Kokana Development
Agreement

318/12032 पावती Original/Duplicate
Thursday,September 08 ,2022 नोंदणी क्र. :39म
2:01 PM Regn. :39M

पावती क्र.: 12830 दिनांक: 08/09/2022

पावतीचे नाव: सौ. मा पावती
दस्तऐवजाचा अनुक्रमांक: कलम4-12032-2022
दस्तऐवजाचा प्रकार : विकासनकरारनामा
सादर करणाऱ्याचे नाव: निलेश एंटरप्रायजेस तर्फे भागीदार प्रविण प्रवीण पटेल - -

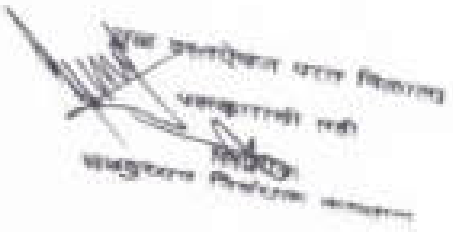
नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 1360.00
पृष्ठांची संख्या: 68	
एकूण:	₹. 31360.00

आपणास मूळ दस्त ,सोबतचे सिट,सूची-२ सोबतचे
2:14 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4
सह.दुय्यम निबंधक कल्याण - ४

बाजार मुल्य: ₹.27636000 /-
मोबदला ₹.28212000/-
भरलेले मुद्रांक शुल्क : ₹. 1411000/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.1360/-
धनादेश/पे ऑर्डर क्रमांक: 08092022004124 दिनांक: 08/09/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-
धनादेश/पे ऑर्डर क्रमांक: MH007483675202223E दिनांक: 08/09/2022
बँकेचे नाव व पत्ता:



VALUATION OF DEVELOPMENT AGREEMENT

1	Village /Division	G . B.PATHARLI
2	CS/CTS No./ S.No.	S.No.59 Hissa No.4 part
3	Property Details	493.41 sq.mtrs
4	Zone No / Land Rate	8/32 Land Rate – 24500/- Sq.mtr, Flat Rate 64800/-
5	Const rate	26620/- per sq.mtrs
6	Consideration	_____ sq.mtr builtup const + _____ parking + rent Rs. _____/- PM + 10% Increase + Refundable Security Deposit _____/- + Shifting Charges Rs. /-

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715.9 जमीन मालक

130.11 टेनंट

846.0

a) 846 x 1.1 x 930.6 x 26620 x 1.05 = 2,60,12,000 जमीन मालकाला मिळणारा मूळ मोबदला

b) 846 x 24500 x 3% = 6,22,000 /- सुचना क्र. 28 नुसार विकास शुल्क

c) 41.85 x 64800 x 25% = 6,78,000/- पार्किंग

d) 25000 x 12 x 3 = 9,00,000/- मासिक भाडे

जमीन मालकाला मिळणारा एकूण मोबदला 2,82,12,000

1128-24500 = 2,76,36,000/- विकासकाला मिळणारा एकूण मोबदला

एकूण मोबदला 2,82,12,000

Stamp Duty 5% = 14,11,000/-

Registration Fee = 30,000/-

14,41,000/-

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0809202204124	Date	08/09/2022
Received from JOINT SUB REGISTRAR KALYAN, Mobile number 7718964692, an amount of Rs.1360/-, towards Document Handling Charges for the Document to be registered (55/ARITA) in the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.			
Payment Details			
Bank Name	IDHL	Date	08/09/2022
Bank CIN	10004152022090903844	REF No.	2785555783
This is computer generated receipt, hence no signature is required.			



CHALLAN
MTR Form Number-6

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GRN	MH007483675202223E	BARCODE		DATE	06/09/2022-12:21:37	Form ID	25.1

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	2022-2023 One Time	Flat/Block No.	DEVELOPMENT AGREEMENT, MOUJE
Account Head Details	Amount In Rs.	Premises/Building	GAJBANDHAN PATHARLI, SURVEY NO. 66,
0030046401 Stamp Duty	1411000.00	Road/Street	HISSA NO. 4 P, TALUKA KALYAN, DIST. THANE
0030063301 Registration Fee	30000.00	Area/Locality	DOMBIVLI EAST
		Town/City/District	
		PIN	4 3 1 2 0 1
		Remarks (If Any)	
		PAN2=ACIPK0148F~SecondPartyName=SURESH MAHADEV KOKANE AND OTHERS~	
		Amount In Words	Fourteen Lakh Forty One Thousand Rupees Only
Total	14,41,000.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	99103320222090811547	7191107847
Cheque/DD No.		Bank Date	RBI Date	06/09/2022-12:24:17	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. : 7718964692

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

सदर चलन केवळ दुय्यम निबंधक कार्यालय-केडीएमसी कार्यालयास नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या [illegible] लागू नाही.



Print Date 06-09-2022 12:25:30

DEVELOPMENT AGREEMENT

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THIS DEVELOPMENT AGREEMENT is made and entered into at **DOMBIVLI** on this 08 day of Sep, 2022.

BETWEEN

(1) **SHRI SURESH MAHADEV KOKANE**, age - 66 years, occupation – service, (**PAN NO. ACIPK 0148 F**) residing at 8, Shanta Sadan, Manpada Road, Behind Kanchan Kutir CHS, Pandurang wadi, Dombivli (East) – 421 201, Taluka – Kalyan, District – Thane, (2) **MRS. ARPITA AMIT KELKAR**, age – 47 years, occupation – housewife (**PAN NO. BEXPK 1158 R**) residing at B/305, devi darshan society, agiyari lane, tembhi naka, thane - 400601, (3) **MRS. MANASI MANDAR JOSHI**, age - 45 years, occupation – housewife, (**PAN NO. AYBPJ 8584 D**) residing at flat no. 101, 1st floor, laxmi niwas apartment, bajiprabhu deshpande road, opp. Bedekar school lane, vishnu nagar naupada, thane - 400602, (4) **SMT. ASHWINI UDAY KOKANE** age - 61 Years, occupation - housewife, **(PAN NO. ATCPK 4453 A)**, residing at 9, shanta sadan, manpada road, behind kanchankutir society, pandurang wadi, dombivali east - 421201, (5) **MRS. PRIYAMVADA ABHAY RANADE a/s PRIYAMVADA UDAY KOKANE**, age – 32 years, occupation – service, **(PAN NO. CAOPK 8254 N)**, residing at flat no. C - 402, wing C, 4th floor, rohan madhuban 2, plot no. 2, s.no. 48/1/A, near PVPIT college, bavdhan khurd, pune city - 411021, 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, M. Darshan, Shiv Mandir Road, Opposite Ganesh Tea, Dombivli (East) – 421 201, Taluka –Kalyan, District –

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Thane, represented by and through their partner **SHRI PRATIK PRAVIN PATEL**, age - 34 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 (part), admeasuring 493.41 sq. mtrs. alongwith standing structure of old ground + 2 storied building named Shanta Sadan bearing Municipal House / Property No. G - 002001714000 having built up area of approximately 491.91 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	:	Approach Road/ Srinivas Nilayam.
On or towards the West	:	Sarvodaya garden CHS.
On or towards the North	:	Kanchan Kutir CHS.
On or towards the South	:	Subham CHS.

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

AND WHEREAS the Vendors are desirous of developing the above mentioned said property by constructing new multistoried building 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

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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 **second and third** floor 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.

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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 their 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.

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 2nd & 3rd floor (entire available FSI on 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 2nd & 3rd floors shall be borne by the Developers including G.S.T. charges. In addition to the said 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.

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 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,

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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).

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 2nd & 3rd floors and 1 flat on the 8th floor if sanctioned by the Corporation. If the Owners / Vendors sell the flats from their second and third floor and one flat from 8th floor, if constructed, to any prospective purchaser, then in that case the prospective Purchaser of the Owner's flat shall pay to the Developers the amount of Rs. 2,50,000/- towards development charges, society formation charges, power back up etc. in respect of each flat which is to be sold. The said amount shall be paid at the time of registration of the agreement for sale of flat. That without the receipt of the said amount, the Developers shall not grant NOC for sale of the flat. The said prospective Purchasers of the Vendors shall bear their respective flat's stamp duty, registration charges, GST charges, TDS and any other applicable charges.

4. The Owners / Vendors herewith declare that the present building known as Shanta Sadan standing on the said property is about 58 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 all 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. There are 4 old tenants in the old building of the Vendors. The Developers shall negotiate and settle the matter of tenants by discussion with them and shall provide alternate accommodation in the new building to the said 4 tenants on the 1st floor of the building to be constructed on the said property, if they are interested to purchase. The Developers shall discuss and fix the consideration of the flat to be allotted to the tenants at their own discretion and shall execute agreement with the tenants at the cost and expenses of tenants. If any tenant

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surrenders tenancy rights, the Developers shall pay the compensation which is agreeable to both of them and shall acquire his tenancy rights.

