Kalyan Dombivli Municipal Corporation charges in respect of sanction of plan alongwith any other taxes, levies, fees etc.

क ल न – ४
दस्त क्र.३२८५ /२०२२
१० /33

14. The Developers shall appoint approved and qualified Architect, R.C.C. consultant / Civil Engineer and the legal advisor as per their choice and the Vendors shall have no concern with the appointment of such personnel in respect of the development of the said property by the Developers.

15. The Developers shall have a right to appoint labour contractor or any other sub contractor in respect of construction work of the building to be constructed on the said property.

16. The Developers shall have right to make changes / alterations in the building plans as per the requirement and such changes and alterations should be approved from K.D.M.C. with intimation to the Vendors / Owners in advance and with consent of Vendors the Developers shall do the changes accordingly.

17. The Vendors herewith declare that the provisions of U L C Act are not applicable to the said property. The said property is within the ceiling limit having old structure thereon. But if it is found that said Act provisions are applicable, then the Developers shall obtain permission required under the provisions of U L C Act for transfer of the said property in favour of co – operative housing society or apartment of association to be formed in future or otherwise. The Vendors shall extend co – operation to the Developers in this respect.

18. The Vendors herewith declare that the said property is under Non – Agricultural use and they have already obtained N.A. permission from the concerned authorities and agreed to produce N.A. Order to the Developers on the execution of this agreement. The Vendors shall clear all the government dues, cess, taxes, N.A. charges, Municipal taxes, water and electricity charges in respect of the said property till the date of execution of this development agreement and handing over possession of the said property to the Developers. If any arrears are found in respect of the said charges, the said shall be borne and paid by the Vendors and the said charges shall be paid by the Developers after the execution of this agreement and obtaining possession of the said property from the Vendors whichever is earlier. Even under the said circumstances, if it becomes necessary to obtain fresh N A Order, the same shall be obtained by the Developers at their own cost and the Vendors shall extend co – operation to the Developers for obtaining the same.

SUB REGISTRAR KALYAN-V Dist. Thane

क ल न - ४
दस्त क्र. ३२७५ /२०२२
११ /३३

19. The Developers shall obtain requisite permissions required for the development of the said property and the Vendors shall extend co - operation to the Developers and shall sign, execute necessary application forms, affidavits and shall give statement before the concerned government, semi - government or municipal authorities to execute affidavit, if required.

20. It is agreed between the parties that the name of the new building to be constructed on the said property shall be kept as **SRINIVASA NILAYAM** and the co - operative Housing Society / Apartment of Association shall be formed and registered under the same name as **SRINIVASA NILAYAM** Co - operative Housing Society by the Developers. If due to any technical reasons, the same name is not approved by the Registrar of Co - operative Housing Societies, then the Developers shall consult with the Vendors and shall choose another name with the consent of Vendors.

21. The flats and shops which will come to the share of the Developers in the new building to be constructed, the Developers shall be entitled to sell the flats in the building to be constructed on the said property to the intended purchasers and shall accept the consideration of flats from the intended purchasers. The Developers shall execute necessary agreement for sale in respect of sale of flats in the said building to the intended purchasers and shall register the said agreement with the registering authorities. The Developer shall inform to owners about sale of their flats to the prospective purchasers.

22. The Developers shall have a right to put their name board on the said property to show the development carried out by the said Developers on the said property immediately after possession from the Vendors / Owners is handed over to the Developers. The Developers shall have a right to make advertisement in any news paper in respect of available flats in the said property for sale and transfer.

23. The Vendors herewith declare that the Developers shall have right and authority to convey / assign / sub-lease and transfer the said property in favour of Co - operative housing society to be formed under the provisions of Maharashtra Co - operative Society's Act, 1960 and the Rules framed there under or Apartment of Association to be formed under the provisions of Maharashtra Apartment Ownership Act, 1970 and the Maharashtra Apartment Ownership Rules, 1972, or in favour of any person or firm or company on the basis of power of attorney given to them by the Vendors. It is agreed that the co - operative housing society or Apartment of Association, as the case may be, shall be formed and registered under

THE SEAL OF THE JOINT SUB REGISTRAR ... Dist. Thane

कलेन - ४
दस्त क्र. 3204 /२०२२
22/33

the name ' **SRINIVASA NILAYAM** ' subject to approval of the Registrar, Co – operative Housing Societies.

24. The expenses for conveyance / transfer of the said property in favour of society or association shall be borne by all the occupants / purchasers of the flats in the said building and the said expenses shall not be demanded from the Vendors / Owners any time. If the Vendors have retained the flats for their own use on their name then the Vendors are liable to pay the said charges in respect of their flats.

25. That after the completion of the building on the said property from all the respects, the Developers shall obtain Completion Certificate from the Kalyan Dombivli Municipal Corporation and the possession of flats agreed to be allotted to the Owners / Vendors shall be handed over to them. The Vendors / Owners shall take possession of their flats on the 1st, 2nd & 3rd floors in the building to be constructed on the said property within 15 days from the date of issue of completion certificate. That 15 days after the issue of Completion Certificate to the building constructed on the said property the Vendors are liable to pay Municipal taxes and charges in respect of their flats and the maintenance as decided by the Developers and subsequently by the society.

26. The Developers shall form co – operative housing society / association of apartments of all the flats / shops purchasers in the building to be constructed on the said property by accepting required fee and expenses from the purchasers and the Vendor shall not take any objections for the formation of co – operative housing society or Apartment of Association.

27. The Vendors shall execute general power of attorney in favour of the Developers or in favour of its Partners for the purpose of aforesaid and also to enable the Developers to obtain electricity, water supply, drainage connection and other necessary permission from the concerned authorities and to enable them to develop the said property.