It is agreed between the parties that on the 1st floor 1400 sq. ft., carpet area shall be adjusted in settlement of tenants and the remaining area on the 1st floor in the building to be constructed on the said property shall be given to the Owners.

7. The Vendors shall vacate their residential premises from the said old building standing on the said property alongwith tenants within 1 month from the date of receipt of commencement permission / construction permission from the K.D.M.C. on the said property and thereafter deliver vacant possession of the old building alongwith plot to the Developers to enable the Developers to start the development process.

8. 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.

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

10. 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

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shall provide all the original documents to the Developers if they require for verification in future.

11. 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.

12. 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 as well as right to obtain Tenant's FSI from the Corporation and to utilize the same in 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 developer 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.

13. The Developer 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.

14. The Developer 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 along with any other taxes, levies, fees etc.

15. The Developers shall have right to publish public notice in any news paper about acquiring the development rights of the said property and for

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confirming objections of anybody else for the said development at their own cost. If any objection is received from anybody else the same shall be cleared by the Vendors at their own cost and the developers shall not be liable and responsible.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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

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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.

21. 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.

22. It is agreed between the parties that the name of the new building to be constructed on the said property shall be kept as **DEVANSH HEIGHTS** and the co – operative Housing Society / Apartment of Association shall be formed and registered under the same name as **DEVANSH HEIGHTS** 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.

23. The flats 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.

24. 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.

S/S S M Kakade

A/C Akbar

A/C Ankur P/R P. Kakade

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

26. 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.

27. 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 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.

28. 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.

29. 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

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supply, drainage connection and other necessary permission from the concerned authorities and to enable them to develop the said property.

30. The Vendors hereby declare that they have not entered into any agreement for sale, lease, mortgage, or 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 transaction is found subsequently, the Vendors shall clear the said transaction at their own cost.

31. 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.

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

33. 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.

34. 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.

35. 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.

A.K.

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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.

37. 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.

38. 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 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.

39. After the sanction of building plan, the Developers and the Owners / Vendors shall execute supplementary agreement about allotment of flats to the Owners / Vendors and shall describe specifically in the supplementary agreement which flats are allotted to the Owners on which floor with area of flats. Thereafter 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.

40. The Vendors / Owners are going to keep or retain 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 2nd & 3rd floors in the building to be constructed on the said property and shall register the same. The expenses of 2nd and 3rd floor flats of the Vendors, the stamp duty and registration charges, GST, TDS 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 2nd & 3rd floors in the building to be constructed

OFFICE OF THE JOINT SUB REGISTRAR-V

Sk Saifuddin Ali MJ Mishra

Ali Ashraf PR Purkayastha PR

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१६/६८

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.

41. 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.

42. 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.

43. 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 flat agreed to be allotted to the Owners / Vendors.

44. 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.

45. 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 which have been retained by the Developers for sale by them and shall release the mortgage at their own cost and expenses as and when as liability. The Owner / Vendor shall not be liable for the said mortgage flat for the Developers.

SK
S.M.P.

A/c Bhakt

A/c
Ankush
P.R.
P. Khanna

M/s Dost Tharia

Mehta

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46. 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.

47. 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.

48. 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.

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

50. 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 all the Vendors together 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.

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

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A/c
MJ

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52. 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 shall 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.

53. There are 4 tenants in the said property and the Owner / Vendors herewith declare that there is no arrears of rent and taxes recoverable from the said tenants and no any deposit or Pagri amount is lying with the said tenant. The Developers shall not be liable for any arrears of rent and taxes of the said tenant as well as their deposit or Pagri amount. It will be the sole responsibility of the Owners / Vendors.

54. 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.

55. 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.

56. 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.

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

58. 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 carry out water proofing work on the terrace of the building.

59. 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

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९८/८८

their firm and the Owners / Vendors have no objection for the same.

60. 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.

61. 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.

62. 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.

63. The Owners / Vendors herewith declare that one of the joint owners amongst them MRS. PRIYAMVADA ABHAY RANADE is her after marriage name. She has not changed her previous name PRIYAMVADA UDAY KOKANE and, therefore, on Aadhaar card her maiden name is recorded till today. Therefore, her both the name have been mentioned in the said document.

64. 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.

SK
SMPKarve

AK
AMuzar

MJ Mehta

PR
P.V.Kokane

PA

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दस्त क्र. ११०३२/२०२२
२०/६८

SCHEDULE OF THE PROPERTY

All that piece or parcel of Non agricultural plot of land bearing Survey No. 59, Hissa no. 4 (part), admeasuring 493.41 sq. mtrs. alongwith standing structure of old ground + 2 storied building named Shanta Sadan bearing Municipal House / Property No. G - 002001714000 having built up area of approximately 491.91 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	:	Approach Road/ Srinivas Nilayam.
On or towards the West	:	Sarvodaya Garden CHS.
On or towards the North	:	Kanchan Kutir CHS.
On or towards the South	:	Subham CHS.

A/C Advocate

PR Purkayastha

As per Architect Certificate Area is 1973.65 sq.mtr

Owner & tenant total 3 floor area is 845.85 sq.mtr

And developer area is = 1127.80 sq.mtr

दस्त क्र. – ४
दस्त क्र. 9203 2/2022
29/EL

In witness thereof the parties hereto have set and subscribed their hands and signature on the day first herein above mentioned.



SIGNED,SEALED AND DELIVERED)

By the within named Vendors represented)

By and through)

(1) SHRI SURESH MAHADEV KOKANE)





(2) MRS. ARPITA AMIT KELKAR)





(3) MRS. MANASI MANDAR JOSHI)



(4) SMT. ASHWINI UDAY KOKANE)





(5) MRS. PRIYAMVADA ABHAY RANADE
a/s MRS. PRIYAMVADA UDAY KOKANE)
(OWNERS / VENDORS)



in the presence of :

1.

2.



SIGNED,SEALED AND DELIVERED)

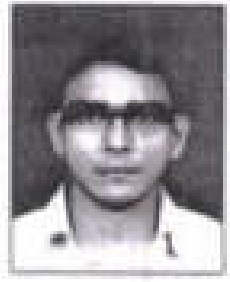
By the within named Developers)

M/s NILAYA ENTERPRISES)

represented by and through their partner)

SHRI PRATIK PRAVIN PATEL

(DEVELOPERS))



कलन - ४
दस्त क्र. १२०३८/२०२२
२२/EC

in the presence of :)

1.)

2.)

THE SEAL OF THE JOINT SUB REGISTRAR

क ल न - ४
दस्त क्र. ३३०३२ /२०२२
२३/६८



कलम - ४

दस्त क्र. ९२०३२/२०२२

२८/६८

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही तपासणे करणे व सुधिकरीत तेथपद्धती नियम १९५५ अन्वये]

गाव :- ५८.४८.पाबळी (१७७/२८)

तालुका :- कल्याण

जिल्हा :- ठाणे

पुनरावलोकन दिनांक व पुनरावलोकन

पुनरावलोकन पद्धती फेरफारावरून घेतले -१

शेरेमध्ये नमूद केलेल्या गोष्टी :

जमीन, पुनरावलोकन आकारणी	खातेदाराचे नाव	क्षेत्र	आकारणी	पोट खराबा	फेरफार क्र.	शेरा, पोट व इतर अधिकार
आकारणी पुनरावलोकन आकारणी नोंदी	१७७/१८	पुरोहित गजानंद कोंडाजी			(१९३४)	मुळधारी नाव व पोट्टा
	[आजारपणी]	४.६३.००	०.२८	]	(६७५६)	
अकृषिक क्षेत्र	महादेव गजानंद कोंडाजी				(६७५६)	इतर अधिकार
जिरायत क्षेत्र ४.९३.००	[अजय अजानंद आजारपणी]			]	(६७५६)	
जिरायत आकारणी ०.१७	शिवसेना बाबत पत्रावर				(६७५६)	जमाबंदी पोटखराबा : नाही.
आकारणी	अकृषिक अकृषिक पोटखराबा				(६७५६)	
	[अजय आजारपणी आजारपणी]			]	(६७५६)	शिवसेना पोटखराबा झालेला : (६७५६ व दिनांक :
	मालकी गजानंद कोंडाजी				(६७५६)	१७/०३/२०२२
	——एकत्रित क्षेत्र——	४.९३.००	०.१७			

पुढे चालवलेला क्र. : (१७७/२ (२४)३)

पोटखराबा जमीन शिवसेना

ई महा

OFFICE JOINT ... Dist. Thane

ही ७/१२ अभिलेख ही...
७/१२ अभिलेख पी... १९-१२-२०२२ रोजी...
वापरावी.