28. The Vendors hereby declare that they have not entered into any agreement for sale, lease, mortgage, otherwise of the said property or any part thereof with anybody else prior to the execution of this agreement and have not received any amount towards token money, earnest money or otherwise in respect of the said property from any other person. The Vendors declare that the said property or any part thereof is not the subject matter of litigation in the Civil Court or Revenue Court or with any government authority. If any such

JOINT SUB REGISTRAR KALYAN-४ कल्याण-४ संयुक्त दुय्यम निबंधक जि.ठाणे Dist. Thane

क ल न - ४
दस्त क्र.३५५ /२०२२
९३ / ३३

transaction is found subsequently, the Vendors shall clear the said transaction at their own cost.

29. The Vendors or their proxy (power of attorney holder) shall remain present before the registering authority for registration of the said agreement and / or power of attorney and shall admit the execution of the document before the Registrar.

30. The Developers shall develop the said property by constructing new multistoried building by investing their own funds and by using standard building material.

31. The Vendors shall allow the Developers to commence the construction work of the building on the said property in accordance with the rules, regulations, laws and shall not obstruct the Developers in respect of development of the said property without any valid reason.

32. The Vendors herewith declare that on or before the execution of this agreement, they have not received any notice about the acquisition or requisition of the said property from the government, corporation or public body or in respect of reservation of the said property under provision of any law. If any such notice in respect of acquisition or requisition of property is received by the Vendors after the execution of this agreement, then in that event also the Developers shall clear the said Notice at their own cost.

33. That all the necessary charges required to be paid to the Corporation in respect of the development of the said property shall be borne by the Developers.

34. The Developers shall have right to survey the said property from Deputy Superintendent of Land Records at their own cost and the Vendors shall extend co - operation to the Developers in this respect by giving them consent and signing the requisite forms and applications and obtaining consent of the adjoining owner of the said property.

35. That after the execution of this agreement, if any litigation arises in respect of the said property from anybody else, then in that case, the Developers shall proceed, contest and defend the said litigation and the Vendor shall extend co-operation to the Developers by providing required documents and instructions.

36. If the Developers are unable to develop the said property for any reason within 36 months due to any force majore like natural calamities, pandemic situation, lock down, restrictions imposed by the Government, shortage of

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-V
सह दुय्यम निबंधक कल्याण-५ यांची मुद्रा
जि. ठाणे
Dist. Thane

कलन - ४
दस्त क्र. ३२७५/२०२२
११ / 33

building material etc., then the said period shall be extended for further period with the mutual discussion and consent of both the parties and shall record the same in writing by executing supplementary agreement.

37. After the sanction of building plan, the Developers and the Owners / Vendors shall execute supplementary agreement about allotment of flats to the Owners / Vendors on the 1st, 2nd & 3rd floors and shall describe specifically in the supplementary agreement which flats are allotted to the Owners on which floor with area of flats. The Developers shall have exclusive right to sell the remaining flats to the prospective purchasers at their own responsibility and the Vendors / Owners shall not be responsible for their transaction.

38. The Vendors / Owners are going to keep or retain 1st, 2nd & 3rd floors for their own use and occupation towards the consideration of the said property and the Developers shall execute agreement for sale of flats with the Vendors / Owners in respect of their flats on the 1st, 2nd & 3rd floors in the building to be constructed on the said property and shall register the same. The expenses of 1st, 2nd & 3rd floors flats of the Vendors towards the stamp duty and registration charges shall be borne by the Developers and the GST & TDS charges shall be borne by the Developers.

The Owners / Vendors shall pay to the Developers Rs. 50,000/- per flat towards development charges etc. in respect of the flats to be acquired by them on 1st, 2nd & 3rd floors in the building to be constructed on the said property towards the consideration of the said property and the flats, if any, acquired on the 8th floor, if sanctioned and constructed.

39. If the Owners / Vendors sell any flat to the prospective purchaser, the Developers shall admit the said purchaser as member and share holder of the co - operative housing society to be formed and registered in future without demanding extra amount from the said purchaser. The said purchaser are liable to pay to the developers other charges in respect of their flat towards power back up or generator, legal charges, development charges, society formation, registration, electricity transformer, meter etc.

40. If the Owners / Vendors retain any flat for their own use and occupation, they shall become the member of co-operative housing society in respect of their flat and shall pay the monthly maintenance to the society as per the rules and bye-laws of the society.

क ल न - ४
दस्त क्र.३२५५ /२०२२
९५ /३३

41. If the Developers avoid, neglect and fail to complete the construction of building on the said property within the given period as mentioned above the Developers shall pay compensation of Rs. 50,000/- per month to the Owners / Vendors for the delayed period till getting completion certificate and handing over the possession of the flats agreed to be allotted to the Owners / Vendors.

42. The Developers shall insure their project as well as the employees engaged in the construction of building on the said property as required under the Workmen Compensation Act till the project is completed in all the respects.

43. The Developers shall not mortgage the said property in favour of any financial institution. The Owners / Vendors shall not be responsible for any financial transaction or loan of the Developers, if raised, for the development of the said property. The Developers shall have a right to issue no objection for mortgage of flats by the respective purchasers in favour of any financial institution. However, the Developers shall have a right to mortgage the flats / shops which have been retained by the Developers for sale by them and shall release the mortgage at their own cost and expenses as well as liability. The Owner / Vendor shall not be liable for the said mortgage flats of the Developers.

44. After getting completion certificate to the new building to be constructed on the said property, the Developers shall inform to the Owners in writing about the completion of the building and thereafter within 15 days the Owners / Vendors shall take possession of their flats from the Developers. If the Owners without any reason delay to take the possession, after the said period, the Developers shall not be liable for payment of municipal taxes and it will be the sole responsibility of the Owners / Vendors.

45. The Developers shall provide all the common facilities, amenities and benefits to the flats agreed to be allotted to the Vendors / Owners towards the consideration of the said property as per the other flats at no extra cost.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-V
सह दुय्यम निबंधक कल्याण-५ यांची मुद्रा
Dist. Thane
जि. ठाणे

The Developers shall register the said project with the RERA Authorities as required under the RERA Act and without registration shall not start the development of the property. The registration charges as per the rule of the RERA Authorities shall be borne by the Developers. While developing the said property, the Developers shall follow and comply guidelines and the provisions of the RERA Act.

47. The G.S.T. or any other taxes, levies applicable to the said development transaction shall be paid by the

कलन - ४
दस्त क्र. ३२७५ /२०२२
१६/३३

Developers to the concerned authorities. If the G:S.T. is applicable to the flat retained by the Vendors / Owners for their own use and occupation, the same shall be paid by the Developers as well as the G.S.T. applicable to the flats which are coming to the share of Developers shall be paid by the Developers or the prospective purchasers of flats from Developers.

48. The Vendors / Owners shall make their own alternate arrangement of residence during the period of development from the date of vacating and handing over the said property to the Developers and the Developers shall pay to the Vendors every month Rs. 25,000/- (Rs. Twenty Five Thousand only) towards rent for alternate accommodation during the period of construction till the possession of new flat in the new building is handed over to the Vendors by the Developers by obtaining Completion Certificate from the Kalyan-Dombivli Municipal Corporation.

49. The Developers shall not let out terrace of the building for the purpose of mobile tower or for any other hoarding.

50. There are old electricity connections / meters in the old building as well as there is water connection provided in the said property by the concerned authorities. The Developers may return the old electricity meters to the M.S.E.D. Co. Ltd., and shall obtain new electronic meters. If the Developers use the existing electricity and the water connection for the construction and development of the said property, the charges of electricity consumption and water consumption shall be paid by the Developers to the concerned authorities.

51. The Owners / Vendors shall pay and clear electricity bill and water bill as well as municipal tax of the building till handing over possession of the said property to the Developers.

52. After getting all the permission and sanctions from the concerned authorities for the development of the said property, the Developers shall provide copies of said permissions and sanctions to the Owners / Vendors for their records.

53. In case if the K.D.M.C. imposes open land tax on the said property, the Developers shall deal with the same and if the said tax is payable to the Corporation, the same shall be paid by the Developers and the Owners / Vendors shall not be responsible for the same.

54. The Owners / Vendors have executed Irrevocable General Power of Attorney in favour of the Developers to enable

OF THE JOINT SUB REGISTRAR KALYAN-4 सह दुय्यम निबंधक कल्याण-४ यांची ही प्रत
जि. ठाणे Dist. Thane

कलन - ४
दस्त क्र. ३२७५ /२०२२
१७ /33

them to develop the said property and the said Power of Attorney shall come to an end after completion of the entire project including conveyance of the property in favour of co – operative housing society.

55. The Developers shall construct and provide underground water tank and overhead water tank with lifting water pump for supply of water to the residents in the building and shall carryout water proofing work on the terrace of the building.

56. The Developers are a partnership firm. If they desire to admit any other new partner in the firm, they have right to include the said new partner in their firm and the Owners / Vendors have no objection for the same.

57. The Developers shall have a right to assign and transfer the said property for development to any other Developers, but the terms and conditions of the said Development agreement shall remain binding on the new Developers.

58. The Owners / Vendors shall arrange at their own cost the approach road for the said property. If any difficulty, objection or problem arises for the said approach road, the same shall be solved by the Owners / Vendors at their own cost.

59. If any dispute arises between the parties in respect of the development of the said property or in respect of the development agreement or about any terms and conditions of the development agreement, the same shall be solved and decided by the competent Civil Court at Kalyan and its Appellate authority.

60. The Owners / Vendors herewith declare that they have acquired the said property on the basis of registered WILL of their Late Father and further declare that it is their absolutely owned property and they have right to execute the said agreement and to assign the development rights of the said property. If after the execution of this agreement, their 3 sisters claim their right or share in the said property, the same shall be cleared by the Owners / Vendors at their own responsibility and expenses. The Developers shall not be liable and responsible for their claim or share.

THE SEAL OF THE JOINT SUB REGISTRAR सह दुय्यम निबंधक कल्याण-४ ठाणे क्र. ४ Dist. Thane

This Agreement shall be binding on both the parties and their respective heirs and Partners. This agreement is executed by all the parties at Dombivli on this ..... day of ....., 2022.

क ल न - ४
दस्त क्र. 3205 /2022
9८ / 33

SCHEDULE OF THE PROPERTY

All that piece or parcel of Non agricultural plot of land bearing Survey No. 59, Hissa no. 4 / L, admeasuring 478.26 sq. mtrs. alongwith standing structure of old bungalow known as Srinivasa Nilayam bearing Municipal House / Property No. G - 02001714100 having built up area of approximately 34.77 sq. mtrs, lying and situate at village – Gajabandhan Patharli, Taluka – Kalyan, District - Thane, within the limits of Kalyan Dombivli Municipal Corporation and within the jurisdiction of Sub – Registration District – Kalyan and Registration District – Thane, and bounded as under :

On or towards the East	:	Annapoorna Dham
On or towards the West road	:	Shanta Sadan / Approach
On or towards the North	:	New Bhagyodaya C H S
On or towards the South Vishnu Sadan	:	Radha Govind C H S /

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-४ सह दुय्यम निबंधक कार्यालय-४ कल्याण जि. ठाणे Dist. Thane

कलन - ४
वस्त क्र.३२७५ /२०२२
१८ /33

SIGNED, SEALED AND DELIVERED }
By the within named Vendors represented }
By and through





1] SHRI NARAYAN RAGHUNATH CHARI }

2] SHRI SESHADRI RAGHUNATH CHARI }
in the presence of :