पृष्ठ क्र. १/१

कलम - ४
दस्त क्र. १२०३२/२०२२
२५/६८

गाव नमुना बारा (शिवारी पोटखराबे)
[महाराष्ट्र जमीन महसूल अधिनियम अधिनियम आणि पोटखराबा (लागवड करणे व सुधारित वेळेचे) नियम पहाता महसूल नियम २५]

गाव :- शिवारी (१७९८२१) तालुका :- कल्याण जिल्हा :- ठाणे

मुलभूत जमीन व जलधारण १७/७१

			शिवारातील खोदलेला तपशील									भोगवटादाराची आकारणी/ भोगवटादाराची जबाबदारी		धारण शिवारातील क्षेत्रफळ	शेरा
			दिव्य शिवारातील क्षेत्र						शिवारील क्षेत्र						
						धारण शिवारे व आकारबंधातील क्षेत्र									
धारी	हंगाम	पाटी आकार				शिवारी धारण	धारण शिवाय	आकारण शिवाय	शिवारी धारण	धारण शिवाय	आकारण शिवाय	लागवड	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							*****	*****		*****	*****		*****		

टीप :- १ - शिवारात धारण आकार, २ - धारण शिवाय, ३ - आकारण शिवाय

ई महाभूमि

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

हे दस्त अंधेरी ई१ दस्त क्रमांक १२०३२/२०२२ चे पृष्ठ क्रमांक १ ते ७ आहे.
दस्त हाताळणी दि. २०/०१/२०२२ ११:२१:४३ AM शिक्का क्रमांक: महाराष्ट्र https://sdrsearch.maharashtra.gov.in/sdr/ ही वेबसाईट वापरुन दस्त क्रमांक १२०३२/२०२२ ची प्रत काढली आहे.
पृष्ठ क्र. ५/७

Receipt (pavti)

322/8100
Monday April 25 ,2022
12:11 PM

पावती

Original/Duplicate
पावती क्र. :399
Regn :399

पावती क्र. : 8380 दिनांक: 25/04/2022

गावाचे नाव: वाकडेवाडी
दस्तऐवजाचा अनुक्रमांक: हवल21-8100-2022
दस्तऐवजाचा प्रकार : अभिलेख तपासणी अहवाल फी पावती
सादर करणाऱ्याचे नाव: विनायक दत्तात्रय कोकाटे दुय्यम निबंधक हवेली क्र.२१

फीची फी	₹. 100.00
इतर दस्तऐवजाची फी	₹. 260.00
पृष्ठांची संख्या: 13	
एकूण:	₹. 360.00

आपणास मूळ दस्त ,अभिलेख विर,मुद्रांक-1 अवारी
12:30 PM ह्या वेळेस मिळेल

S R Haveli 21

(संजय चव्हाण)
सह. दुय्यम निबंधक
हवेली क्र.२१ पुणे.

बाजार मूल्य: ₹.0 /-
मोबदला ₹.0.00/-
भरलेले मुद्रांक शुल्क : ₹. 500/-

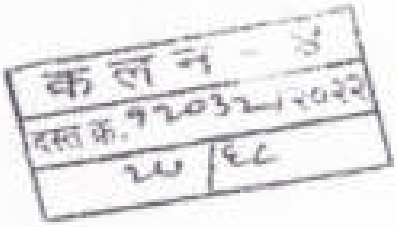
1) देयकाचा प्रकार: DHC रक्कम: ₹.260/-
डीडी/पेमेंटचा तपशील: 2404202200647 दिनांक: 25/04/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: ₹.100/-
डीडी/पेमेंटचा तपशील: SR400095131720222SU दिनांक: 25/04/2022
बँकेचे नाव व पत्ता:

दस्त क्र. ७२०३२/२०२२
२८/६८

मुद्रक दस्त मिळाला

1/1

THE JOINT SUB REGISTRAR
Dist. Thane


क ल न - ३
दस्त क्र. १२०३२-२०२२
२७ | ६८


OF THE JOINT SUB
Chief Thane

हवल - २१

८१०. ९ CHALLAN

MTR Form Number-6

२०२२

GRN	MH009913172022231J	BARCODE	Date	25/04/2022-1	Form ID	48(1)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	HVLJ1_HAVELI 21 JOINT SUB REGISTRAR	Full Name	Priyamvada Uday Kokane
Location	PUNE		
Year	2022-2023 One Time	Flat/Block No.	Power Of Attorney
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	Bavdhan Khurd
0030063301 Registration Fee	100.00	Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 2 1
		Remarks (If Any)	
		SecondPartyName=Ashwini Uday Kokane~	
Total	600.00	Amount In Words	Six Hundred Rupees Only

दस्त नं - ४
दि.२७०३२/२०२२
२८/६८

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022042907043	CPABPGUQC9
Cheque/DD No.		Bank Date	RBI Date	25/04/2022-11:24:52	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
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. : 8087823500

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	24042022000847	Date	24/04/2022
Received from Sau. Priyanvada Abhay Ranade Urph Priyanvada Uday Kokane, Mobile number 9987823500, an amount of Rs.260/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Haveli 22 of the District Pune.			
Payment Details			
Bank Name	SBIN	Date	24/04/2022
Bank CIN	10004152022043400610	REF No.	21142236198
This is computer generated receipt, hence no signature is required.			

हवल-२१
६९०० | २ | १४
२०२२

JOINT SUB REGISTRAR HAVELI-21, PUNE CITY, PUNE

कलन - ४
दस्त क्र. १२०३२/२०२२
२८/६८

THE SEAL OF THE JOINT SUB REGISTRAR

क ल न – ४
क्र. १२०३२/२०२२
१० / ६८

हवल – २१
८७०० | ३ | १४
२०२२



GENERAL POWER OF ATTORNEY

Dated 25/04/2022.

TO ALL TO WHOM THESE PRESENTS shall come, I, **PRIYAMVADA UDAY KOKANE @ MRS PRIYAMVADA ABHAY RANADE,** age – 31 years, Occupation – Service, **(PAN NO. CAOPK8254N)**, residing at **Flat No. C-402, Rohan Madhuban II, Plot No. 2, S. No. 48/1/A, Bavdhan Khurd, Pune – 411021,** hereby SEND GREETINGS ;

WHEREAS All that piece or parcel of Non agricultural plot of land bearing Survey No. 59, Hissa no. 4 (part), admeasuring 493.41 sq. mtrs. alongwith standing structure of old ground + 2 storied building named Shanta Sadan bearing Municipal House / Property No. G - 002001714000 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, in which I have right and share and jointly owned by me alongwith other co-owners and bounded as under :

On or towards the East	: Approach Road / Srinivasa Nilayam
On or towards the West	: Sarvoday Garden C H S
On or towards the North	: Kanchan Kutir C H S
On or towards the South	: Shubham C H S

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

AND WHEREAS the original owner of the said property Shri Mahadev Ganesh Kokane expired on 13/02/1978 and by Mutation Entry No. 6006 the name of his legal heirs 1)Smt. Shantabai Mahadev Kokane, 2)Smt. Usha Arun Patwardhan, 3) Shri Suresh Mahadev Kokane and 4) Shri Uday Mahadev Kokane have been recorded on 7/12 extracts of the said property.

Signature

Signature

क ल नं - ४

दस्त नं. १२०३२/२०२२

३१/६८

हवल - २१		
८७००	४	९४
२०२२		

Thereafter, Smt. Shantabai Mahadev Kokane expired on 02/03/2011 leaving behind her above mentioned three legal heirs and thereafter Shri Uday Mahadev Kokane expired on 05/07/2019 leaving behind him his legal heirs 1) Ashwini Uday Kokane and 2) Priyamvada Abhay Ranade a/s Priyamvada Uday Kokane as the only legal heirs and Mutation Entry No. 6006 has been certified by the revenue authorities.

AND WHEREAS I am the legal heir of late Shri Uday Mahadev Kokane who his having 1/3rd share in the said property and in his 1/3rd share I am having ½ share in the said property and I am entitled to get the benefits of the said property to the extent of my share in the said property. AND WHEREAS all the co-owners of the said property have decided to assign development rights of the said property in favour of reputed builders and after the discussions and negotiations they have finalized the development proposal of the said property with M/s Nilaya Enterprises, a partnership firm through its partner Shri Pratik Pravin Patel and to complete the documentation and all the formalities about the assignment of the development rights of the said property are to be completed by all the owners and due to my family responsibilities and personal busy schedule of the work I am not able to remain present before the Sub – Registrar for registration of the document of the said property. I shall execute and sign all those documents of the said property, but could not remain present before the Sub – Registrar for admission and registration of the said documents. Therefore, I have decided to appoint **my Mother Smt. Ashwini Uday Kokane** as my attorney for admission of document of the said property before the Sub – Registrar.

AND WHEREAS after my marriage, my name is MRS. PRIYAMVADA ABHAY RANADE, but after my marriage I have not changed my name and all the documents and Aadhaar card & other Documents, is in my maiden name PRIYAMVADA UDAY KOKANE. Hence in the said document, I have mentioned my both the names.

Signature

Signature

क ल न – ४
दस्त क्र.९२०३२/२०२२
32/82

हवल-२१
७७०० | ५ | १४
२०२२



NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I, PRIYAMVADA UDAY KOKANE @ MRS PRIYAMVADA ABHAY RANADE, age – 31 years, Occupation – Service, **(PAN NO. CAOPK8254N)**, residing at **Flat No. C-402, Rohan Madhuban II, Plot No. 2, S. No. 48/1/A, Bavdhan Khurd, Pune – 411021** do hereby nominate, constitute and appoint **my Mother Smt. Ashwini Uday Kokane**, age: 60 years, occupation : housewife, **(PAN NO. ATCPK4453A)**, residing at 9, Shanta Sadan Manpada Road, Behind Kanchan Kutir Society, Pandurang Wadi, Dombivali East, Thane - 421201.

(hereinafter for brevity's sake referred to as 'THE SAID ATTORNEY ') to be my true and lawful Attorney in fact and in law to act for me and on my behalf and in my name or in the name of my said Attorney to do, carry out, perform, and execute the work about admission and registration of any document of the said property before the concerned Sub – Registrar.

1) To present and lodge in the office of any of the concerned Sub – Registrar of Assurance and to appear before him and to admit in my name and on my behalf execution of Deed of Transfer / Sale Deed / Agreement for sale / Development agreement and / or any other document & Agreement for sale, transfer, conveyance and assignment of the said property which is more particularly described in the schedule hereunder alongwith all other ancillary and incidental documents customary to transaction of this nature (hereinafter referred to as sale / transfer / development agreement) executed / to be executed by me and to do all acts, things necessary for effectively registering the same.

2) To execute and admit execution and registration of the any agreement of documents.



3) To lodge the documents for registration and complete the registration formalities.

Signature

Signature

क ल न - ४
७२०३२/२०२२
३३/EC

हवल-२१
८९०० | ८ | ९४
२०२२

AND I HEREBY for myself, my successors in title agree and undertake to ratify and confirm all and whatsoever my attorney shall do or purport to do by virtue of these presents.

In witness thereof the parties hereto have set and subscribed their hands and signature on the day first hereinabove mentioned.

SIGNED,SEALED AND DELIVERED
By the withinnamed Executant)





P.U.Kokane

PRIYAMVADA UDAY KOKANE)
@ MRS PRIYAMVADA ABHAY RANADE)

Executants

In the presence of :

1. MAYANK PRAVIN PATEL
A-102, ASIAN PALACE,
MANPADA ROAD, DOMBIVLI (E).

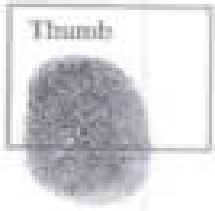
Mayank

2. Sumit Suresh Jaokar
Shanta Sadan, Parsuram Wadi
Dombivli (E)

S.S.Kokane

I accept the said Power of Attorney)
Specimen Signatures of the Attorneys)





A.U.K.

Smt. Ashwini Uday Kokane)

Signature
P.U.Kokane

Signature
A.U.K.

क ल न - ४

दस्त क्र. १२०३२/२०२२

३२ / ६८

हवल - २१

८१०० | ७ | १४

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आधार





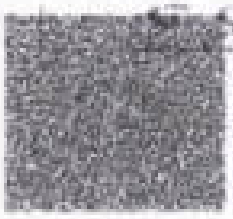
AADHAAR

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 2906/07233/01951

To
Shree ram sahani
Priyamvada Uday Sohoni
C/O: Abhay Subhash Ranade
Flat No. C - 402, Wing C, 4th Floor
Ashish Madhukunj II, Plot No. 2, S. No. 48/1/A
Near PVPIT College
Bavdhan Khurd
Pune City
Kothrud Maharashtra - 411021
9999000000



आपला आधार क्रमांक / Your Aadhaar No. :

3727 6261 5052

VID : 9138 4251 9573 6764

माझे आधार, माझी ओळख

माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही.
- सुरक्षित क्यू आर कोड / ऑफलाइन XML / ऑनलाइन इलेक्ट्रॉनिक प्रमाणन ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक पध्दतीने तयार केलेले पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



Shree ram sahani
Priyamvada Uday Sohoni
DOB: 24/08/1990
FEMALE

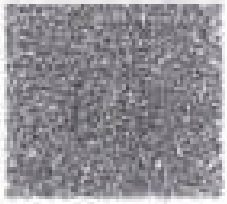
3727 6261 5052

VID : 9138 4251 9573 6764

माझे आधार, माझी ओळख

Authority of India

Address:
C/O: Abhay Subhash Ranade, Flat No. C - 402, Wing C, 4th Floor, Ashish Madhukunj II, Plot No. 2, S. No. 48/1/A, Near PVPIT College, Bavdhan Khurd, Pune City, Pune, Maharashtra - 411021



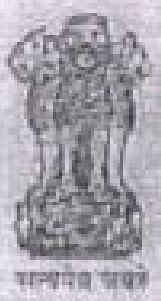
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VID : 9138 4251 9573 6764



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PRIYAMVADA UDAY KOKANE

UDAY MAHADEO KOKANE

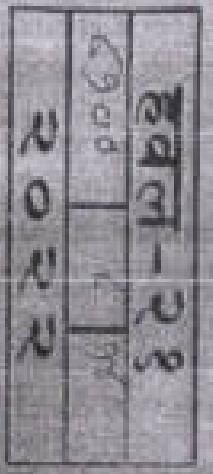
24/08/1990

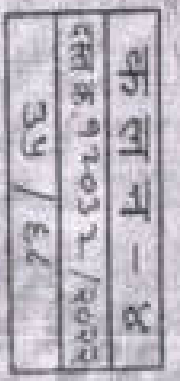
Permanent Account Number

CAOPK8254N

P.U. Kokane

Signature







25042011

कलम – ४
दस्त क्र. १२०३२/२०२२

भारत सरकार
GOVERNMENT OF INDIA



अश्विनी उदय कोकणे
Ashwini Uday Kokane
जन्म वर्ष / Year of Birth : 1961
स्त्री / Female

2346 6647 5885

आधार — सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरव
GOVT. OF INI

ASHWINI UDAY KOKANE

BHALCHANDRA DINKAR BHAVE

01/12/1961
Permanent Account Number
ATCPK4453A



Signature

हवल – २१
३०० | ८ | १२
२०२२

के ल न - ४
दस्त क्र. १२०३२/२०२२
३८/६८

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMIT SURESH KOKANE

SURESH MAHADEV KOKANE

14/01/1994

Permanent Account Number

DUHPK0406G

S.S.Kokane

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAYANK PRAVIN PATEL

PRAVIN NARAN PATEL

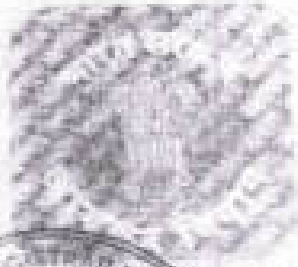
18/03/1992

Permanent Account Number

BHNPP0309Q

mayank

Signature



हवल - २१
८७०० | ७० | १४
२०२२

क ल न - ४
दस्त क्र. १२०३८/२०२२
३८/६८



हवेली - २१
८१०० | ९९ | १४
२०२२





कलन - ४
दस्त क्र. १२०१२/२०२२
३९/६८



ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA
HIGH COURT, BOMBAY
NAME : Chandrabhan Govind Birmal
RESIDENCE : Karve Nagar, Pune-411052
ROLL No : Mah/ 406 /1978
ENROLLED ON : 21-2-1982
DATE OF BIRTH : 1-6-1950
SECRETARY

हवल-२१
६९०० | ९२ | १४
२०२२

THE SEAL OF JOINT SUB REGISTRAR HAVELI-21, PUNE CITY, PUNE

4/25/2022

9228100
सोमवार,25 एप्रिल 2022 12:11 म.नं.

दस्त नोंदवहीत अनु.१

दस्त21 93 198
दस्त क्रमांक: 8100/2022

दस्त क्रमांक: दस्त21 /8100/2022

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवेली21 यांचे कार्यालयात

अ. क्र. 8100 वर दि.25-04-2022

रोजी 12:09 म.नं. वा. हजर केला.