1. Suresh m Kokane }
2. Meet N. Limbani }





SIGNED,SEALED AND DELIVERED }
By the within named Developers }
M/s NILAYA ENTERPRISES }
represented by and through their partner }
SHRI PRATIK PRAVIN PATEL }





the presence of : }
DEVELOPERS

1. Suresh m. Kokane }
2. Meet N. Limbani }

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-V THANE
सह दुय्यम निबंधक कल्याण-५ ठाणे
जि. ठाणे
Dist. Thane

Sandeep S. Paranjpe
Ajit V. Gokhale

ARCHITECT & INTERIOR DESIGNERS
Laxmi Narayan, Plot No. 34, Hanuman Soc.,
Nandivli Road, Near D.N.C. High School,
Dombivli (E). • **Phone : 2882421.**

CERTIFICATE

This is to certify that the land bearing Survey Number 59, H.No. 4 /L admeasuring 478.26 Sq. Meters Revenue Village , Gajabandhan Patharli, Dombivali (East), Taluka-Kalyan within the limits of Kalyan-Dombivli Municipal Corporation, is partly affected by 15.00 Meter Wide D. P. Road & the said land can be developed as per the existing U.D.C.P.R. & utilizing F. S. I. under the said Scheme as per the rules & regulations of the Kalyan-Dombivli Municipal Corporation. The said land is adjacent to the 15.00 Meter Wide D. P. Road as shown in the D. P. Plan of the said land annexed hereto.

The details are as under:

Sr. No.	Description	Area in Sq. Meters
1	Total area as per 7/12 extract (Gross Plot Area)	478.26
2	Basic F. S. I. (478.26 X 1.10) Net Plot Area X 1.10	526.09
3	Premium F. S. I. (Gross Plot Area X 0.50) Permissible	239.13
4	Outside T. D. R. (Gross Plot Area x 0.90) Permissible	430.43
5	Total (2 + 3 + 4)	1195.65
6	Ancillary F. S. I. (2+3+4 X 0.60) permissible 1195.65	717.39
7	Total F. S. I. to be permissible	1913.04

क ल न - ४
सर्व्हे नं. 3264/2022
20/33

This Certificate is issued for calculation & valuation of the above land prior to the commencement of development thereof.

FOR _____

SANDEEP S. PARANJPE
AJIT V. GOKHALE
ARCHITECTS

Date : 01-03-2022
Place : Dombivli

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-V
सह दुय्यम निबंधक कल्याण-५
Dist. Thane

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि पोटखराब जमीन करणे व सुधिलीत तैयारी नियम १९७१ चावीस नियम ३,५,८ आणि ९]

गाव :- प.सा.पाचनोली तालुका :- कल्याण जिल्हा :- ठाणे

भूधारण प्रकार व उपविभाग	५९/४/अ
भूधारण पद्धती	मोकळाटाकारवे वर्ग -२

हक्क, एकक व आकारणी	खाते क्र.	मोकळाटाकारवे गाव	क्षेत्र	आकार	चौ.मी	फेरफार क्र.
जमीनीचे एकक आर.चौ.मी	१०५६१	[सध्याचा खातेदार]	४.४८.२६	०.३३	]	(५८६३)
अकृषिक क्षेत्र		[सेवाकारी संस्थान]			]	(५८६३)
एण्ट्री ४.४८.२६		------सामाईक क्षेत्र------	०	०		
एण्ट्री ०.१३	१९२०१	नारायण रघुनाथ भारी				
आकारणी		सेवाटी रघुनाथ भारी				(५८६३)
		------सामाईक क्षेत्र------	४.४८.२६	०.१३		(५८६३)

शेरा, पोट हक्क व इतर अधिकार
मुळ, पोट व इतर अधिकार
मुळाचे नाव व पोट
इतर अधिकार
अलीकडील फेरफार : भारी.
फेरफार फेरफार क्रमांक : ५८६३ व दिनांक : २३/०४/२०२१

क ल न - ४
दस्त क्र.३२०५ /२०२२
27 / 33

आकार क्र. : (१९१) (१२८४) (२०५८) (१७२५) (१७८७)	शीला आणि भुपाल सिंह

ई-फेरफार अभिलेख पाहिला. ४.१.१. ४ दि. २३/०४/२०२१ ०१:०१:५१ PM रोजी ४ ते ४.१.१.१२ दि. २४/१२/२०२१ ०३:२०:५१ PM रोजी डिजिटल स्वाक्षरित केला असल्याचे सांगणारी पत्री. डिजिटली आवश्यकता पत्री.

पृष्ठ क्र. १/२

पृष्ठ : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्याबाबत प्रमाणित झालेला फेरफार क्र.५८६३ ची सद्यस्थिती https://bhulekh.mahabhumi.gov.in या संकेत स्थळावर पहावी.

७/१२ उताऱ्यावर ४ वेब दि. : १४/०३/२०२२ : १८:४१:५१ PM. वैध्यता पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/das/ या संकेत स्थळावर सदर 31121440011023842 Verify Code वापरावा.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 संयुक्त दुय्यम निबंधक कल्याण-४ यांची मुद्रा
जि. ठाणे Dist. Thane

3/14/2022, 6:02 PM

कलन - ४
दस्त क्र.३२५५ /२०२२
22/33

गाव नमुना बारा (शिलोंची गोदावली)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुधिकरित करणे) नियम १९७१ यातील नियम २१]

गाव :- गं.स.सावळी तालुका :- कल्याण जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग ५१/३/अ

			विकासयोग्य क्षेत्राचा तपशील												
			पिक विकासयोग्य क्षेत्र						विशेष विकासयोग्य क्षेत्र			लागवडीसाठी उपलब्ध पडतळी जमीन		पक्ष शिवायचे पाणथळ	शेरा
						पोटक पिके व उपयोगयोग्य क्षेत्र									
वर्ष	हंगाम	खाते क्रमांक				विकासे पात्र	चक्र सिंचित	अचक्र सिंचित	विकासे पात्र	जल सिंचित	अचक्र सिंचित	स्थायी	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							आकारीत	आकारीत		आकारीत	आकारीत		आकारीत		

टीप :'४' - विकासयोग्य संकेत क्रमांक, '८' - जल सिंचित, '९' - अचक्र सिंचित

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-V
सह दुय्यम निबंधक कल्याण-५ यांची मुद्रा
जि. ठाणे
Dist. Thane

उपलब्ध

उपलब्ध करण्यात आला.