पावती 8380 पावती दिनांक: 25/04/2022

सादरकरणाऱ्याचे नाव: विनायक दत्तात्रय सोनवणे उर्फ विनायक बन्सल गायके

नोंदणी फी ₹. 100.00

दस्त हाताळणी फी ₹. 260.00

पृष्ठांची संख्या: 13

एकूण: 360.00

क ल न - ४
दस्त क्र. ३ २०३८ /२०२२
२० /६८

दु. नि. सह. दु. नि. हवेली 21

(संजय पवार)
दस्त नोंदणी लिपीक

दु. नि. सह. दु. नि. हवेली 21

(संजय पवार)
दस्त नोंदणी लिपीक

सह दुय्यम निबंधक हवेली क्र. २१, पुणे

हवेली क्र. २१ यांचे कार्यालयात अ. क्र. ८१०० वर नोंदणी

पावती क्र. 1 25 / 04 / 2022 12 : 09 : 52 PM ची वेळ (सादरीकरण)

पावती क्र. 2 25 / 04 / 2022 12 : 10 : 51 PM ची वेळ (फी)

THE SEAL OF JOINT SUB REGISTRAR HAVELI-21, PUNE CITY

प्रतिज्ञापत्र

सक्षम दस्तऐवज या पावती क्रमांक ११८८ अंतर्गत असलेला तलाठी/मुद्रांक परिनिरीक्षक क्षेत्र... यांचे यांनी नमूद केलेले मालमत्तेचे संपूर्ण मालमूल्य, निवासक व्यक्ती यांनी/दिलेले मोबदला व सोबत जोडलेला बाजारमूल्यी मालमत्ता दस्तावर यांनी आहे. वास्तवी मालमत्ता, वैधता यासंदर्भात कार्यालयी दस्त निष्पादक व मध्यस्थिकारक हे स्वत: जबाबदार असतील. - दस्तऐवजासोबत जोडलेले त्यासंबंधे दुय्यमनुसार दाखल पावती इतरही कागदपत्र आम्हाला मान्य असून संपूर्ण जबाबदारी निष्पादकाची राहील.

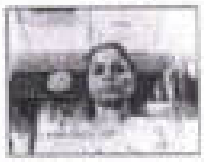
विक्रेत्या सेवक

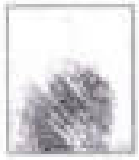
विक्रेत्या सेवक

THE SEAL OF JOINT SUB REGISTRAR HAVELI-21, PUNE CITY

Summary-2

25/04/2022 12:26:01 PM



कलन - ४
२०३२/२०२२






Sr. No.	Amount	Used At	Deface Number	Deface Date
1	500.00	SD	0000823102202223	25/04/2022
2	260	RF	240420220064TD	25/04/2022
3	100	RF	0000823102202223	25/04/2022

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

प्रमाणित करण्यात येते की, या दस्तऐवजात
एकूण.....५.....पृष्ठे आहेत
तसेच पुस्तकामध्ये.....२.....
इथर क्रमांकाने नोंदणीकृत केला आहे.

(संजय चव्हाण)
सह दुय्यम निबंधक हवेली क्र.२१
पुणे शहर, पुणे
दि.२५/४/२०२२

क स ल न - ४
दस्त क्र. ९२०३२/२०२२
१२/६८

घोषणापत्र

मी/आम्ही साक्षिनी उदय केळणे वय : 61 .

राहणार.... शांता सदन, पांडुरंग वाडी, भानपाडा रोड डोंबिवली (पश्चिम)

याद्वारे घोषीत करतो / करते

दुय्यम निबंधक कल्याण - ४ यांच्या कार्यालयात दिलीप केळकर या निष्पादकाचा

दस्त नोंदणीसाठी सादर करण्यात आला आहे. मि प्रशांत पंढरीनाथ जाधव .वय इतर

राहणार : रोहन अपार्टमेंट २, ...यांनी दिनांक २३/०५/२०२२ रोजी

७/७ पहिला मजला पुणे पुणे ४११०३५

मला / आम्हांस दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी / आम्ही सदर दस्त नोंदणी सादर केला आहे / निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुखत्यार पत्र लिहुन देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यार पत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दबादल ठरवले नाही. सदरचे कुलमुखत्यार पत्र पूर्णपणे वैध असुन उपरोध कृती करण्यास मी / आम्ही पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी / आम्ही पात्र राहीन / राहू याची मला / आम्हास जाणीव आहे.

तारीख : 20/08/2022

ठिकाण : डोंबिवली

(.....)

कुलमुखत्यारपत्र धारकाची सही व नांव

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN-4

दस्त क्र. ३
दि.क्र. १२०३८/२०२२
४३ / EC



क ल न - ४
दस्त क्र. ३२०३२/२०२२
१४/६८

पावती

Thursday,April 07 ,2022
12:53 PM

पावती क्र. 6081

दस्त क्रमांक: दरोड-4857-2022
दस्ताचा प्रकार: मुलमुखत्यारपत्र
नमूद करारनाम्याचे नाव: अविरत अक्षित रेजनर - -

मोबदला रु.	₹ 100.00
बाजार मूल्यानुसार रु.	₹ 200.00
पृष्ठांची संख्या: 10	
एकूण	₹ 300.00

आपणास मूळ दस्त, सोबतचे पृष्ठ मुद्रांक व शेरा 7:11 PM ह्या वेळेस मिळेल

Sub Registrar

प्र.सह. दुय्यम निबंधक वर्ग-२
- ठाणे-१

बाजार मूल्य: ₹ 1.2/-
मोबदला: ₹ 0/-
भरलेले मुद्रांक शुल्क: ₹ 500/-

1) देयकाचा प्रकार: DHC रक्कम: ₹ 200/-
रु.क्रि.सहनिबंधक ठाणे ४ बँकेचा: 07042022205247 दिनांक: 07/04/2022
बँकेचा शेरा व नंबर

2) देयकाचा प्रकार: eChallan रक्कम: ₹ 100/-
रु.क्रि.सहनिबंधक ठाणे ४ बँकेचा: MH014854295202122E दिनांक: 07/04/2022
बँकेचा शेरा व नंबर

THE SEAL OF THE JOINT SUB REGISTRAR

क ल भ – ४
दस्त क्र.१२०३८/२०२२
२५/६८

टनन १

दस्त क्रमांक २०२२

GRN MH001486420202R1226 BARCODE Date 19/09/2022 12:34:28 Form ID INDEX II

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	THN1 HVH SUB REGISTRA THANE URBAN 1	Full Name	SUYESH MAHADEV KOKARE
Location	THANE		
Year	2021-2022 One Time	Flat/Block No.	POWER OF ATTORNEY
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	DOMBIVALI EAST
0030063301 Registration Fee	100.00	Area/Locality	THANE
		Town/City/District	
		PIN	4 2 1 2 0 1
		Remarks (If Any)	
		FIRST=SEEPS(1)585~SecondPartyName=ARPITA AMIT KELKAR~	
Total	600.00	Amount In Words	Six Hundred Rupees Only

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00102020202191113101	70936135
Cheque/DD No.		Bank Date	RBI Date	19/09/2022 12:34:28	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 8369237947

Department ID :

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

JOINT SUB REGISTRAR
Dist. Thane

कलन - ४
दस्त क्र. ३२०७२/२०२२
२६/६८

GENERAL POWER OF ATTORNEY

Dated 07/04/2022

TO ALL TO WHOM THESE PRESENTS shall come, **WE, (1)MRS ARPITA AMIT KELKAR,** age - 47 years, occupation - housewife, (**PAN NO. BEXPK 1158 R**), residing at B - 305, Devi Darshan Society, Agyari Lane, Tembhi Naka, Thane - 400 601 (2)**MRS. MANASI MANDAR JOSHI,** age - 45 years, occupation - housewife, (**PAN NO. AYDPJ 8681 D**), residing at Flat no. 101, 1st floor, Laxmi Niwas, [illegible] Prabhu Deshpande Road, Vishrambaug, [illegible] hereby **SEND GREETINGS:**

कलन १
दस्त क्र. ३२०७२/२०२२

WHEREAS we the Executants are the absolute owners of agricultural plot of land bearing Survey No. 60, Hissa No. 1 (part), admeasuring 993.41 sq. mtr. alongwith standing structure of old grass thatched building named Shanta Sadan bearing Municipal House / Property No. G - 00200171-6000 lying and situate at village - Gejalidandhan Pathari, 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, in which we have right and share and jointly owned by us alongwith other co-owners and bounded as under :

On or towards the East	:	Approach Road / Srinivasa Nilayam
On or towards the West	:	Sarvoday Garden C H S
On or towards the North	:	Kanchan Kunj C H S
On or towards the South	:	Shubham C H S

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

AND WHEREAS the original owner of the said property Shri Mahadev Ganesh Kokane expired on 13.02.1978 and by Mutation Entry No. 6006, the name of his legal heirs 1) Smt. Shantabai Mahadev Kokane, 2) Smt. Usha Arun Ratwardhan, 3) Shri Suresh Mahadev Kokane and 4) Shri Uday Mahadev Kokane have been recorded on 7/12 extracts of the said property. Thereafter, Smt. Shantabai Mahadev Kokane expired on 02/03/2011 living behind her above mentioned three legal heirs and thereafter Smt. Usha Arun Ratwardhan expired on 23/09/2018 living behind her legal heirs 1) Mrs. Arpita Amit Kelkar and 2) Mrs. Manasi Mandar Joshi, the above mentioned Executants as the only legal heirs and Mutation Entry No. 6006 has been certified by the revenue authorities.