कलम - ४
दस्त क्र. ३२७५ /२०२२
23/33

अहवाल दिनांक : 23/04/2021

महाराष्ट्र शासन

गाव नमुना सात
अधिकार अभिलेख पत्रक

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

गाव :- गं.भा.पाचपाखाडी तालुका :- कल्याण जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 59/4/अ सोबतचा फेरफार क्रमांक : 5862 व दिनांक : 23/04/2021

भूमापन क्रमांक व उपविभाग 59/4/अ	भू-धारणा पध्दती अभिलेखावार वर्ग -]	भोगवटादाराचे नाव				
सोबतचे इमारतीक नोंद :-						
क्षेत्र एकक आर.चौ.मी		[-स्थानापन्न-खाली	क्षेत्र	आकार	चौ.फु.	पै.फा.	खाते क्रमांक
क्षिन शेती 4.78.26		[-मिसकाबी-संपादन	4.78.26	0.13		(5862)	[40661], 1120]
क्षिन शेती आकारणी 0.13		------सामाईक क्षेत्र------				(5862)	कब्जाचे नाव
जिरायत -							इतर अधिकार
बागायत -		नारायण रघुनाथ चारी					
तरी -		सोबती रघुनाथ चारी				(5862)	
वरकस -		------सामाईक क्षेत्र------				(5862)	
इतर -			4.78.26	0.13			
एकूण क्षेत्र -							
पोट-खराब (लागवडीस अयोग्य)							
खरी (अ) -							
खरी (ब) -							
एकूण पो ख 0.00.00							
आकारणी 0.00							
दुमाला किंवा विशेष -							
शेरेबाजी							
जाते फेरफार क्र. (990),(1384),(2008),(3723),(5787)							सीमा आणि मजबूत खिळे :

गाव नमुना सात
पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम १९]

गाव :- गं.भा.पाचपाखाडी तालुका :- कल्याण जिल्हा :- ठाणे सोबतचा फेरफार क्रमांक : 5862 व दिनांक : 23/04/2021

भूमापन क्रमांक व उपविभाग : 59/4/अ

		पिकाखालील क्षेत्राचा तपशील									नागरवहीसाठी उपलब्ध मजाकेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			घटक पिके व इतरपिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र						
वर्ष	हंगाम	पिकाच्या सांकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वकष्ट	क्षेत्र		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये भिळाले."
दिनांक :- 23/04/2021
सांकेतिक क्रमांक :- 27210012421330003442021194

(नाव :- रविंद्र लक्ष्मण चौधरी)
तलाठी साझा :- गं.भा.पाचपाखाडी :- कल्याण जि :-ठाणे

तलाठी सजा - चौधरी
ता. कल्याण जि. ठाणे

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-V
सह दुय्यम निबंधक कल्याण-५ यांची मुद्रा
जि.ठाणे
Dist. Thane

क ल न - ४
दस्त क्र. ३२७५/२०२२
२४ / ३३

गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

गाव :- नं.आ.पाथर्ली तालुका :- कल्याण जिल्हा :- ठाणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरुप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	अधिकाऱ्याचे नाव , आदयाक्षरी व शेरा
5862	फेरफाराचा प्रकार : अनोंदणीकृत नोंदीचा प्रकार : मृत्यु पत्र / व्यवस्थापत्र फेरफाराचा दिनांक : 12/02/2021 माहिती मिळालेचा दिनांक :- 08/02/2021 श्री.नारायण रघुनाथ चारी यांनी अर्ज केला की, सर्वे नंबर 59/4/ळ या 7/12 वरिल खातेदार कै. शेवचारी कंदाल रघुनाथ चारी हे दिनांक 04/02/2007 रोजी मयत झाले असुन त्यांना वारिस खालिल प्रमाणे 1)के.एस. शकुंयला –मयत पत्नी दिनांक 16/01/2019 2)नारायण रघुनाथ चारी- मुलगा 3)सेशद्री रघुनाथ चारी – मुलगा 4)के.टी.विजैयालक्ष्मी – मुलगी 5)के.टी.पद्मावती – मुलगी 6)शीलक्ष्मी शर्मा – मुलगी असे वरिल प्रमाणे कै. शेवचारी कंदाल रघुनाथ चारी यांना वारस असुन याशिवाय दुसरे कोणीही वारस नाहीत. परंतु मयत खातेदार कै. शेवचारी कंदाल रघुनाथ चारी यांनी मा.दुय्यम निबंधक कल्याण -4 यांचेकडील नोंदणीकृत मृत्युपत्र दस्त क्र. 5256/2004 दिनांक 31/12/2004 रोजी सर्वे नंबर 59/4/ळ क्षेत्र 4.7826 आर.चौ.मी. या वर्णनांची जमिन त्यांनी वरिल वारसा पैकी 1) नारायण रघुनाथ चारी 2) सेशद्री रघुनाथ चारी यांना लिहुन दिलेले आहे. त्याबद्दल मृत्युपत्र लिहुन देणार कै. शेवचारी कंदाल रघुनाथ चारी यांचे नाव कमी करुन मृत्युपत्र लिहुन घेणार 1) नारायण रघुनाथ चारी 2) सेशद्री रघुनाथ चारी यांचे नाव दाखल केले असे. नोंद: वर्दी अर्ज, मा. दुय्यम निबंधक कल्याण -4 यांचेकडील दस्त क्रमांक 5256/2004 दिनांक 31/12/2004 व सुधि क्र. 3 तसेच सत्यप्रतिज्ञापत्र. हितसंबधितांना नोटीस बजावल्याचा दि. 01/03/2021 फेरफार नोंद निर्गतीचा दि. 23/04/2021 (रविंद्र लक्ष्मण चौधरी) तलाठी सा.सा. साझा नं.आ.पाथर्ली ता. कल्याण जि. ठाणे	59/4/ळ एकूण :- 1	1) वर्दी अर्ज पाहिला. 2) तलाठी सजा चोळे, ता. कल्याण यांचेकडील जबाब, पंचनामा पाहिला. 3) मृत्युदाखला पाहिला. 4) सत्यप्रतिज्ञालेख पाहिले. 5) मा. दुय्यम निबंधक कल्याण-4 यांचेकडील रजिस्टर मृत्युपत्र दस्त क्र. 5256/2004 दि. 31/12/2004 पाहिले. 6) सूची क्र. III पाहिले. 7) नोटीसा रजिस्टर पोस्टाने लागू 8) काही नोटीसा पत्ता अपूर्ण असल्याने परत आल्याने, सदरच्या नोटीसा जागेवर व तलाठी कार्यालयाचे नोटीस बोर्डावर प्रसिध्द केल्याचा पंचनामा पाहिला. 9) तक्रार नाही. सबब नोंद प्रमाणित. (दिपक हैबती गायकवाड) मंडळ अधिकारी:- ठाकुर्ली ता.: कल्याण जि.: ठाणे दि.: 23/04/2021