THE SEAL OF THE JOINT SUB REGISTRAR KALYAN

क न न – ४
दस्त क्र. १२०३२/२०२२
२७/६८

ट न न १
दस्त क्र. २५७८
3/10

AND WHEREAS we are the legal heir of late Smt. [illegible] who is having 1/3rd share in the [illegible] 1/3rd share we are having 1/3 share [illegible] property and we are entitled to get the Society, of the said property to the extent of our [illegible]

AND WHEREAS we the co – owners of the said property have given [illegible] development rights of the said property in favour of reputed builders and after the discussions and negotiations they have finalized the development proposal of the said property with M/s. Naiya Enterprises, a partnership firm through its partner Shri Prana Pravin Patel and to complete the documentation and all the formalities about the assignment of the development rights of the said property are to be completed by all the owners and due to our family responsibilities and personal busy schedule of the work we are not able to remain present before the Sub – Registrar, for registration of the document of the said property. We shall execute and sign all those documents of the said property, but could not remain present before the Sub – Registrar for admission and registration of the said document. Therefore, we have decided to appoint our maternal uncle **Shri Suresh MahadevKokane** as our attorney for admission of documents of the said property before the Sub – Registrar.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT WE, (1)**MRS ARPITA AMIT KELKAR,** age – 47 years, occupation – housewife, (**PAN NO. BEXPK 8158 R**), residing at B – 305, Devi Darshan Society, Agyari Lane, Tembhi Naka, Thane – 400 601 (2)**MRS. MANASI MANDAR JOSHI**, age – 45 years, occupation – housewife, (**PAN NO. AYBPJ 8584 D**), residing at Flat no. 101, 1st floor, Laxmi Niwas Apartment, Sap. Prabhu Deshpande Road, Vishnunagar, Naupada, Thane – 400602 do hereby nominate, constitute and appoint **Shri Suresh Mahadev Kokane,** age: 65 years, Occupation – retired, residing at Shanta sadan, Manpada road, Behind sanchan kute Chs., Pandurang wadi, dombivali east, 421201.

(hereinafter for brevity's sake referred to as " **THE SAID ATTORNEYS** ") to be our true and lawful Attorney in fact and in law to act for our and on our behalf and in our name or in the name of our said Attorney to do, carry out, perform, and execute the work about admission and registration of any document of the said property before the concerned Sub – Registrar.

1) To present and lodge in the office of any of the concerned Sub – Registrar of Assurance and to appear before him and to admit in our name and on our behalf execution of Deed of Transfer / Sale Agreement / Agreement for Sale / Development

Shri Kokane
Ankem

JOINT SUB REGISTRAR
Dist. Thane

क ल न – ४
दस्त क्र.१२०३२/२०२२
२८/६८

agreement and / or any other document for sale, transfer, conveyance and assignment of the said property which is more particularly described in the schedule hereunder alongwith all other ancillary and incidental documents customary to transaction of this nature (hereinafter referred to as sale / transfer / development agreement) executed / to be executed by me and / or any of the things necessary for effectuating the said sale / transfer / development agreement.

AND WE HEREBY [illegible] our successors in title, agree and undertake to ratify and confirm all and whatsoever our attorney shall do or purport to do by virtue of these presents.

In witness whereof the parties hereto have set and subscribed their hands and signature on the day first hereinabove mentioned.

SIGNED,SEALED AND DELIVERED)
By the withinnamed Executants)



(1)MRS.ARPITA AMIT KELKAR)



(2) MRS. MANASI MANDAR JOSHI)

Executants

In the presence of
1.

2.

I accept the said Power of Attorney.

Specimen Signature of the Attorney

Shri Suresh Mahadev Kokane





कलन - ४
दस्त क्र. २२०३८ /२०२२
२९/६८

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

आपला आधार क्रमांक / Your Aadhaar No.:

6022 1504 2106

आधार – सामान्य माणसाचा अधिकार



6022 1504 2106

आधार – सामान्य माणसाचा अधिकार

टनन १

	दस्त क्र. २८५७	२०२२
	५	१०

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

क ल न - ४
दस्त क्र. १२०३२/२०२२

टनन १
दस्त क्र. ७५५/२०२२

आधार

भारत सरकार
Unique Identification Authority of India

आपला आधार क्रमांक / Your Aadhaar No. :

2632 7996 8499

माझे आधार, माझी ओळख

2632 7996 8499

माझे आधार, माझी ओळख

THE SEAL OF THE JOINT SUB


भारत सरकार
8082 2271 9314
8082 2271 9314

क ल न – ४

दस्त क्र. १२०३२/२०२२

५२/६८

भारत सरकार

Government of India

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5012 6082 1477

5012 6082 1477

— सार्वत्रिक भागभाग्य अधिकार

— सार्वत्रिक भागभाग्य अधिकार

SEAL OF THE JOINT SUB REGISTRAR

क ल न – ४
दस्त क्र.१७०३२/२०२२
१०५२/६८

क ल न - ४
दस्त क्र. १२०३२/२०२२
५५/६८

घोषणापत्र

मी/आम्ही सुरेश महादेव लोकरे वय : ८८

राहणार: आंना सदन भानजाडा रोड : पोईसर वाडी डोंबिवली(पश्चि)

याद्वारे घोषीत करतो / करते

दुय्यम निबंधक कल्याण-४ यांच्या कार्यालयात दिपक सकपाट या दिपंकाच्या

दस्त नोंदणीसाठी सादर करण्यात आला आहे अर्पिता अमित कोलकर, मनस्वी महादेव लोकरे

यांनी दिनांक ३०/१२/२०२२ रोजी

राहणार : कोळे

मला/आम्हांस दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी/आम्ही सदर दस्त नोंदणी सादर केला आहे/ निष्पादीत करून कबुली जबाब दिला आहे. सदर कुलमुखत्यार पत्र लिहुन देणार यांनी कुलमुखत्यार पत्र रद्द केलेले नाही किंवा कुलमुखत्यार पत्र लिहुन देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दबादल ठरवले नाही. सदरचे कुलमुखत्यार पत्र पूर्णपणे वैध असुन उपरोध कृती करण्यास मी/ आम्ही पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी/आम्ही पात्र राहीन/ राहू याची मला / आम्हास जाणीव आहे.

तारीख : 30/12/2022

ठिकाण : डोंबिवली

( )

कुलमुखत्यारपत्र धारकाची सही व नांव

फा स्ट्रा - 3
दि. 12032/2025
४६/६८



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.**

क ल न – ४
दस्त क्र.२२०३२/२०२१
५७/E.C

CERTIFICATE

This is to certify that the land bearing Survey Number 59, H.No~~-4 (Part)~~ admeasuring 493.41 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 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)	493.41
2	Basic F. S. I. (493.41 X 1.10) Net Plot Area X 1.10	542.75
3	Premium F. S. I. (Gross Plot Area X 0.50) Permissible	246.71
4	Outside T. D. R. (Gross Plot Area x 0.90) Permissible	444.07
5	Total (2 + 3 + 4)	1233.53
6	Ancillary F. S. I. ($\frac{2+3+4}{1233.53}$ X 0.60) permissible	740.12
7	Total F. S. I. to be permissible	1973.65

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 ... Dist. Thane

आधार

भारत सरकार
Government of India

क ल न – ४
दस्त क्र. १२०३२/२०२२
५८/६८

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणीकरण क्रमांक / Enrollment No.: 2906/07233/01951

To
Priyamvada Uday Kokane
जिल्हा उप कोषागार
C/O: Akhay Subhash Ranade,
Flat No. C -402, Wing C, 4th Floor,
Rohan Madhuban II, Plot No. 2, S. No. 48/1A,
Near PVPIT College,
Bavdhan Khurd,
VTC: Pune City, PO: Amanora,
Sub District: Pune City, District: Pune,
State: Maharashtra, PIN Code: 411021,
Mobile: 9867023000

KG0903347597

आपला आधार क्रमांक / Your Aadhaar No. :