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-V
सह दुय्यम निबंधक कल्याण-५ यांची मुद्रा
जि. ठाणे
Dist. Thane

तलाठी सजा-चोळे
ता. कल्याण जि. ठाणे.

नमूना-९ नोटीस तयार करणे

क ल न – ४
दस्त क्र.३२७५/२०२२
२५/33

नमुना ९
[नियम १४ व २४ पहा]

महाराष्ट्र जमीन महसुल अधिनियम, १९६६ यांच्या कलम १५० (२) अन्वये सूचना

उपजिल्हाधिकारी तालुका :- कल्याण

गाव :- मं.भा.पाथर्ली

गावच्या फेरफाराच्या नोंदवहीत खाली विनिर्दिष्ट फेरफारामाणे जमिनीतील अधिकारांच्या संपादनासंबंधी नोंद करण्यात आली आहे

फेरफाराच्या नोंदवहीतील नोंदीचा अनुक्रमांक किंवा तारीख	संपादन केलेल्या अधिकाराचे स्वरुप	ज्यातील अधिकार संपादन करण्यात आले आहे ते भूमापन व उपविभागीय क्रमांक
5862	नोंदीचा प्रकार : मृत्यु पत्र / व्यवस्थापत्र फेरफाराचा दिनांक : 12/02/2021 माहिती मिळालेचा दिनांक :- 08/02/2021 श्री.नारायण रघुनाथ चारी यांनी अर्ज केला की, सर्वे नंबर 59/4/ढ या 7/12 वरिल खातेदार कै. शेवचारी कंदाल रघुनाथ चारी हे दिनांक 04/02/2007 रोजी मयत झाले असुन त्यांना वारस खालिल प्रमाणे 1)के.एस. शकुंतला –मयत पत्नी दिनांक 16/01/2019 2)नारायण रघुनाथ चारी- मुलगा 3)सेवाद्री रघुनाथ चारी – मुलगा 4)के.टी.विजैयालक्ष्मी – मुलगी 5)के.टी.पद्मावती – मुलगी 6)श्रीलक्ष्मी शर्मा – मुलगी असे वरिल प्रमाणे कै. शेवचारी कंदाल रघुनाथ चारी यांना वारस असुन याशिवाय दुसरे कोणीही वारस नाहीत. परंतु मयत खातेदार कै. शेवचारी कंदाल रघुनाथ चारी यांनी मा.दुय्यम निबंधक कल्याण -4 यांचेकडील नोंदणीकृत मृत्युपत्र दस्त क्र. 5256/2004 दिनांक 31/12/2004 रोजी सर्वे नंबर 59/4/ढ क्षेत्र 4.7826 आर.चौ.मी. या वर्णनाची जमिन त्यांनी वरिल वारसा पैकी 1) नारायण रघुनाथ चारी 2) सेवाद्री रघुनाथ चारी यांना लिहून दिलेले आहे. त्याबरुन मृत्युपत्र लिहून देणार कै. शेवचारी कंदाल रघुनाथ चारी यांचे नावे कमी करुन मृत्युपत्र लिहुन घेणार 1) नारायण रघुनाथ चारी 2) सेवाद्री रघुनाथ चारी यांचे नाव दाखल केले असे. नोंद: वर्दी अर्ज, मा. दुय्यम निबंधक कल्याण -4 यांचेकडील दस्त क्रमांक 5256/2004 दिनांक 31/12/2004 व सुचि क्र. 3 तसेच सत्यप्रतिज्ञापत्र.	59/4/ढ

आणि ज्याअर्थी , तुमचा उक्त फेरफारात हितसंबंध आहे असे अधिकार अभिलेखावरुन / फेरफाराच्या नोंदवहीवरुन मला वाटते ; आणि ज्याअर्थी उक्त फेरफारात तुमचा हितसंबंध आहे असे मानण्यास मला संयुक्तिक कारण आहे.
त्याअर्थी आता मी, रविंद्र लोंढणण चौधरी
ज्या ठिकाणी उपरोक्त जमीन आहे त्या गावाचा तलाठी यास्दारे , उक्त फेरफाराच्या नोंदी संबंधी तुम्हांस सूचना देत आहे व ही सूचना मिळाल्यापासून पंधरा दिवसांच्या आत , उक्त नोंदीसंबंधी तुमची हरकत कोणतीही असल्यास , ती तोंडी किंवा लेखी पाठविण्यास तुम्हांस फर्मावित आहे. तलाठी मं.भा.पाथर्ली यांच्याकडे उक्त पंधरा दिवसांच्या मुदतीत कोणतीही हरकत त्यांचेकडे न मिळाल्यास , उक्त नोंदीस तुमची संमती आहे , असे गृहीत धरले जाईल , कृपया याची नोंद घ्यावी .