3727 6261 5052

माझे आधार, माझी ओळख



Priyamvada Uday Kokane

P.U.Kokane

3727 6261 5052

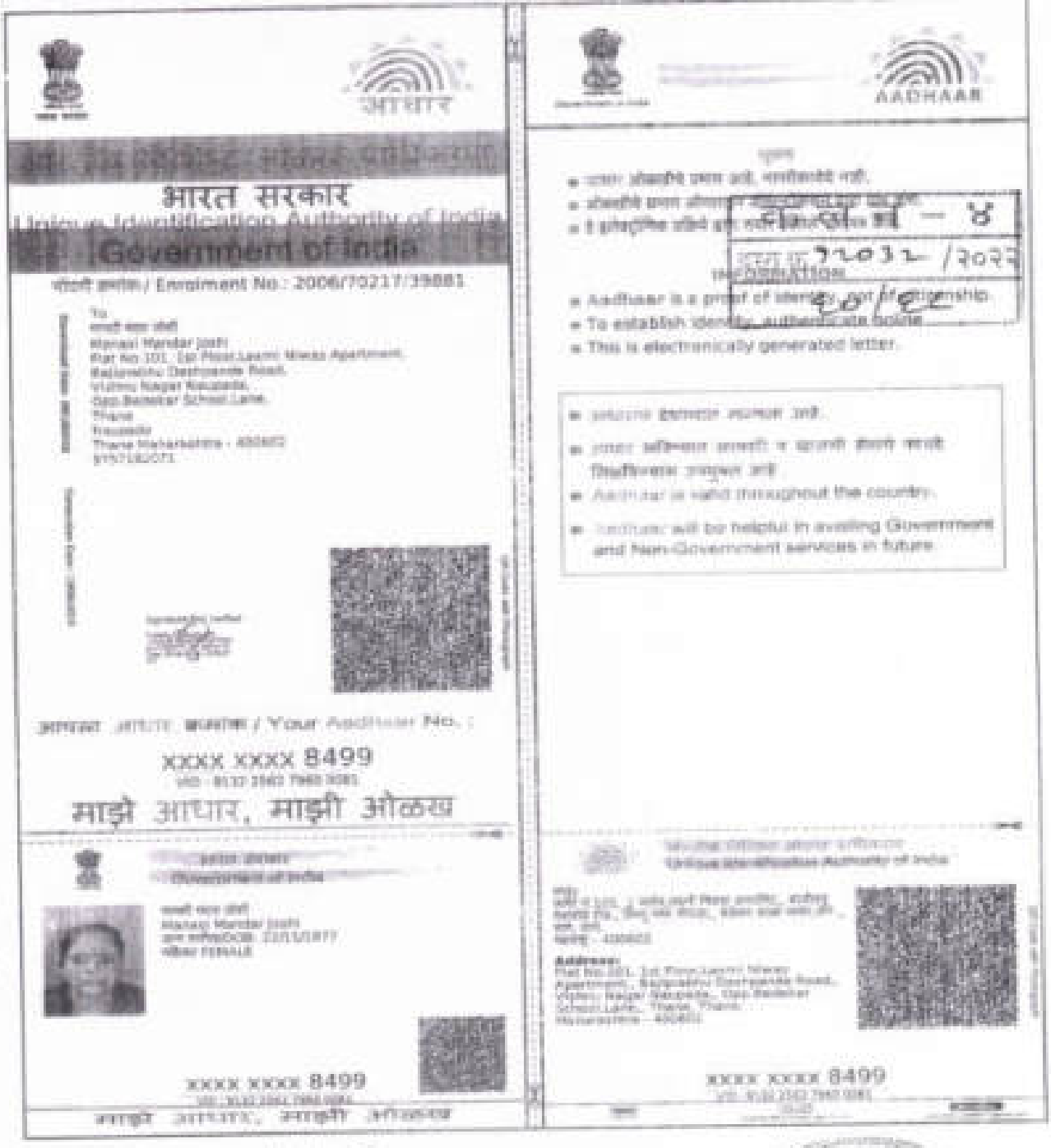
माझे आधार, माझी ओळख

SEAL OF THE JOINT SUB R...



P.V. Kolapkar

क ल न – ४
दस्त क्र. ७२०३२ /२०२२
५९/६८



भारत सरकार
Government of India

नामांकन क्रमांक / Enrolment No.: 2006/70217/35881

To
मानसी मनहर जोशी
Manasi Manhar Joshi
Flat No 101, 1st Floor,Laxmi Niwas Apartment,
Balasaheb Deshpande Road,
Vishnu Nagar Naupada,
Opp.Bedekar School,Lane,
Thane
Thane
Thane Maharashtra - 400602

आपका आधार क्रमांक / Your Aadhaar No. :

XXXX XXXX 8499

माझे आधार, माझी ओळख

AADHAAR

Aadhaar is a proof of identity, not citizenship.
To establish identity, authenticate online.
This is electronically generated letter.

आधार हे नागरिकत्वाचा पुरावा नाही.
ओळख सिद्ध करण्यासाठी ऑनलाईन प्रमाणीकरण करावे.
हे इलेक्ट्रॉनिक पद्धतीने तयार केलेले पत्र आहे.

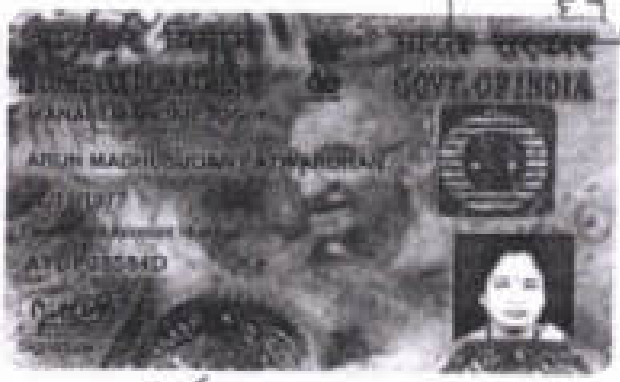
Aadhaar is valid throughout the country.
This will be helpful in availing Government and Non-Government services in future.

आधार संपूर्ण देशभर ग्राह्य आहे.
आधार सेवेसाठी व सुविधा मिळवण्यासाठी विश्वासार्ह ओळख आहे

XXXX XXXX 8499



क ल न – ४
दस्त क्र. ७२०७/२०२२
६७/६८



THE SEAL OF THE JOINT SUB REGISTRAR

क ल न - ४
दस्त क्र. ३२०३२/२०२३
६२/६८

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक / Enrollment No. 2017/01371/19639

To,
अंकित अनिल काकर
Ankit Anil Kakar
W/O Anil A Kakar
B / 306 SHIV DARSHAN SOCIETY
AGIYARI LANE
TEMBHI NAKA TEMBHI NAKA
Thane
Thane Thane
Maharashtra 400601
9820842006

Ref: 36 / 640 / 71544 / 71520 / P

आपला आधार क्रमांक / Your Aadhaar No. :
6022 1504 2106

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

अंकित अनिल काकर
Ankit Anil Kakar
जन्म वर्ष / Year of Birth : 1973
पुरुष / Female

6022 1504 2106

आधार — सामान्य माणसाचा अधिकार

A.A.K.A.R.

क ल न - ४
दस्त क्र.१२०३८/२०२२
६३/६८



AAKelkar

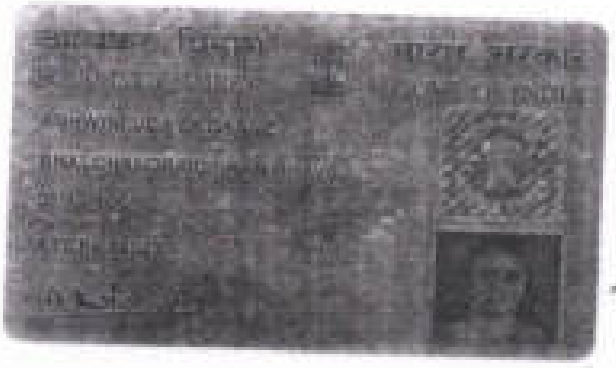



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
AASPN8021B




भारत सरकार
GOVT OF INDIA

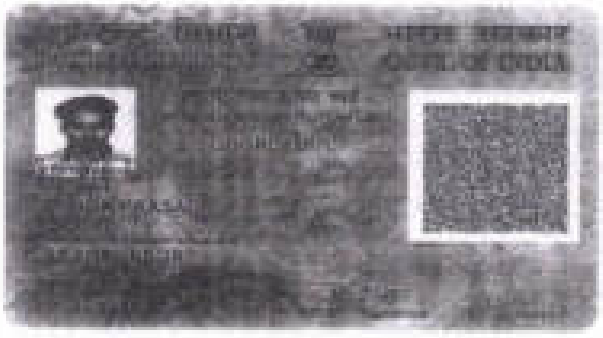







आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
AGUPC1878C







CHALLAN
MTR Form Number-6

GRN:	BANK CIN:	Date:	Form ID: 25

Department: Inspector General Of Registration	Payer Details
Type of Payment: Stamp Duty, Registration Fee	TAN (If / Thdi (If any))
	PAN No.(If Applicable)
Office Name:	Full Name
Location: THANE	
Year: 2022-2023, One Time	Flat/Block No.
Account Head Details / Amount in Rs	Premises/Building
0030045401 - Stamp Duty / 1441000.00	Road/Street
0030045501 - Registration Fee / 30000.00	Area/Locality
	Town/City/District
	PIN: 4 2 1 2 0 1
	Remarks (If Any)
	Amount in Words: Fourteen Lakh Forty One Thousand Rupees Only
Payment Details: CASH	FOR USE IN RECEIVING BANK
Cheque/DD Details	Bank CIN / Ref. No. / Bank Date / RBI Date / Received with Challan / Status / Scroll No. / Date / Not Verified with Scroll / Mode of Pay / CIN

Note: (1) This Challan is valid for document to be registered in the Registration office only. Not valid for unregistered Documents.