ठिकाण : मं.भा.पाथर्ली
दिनांक : 12/02/2021

तलाठी (सही व शिक्का)
तलाठी सजा-पाथर्ली

सही : ता. कल्याण, जि. ठाणे,

नाव	पत्ता
के. टी. पद्मावती	पाथर्ली
के. टी. विजयालक्ष्मी	पाथर्ली

वादग्रस्त नोटीस प्रदर्शित केल्याची तारीख

रघुनाथ चारी	--
शेवचारी कंदाल	--
श्री लक्ष्मी शर्मा	पाथर्ली

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-V
सह दुय्यम निबंधक कल्याण-५ यांची मुद्रा
Dist. Thane



क ल न - ४
दस्त क्र. 3206 /2022
26/33

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-V
सह दुय्यम निबंधक कल्याण-५ यांची मुद्रा
जि. ठाणे
Dist. Thane

CHALLAN
MTR Form Number-6



GRN	MH014605863202122E	BARCODE	Date 14/03/2022-18:26:44 Form ID 25.2
Department	Inspector General Of Registration		
Type of Payment	Stamp Duty Registration Fee		
Office Name	KLN4_KALYAN 4 JOINT SUB REGISTRAR		
Location	THANE		
Year	2021-2022 One Time		

Payer Details

TAX ID / TAN (If Any)	
PAN No.(If Applicable)	AABFN6422B
Full Name	NILAYA ENTERPRISES
Flat/Block No. Premises/Building	DEVELOPMENT AGREEMENT MOUJE GAJBANDHAN PATHARLI SURVEY NO 59 HISSA NO 4/L
Road/Street	AREA 478.28 SQ MTRS TALUKA KALYAN DIST THANE
Area/Locality	DOMBIVLI EAST
Town/City/District	
PIN	4 2 1 2 0 1
Remarks (If Any)	PAN2=AGIPC1678C~SecondPartyName=NARAYAN RAGHUNATH CHARI AND OTHER~

Account Head Details	Amount In Rs.
0030040401 Stamp Duty	1450000.00
0030063301 Registrston Fee	30000.00
Total	14,80,000.00

₹1480000.00

कलन - ४
दस्त क्र. 3205/2022
३८/33

Amount In Words: Fourteen Lakh Eighty Thousand Rupees Only

Payment Details: IDBI BANK

Cheque-DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	69103332022031415019	708689533
Bank Date	RBI Date	14/03/2022-18:29:07	Not Verified with RBI
Bank-Branch		IDBI BANK	
Scroll No. , Date		Not Verified with Scroll	

Department ID

NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8369237997

Sr.No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(G)-338-3275	0007069513202122	15/03/2022-10:14:20	IGR127	30000.00

Print Date 15-03-2022 10:26:47

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-४ सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा
जि. ठाणे Dist. Thane

GRN : MH014605963202122E Amount : 14,80,000.00 Bank : IDBI BANK Date : 14/03/2022-16:26:44

2	IB\-338-3275	0007069513202122	15/03/2022-10:14:20	IGR127	1450000.00
			Total Defacement Amount		14,80,000.00

कलन - ४
दस्त क्र. 3210/2022
30/33

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-V

Page 2/2

Print Date 15-03-2022 10:26:47

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

Receipt of Document Handling Charges

PRN	1403202217812	Receipt Date	15/03/2022

Received from JOINT SUB REGISTRAR KALYAN, Mobile number 9324655658, an amount of Rs.660/-, towards Document Handling Charges for the Document to be registered on Document No. 3275 dated 15/03/2022 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.

DEFACED
₹ 660
DEFACED

Payment Details

Bank Name	IBKL	Payment Date	14/03/2022
Bank CIN	10004152022031413453	REF No.	2750034546
Deface No	1403202217812D	Deface Date	15/03/2022

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

कलन - ४
दस्त क्र. ३२७५/२०२२
३९ / ३३

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-४
सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा
Dist. Thane

118/3275
बुधवार,15 मार्च 2022 10:14 म.पू.

दस्त गोषवारा भाग-1

कालम4 32133
दस्त क्रमांक 3275/2022

दस्त क्रमांक: कालम4 /3275/2022

बाजार मुल्य: ₹ 2,62,72,000/- मोबदला ₹ 2,89,90,000/-

भरलेले मुद्रांक शुल्क: ₹ 14,50,000/-

दु. नि. सह. दु. नि. कालम4 यांचे कार्यालयात

अ. क. 3275 वर दि.15-03-2022

रोजी 10.12 म.पू. वा. हजर केला.

पावती 3503 पावती दिनांक 15/03/2022

सादरकरणाऱ्याचे नाव: अमर विनायक सरनाईक तर्फे मुखत्यार श्री प्रविण पवार

नोंदणी फी ₹ 30000.00

दस्त हाताळणी फी ₹ 660.00

पृष्ठांची संख्या: 33

एकूण: 30660.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 4

Joint Sub Registrar Kalyan 4

दस्ताचा प्रकार: विकसनकरारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

सिद्धता क. 1 15 / 03 / 2022 10 : 12 : 31 AM ची वेळ: (सादरीकरण)

सिद्धता क. 2 15 / 03 / 2022 10 : 14 : 15 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत करुणीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर निष्पादक व्यक्ती,साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

सिद्धेश्वर सही

सिद्धेश्वर सही

THE JOINT SUB REGISTRAR KALYAN-4 दुय्यम निबंधक कल्याण-४ यांची मुद्रा
जि.ठाणे Dist. Thane

15/03/2022 10:25:29 AM

दस्त नोंदवहीचा भाग-2

कलम4 39133

दस्त क्रमांक 3275/2022

दस्त क्रमांक :कलम4/3275/2022

दस्ताचा प्रकार :-विकासकरारनामा

अ.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री नारायण रघुनाथ चारी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्रीनिवास नीलायम, सर्वे नं: 2, गाव: राधा गोविंद अपार्टमेंट समोर ,पांडुरंग वाडी ,आनंदनगर गाव ,डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पॅन नंबर:AGIPC1678C	तिहुन देणार वय :-64 स्वाक्षरी :-		
2	नाव:मेमडी रघुनाथ चारी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्रीनिवास नीलायम, सर्वे नं: 2, गाव: राधा गोविंद अपार्टमेंट समोर ,पांडुरंग वाडी ,आनंदनगर गाव ,डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:ADAPC1368A	तिहुन घेणार वय :-57 स्वाक्षरी :-		
3	नाव:मेसर्स सिध्दा स्टार्चप्रायजेस तर्फे भागीदार श्री प्रविक प्रविण पोतदार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जे एस इनॅक्स , सर्वे नं: 5 , गाव: शिव मंदिर रोड समोर डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पॅन नंबर:AASFN6422B	तिहुन घेणार वय :-33 स्वाक्षरी :-		

सह दुय्यम निबंधक कल्याण ४ यांचेसमोर दस्त हजर केल्याचे कबुल करतात.
दिनांक:15 / 03 / 2022 10 : 22 : 41 AM

ओळख :-
सादर दस्त असे निदर्शनास आणतात की ते दस्तामधील करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविली आहे.

अ.क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुनंदा कोकरे - - वय:66 पत्ता:डोंबिवली पूर्व पिन कोड:421201	स्वाक्षरी	
2	नाव:विनी त्रिवेदी - - वय:27 पत्ता:डोंबिवली पूर्व पिन कोड:421201	स्वाक्षरी	

प्रमाणीत करण्यात येतेकी सदर दस्त क्र.3275 मध्ये 83 पाने आहेत. पुस्तक क्रमांक 9 वर नोंदला दि.15/3/2022

सह. दुय्यम निबंधक कल्याण-४

दस्त क्र.4 चा दस्त 15 / 03 / 2022 10 : 23 : 40 AM

दस्त क्र.3275 चा दस्त 15 / 03 / 2022 10 : 25 : 25 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Kalyan 4

ment Details

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
NILAYA ENTERPRISES	eChallan	89103332022031415019	MH014605963202122E	1450000.00	SD	0007069513202122	15/03/2022
NILAYA ENTERPRISES	eChallan		MH014605963202122E	30000	RF	0007069513202122	15/03/2022
	DHC		1403202217812	660	RF	1403202217812D	15/03/2022

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

3275 /2022

Scanned Document for correctness the Left Hand Thumb Impression on a side) immediately after registration.

Know your rights as Registrars

For feedback please write us at feedback.iaris@gmail.com

15/03/2022

सूची क्र.2

दुय्यम निबंधक : सह दु नि कल्याण 4

दस्त क्रमांक : 3275/2022

नोंदणी

Regn 63m

गावाचे नाव : गं.भा.पाथर्ली

(1)विलेखाचा प्रकार	विकासकरारनामा
(2)मोबदला	28990000
(3) बाजारभाव(भाडेपटट्याच्या बाबतिपटट्याकार आकारणी देतो की पटटेदार ते नमुद करावे)	26272000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन , इतर माहिती: मौजे पजवधन पाथर्ली तेथील सर्वे न 59 हिस्सा न 4 /पैकी क्षेत्र 478.26 चौ. मीटर यावरील एकत्र असलेला कि-दीस पीनिक्राम मीनाक्षम बजाज स्युनिसिपल डाटम न. जी - 02001714100 असलेले बजा सिद्धकलीचा विकसन करारनामा((Survey Number : 59 ; HISSA NUMBER : 4/L ;))
(5) क्षेत्रफळ	1) 478.26 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री नारायण रघुनाथ चारी - - वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्रीनिवास श्रीनिवास , ब्लॉक नं: 2, रोड नं: राधा गोविंद अपार्टमेंट समोर ,पांडुरंग वाडी ,मानपाडा रोड ,डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AGIPC1678C 2): नाव:-सेलवी रघुनाथ चारी - - वय:-67; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: श्रीनिवास श्रीनिवास, ब्लॉक नं: 2, रोड नं: राधा गोविंद अपार्टमेंट समोर ,पांडुरंग वाडी ,मानपाडा रोड ,डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ADAPC1368A
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स विनवा एंटरप्रायजेस तर्फे भागीदार श्री प्रविण प्रकिश पटेल - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: जे एम दर्शन , ब्लॉक नं: 5 , रोड नं: शिव मंदिर रोड गणेश टी समोर डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AASFN6422B
(9) दस्तऐवज करुन दिल्याचा दिनांक	15/03/2022
(10)दस्त नोंदणी केल्याचा दिनांक	15/03/2022
(11)अनुक्रमांक,खंड व पृष्ठ	3275/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1450000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मूल्यांकनासाठी विचारात घेतलेला तपशील:-

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

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4 सह दुय्यम निबंधक कल्याण-४ यांची मुद्रा

सह दुय्यम निबंधक कल्याण – ४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NILAYA ENTERPRISES	eChallan	691033320220314150l9	MH014605963202122E	1450000.00	SD	0007069513202122	15/03/2022
2	NILAYA ENTERPRISES	eChallan		MH014605963202122E	30000	RF	0007069513202122	15/03/2022
3		DHC		1403202217812	660	RF	1403202217812D	15/03/2022

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