Challan Deposited Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1					
2					
			Total Defacement Amount		

Page 1/1 Print Date 08-09-2022 02:21:31

THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES
₹ 1441000.00
SECURITY

दस्त क्र. ९३७/२०२२
२ - ५ - २२
९३७/६

D H C

Receipt of Document Handling Charges

Office	0809202204124	Receipt Date	08/09/2022

Received from JOINT SUB REGISTRAR KALYAN4, Mobile number 7710984850, an amount of Rs.1360/- towards Document Handling Charges for the Document to be registered on Document No. 13202 dated 08/09/2022 at the Sub Registrar office Joint S.R.Kalyan 4 of the District Thane.

DETACED
₹ 1360
DETACED

Payment Details

Bank Name	SBIL	Payment Date	08/09/2022
Bank CIN	10004152022090803844	IRN No.	2786593792
Refund No	0809202204124D	Refund Date	08/09/2022

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

THE SEAL OF THE JOINT SUB REGISTRAR

क ल ४ - ९
दस्त क्र. १३२०३९/२०२२
९३/२२

338/12032
गुरुवार,08 सप्टेंबर 2022 2:02 म.नं.

दस्त नोंदणीचा भाग-1

कलम4 EG/E2
दस्त क्रमांक: 12032/2022

दस्त क्रमांक: कलम4 /12032/2022

बाजार मुल्य: रु. 2,76,36,000/- मोबदला: रु. 2,82,12,000/-

भरलेले मुद्रांक शुल्क: रु.14,11,000/-

दु. नि. सह. दु. नि. कलम4 यांचे कार्यालयात

अ. क्र. 12032 वर दि.08-09-2022

रोजी 1:53 म.नं. वा. हजर केला.

पावती:12830 पावती दिनांक: 08/09/2022

सादरकरणाराचे नाव: मिलवा एंटरप्राइजेस तर्फे भागीदार प्रविण पटेल - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1360.00
पृष्ठांची संख्या: 68	
एकूण:	31360.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 4

Joint Sub Registrar Kalyan 4

दस्ताचा प्रकार: विकासकरारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानिक असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा दोन-पंच (दोन) मैलाचे मर्यादेत न केलेल्या कोणत्याही नगरपरिषद क्षेत्रात

सिद्धता क्र. 1 08 / 09 / 2022 01 : 53 : 02 PM ची वेळ: (सादरीकरण)

सिद्धता क्र. 2 08 / 09 / 2022 01 : 54 : 52 PM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील पक्षकार मजकूर निष्पादक यांनी,साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तामधे दाखल करणेसाठी यांनी दिली खालील निष्पादन यांनी सदर दस्तावर सह्या/अंगठे केलेले आहेत. तसेच सदर दस्तांतरण परवाना/खरेदीखत/बक्षीसपत्र/विक्रीपत्र/करारनामा/हिस्सेवाटणी कायदा/नियम/पोटनियम यांचे उल्लंघन होत नाही.

निष्पादन देणार यांची

विधुन देणार यांची

Shilpa Patel

दस्त नोंदणी क्रमांक:2

कलम	EC/EC
दस्त क्रमांक:12032/2022	

08/09/2022 2:16:52 PM

मूल्य क्रमांक :कलम4/12032/2022

मूल्यांकन प्रकार :विक्रमपत्रकारणासाठ

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुरेश महादेव बोबडे हे नाबर: करिता आणि अधिकार अधिक केसकर व कायमची मंजार जोशी यांचे कु.मु.म्हणून - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आत्मा गंगन , मकान नं: -, गल्ली नं: रामदा गोविंद अपार्टमेंट कार्यालय, पांडुरंग वाडी, डोंबिवली पुर्व , महाराष्ट्र, ठाणे. पॅन नंबर:ACIPK0148F	विक्रेता वेगळा वय :-66 स्वाक्षरी:-		
2	नाव:अधिकारी उदय बोबडे या नाबर: करिता आणि विकसक प्रकार म्हणजे वरील विकसक उदय बोबडे यांचे कु.मु.म्हणून - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: आत्मा गंगन, मकान नं: -, गल्ली नं: रामदा गोविंद अपार्टमेंट कार्यालय, पांडुरंग वाडी, डोंबिवली पुर्व , महाराष्ट्र, ठाणे. पॅन नंबर:ATCPK4453A	विक्रेता वेगळा वय :-61 स्वाक्षरी:-		
3	नाव:विकास गंदगावकरवेल सही करणेसाठ दस्तिक करीत येतेन - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: के एम सर्वेस , मकान नं: S , गल्ली नं: जिम करिता गॅस कनेक्शन महा सर्वेस डोंबिवली पुर्व , महाराष्ट्र, ठाणे. पॅन नंबर:AASFN8422B	विक्रेता वेगळा वय :-33 स्वाक्षरी:-		

करिता दस्तऐवज करुन देणार तसाकारीत विक्रमपत्रकारणासाठ या दस्त ऐवज करुन दिल्याचे कबुल करतात.
सिद्धहस्त क्र.3 ची वेळ:08 / 09 / 2022 02 : 13 : 00 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तासिवज करुन देणा-या पक्षकारांना ओळखतात, व त्यांची ओळख पटविलेली

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुनिल जगताप - - वय:28 पत्ता:डोंबिवली पुर्व पिन कोड:421201		
2	नाव:मारुती महादेव गायकवाड - - वय:54 पत्ता:डोंबिवली पुर्व पिन कोड:421201		

सिद्धहस्त क्र.4 ची वेळ:08 / 09 / 2022 02 : 13 : 40 PM

सिद्धहस्त क्र.5 ची वेळ:08 / 09 / 2022 02 : 13 : 59 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 4

प्रमाणीत सादरच्यात डोंबिवली सदर दस्त 12032 सालचे EC पाने आहेत. पृष्ठांक इन्डेक्स 2 वर नोंदवत दि.08/09/2022

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	69103332022090611547	MH007483675202223E	1411000.00	SD	0003728540202223	08/09/2022
2		DHC		08092022041240	1360	RF	08092022041240	08/09/2022
3	NILAYA ENTERPRISES	eChallan		MH007483675202223E	30000	RF	0003728540202223	08/09/2022

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

12032 /2022

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2. Get print immediately after registration.

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

08/09/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कल्याण 4
दस्त क्रमांक : 12032/2022
नोंदणी :
Regn:63m

सादरकर्त्याचे नाव : गं.भा.पाथर्ली

(1)विलेखाचा प्रकार	विकासकराराराचा
(2)मोबदला	28212000
(3) बाजारभावाप्रमाणे मुद्रांक शुल्क आकारणीसाठीच्या बाजारभावाचा तपशील (आकारणी देते वेळी कार्यालयात हे नमूद करावे)	27636000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मौजे नवसंवत्सर पालकी तेसील वः ः, 59 हिस्सा नं. 4 पैकी क्षेत्र 493.41 चौ. मीटर बांधीव सह + 2 बंगले अनेमेंटी सांगा सदन बिल्डींग असा विकासकीय विकास कराराचा ((Survey Number : 59 ; HISSA NUMBER : 4 Part :))
(5) क्षेत्रफळ	1) 493.41 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेल्या दिनांक	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भूषण महादेव बोरसे इ स्वत: करिता आणि करिता अधिक वेळकरा व कायदेशीर संस्था पत्ते कु.इ.स्वयुक्त - वय:-68; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सविता सदन , अंकिक नं: -, रोड नं: राजा गोविंद कमर्शियल कमर्शिय, पांडुरंग वाडी, डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ACIPN0148F 2): नाव:-अधिकृत उपत्र बोरसे या स्वत: करिता आणि विकासका उपत्र दत्ता बोरसे पत्ते कु.इ.स्वयुक्त - वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सविता सदन, अंकिक नं: -, रोड नं: राजा गोविंद कमर्शियल कमर्शिय, पांडुरंग वाडी, डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ATCPN4453A
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विनया एंटरप्रायजेस तर्फे भागीदार प्रविण प्रवीण पोरेल - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी एस वर्सेल , अंकिक नं: 5 , रोड नं: सिध वरिहर रोड गणेश चक्की कमर्शिय डोंबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AASPN8422B
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/09/2022
(10)दस्त नोंदणी केल्याचा दिनांक	08/09/2022
(11)अनुक्रमांक,खंड व पृष्ठ	12032/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1411000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह.दुय्यम निबंधक कल्याण - ४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NILAYA ENTERPRISES	eChallan	69103332022090811647	MH007485967S2022235E	1411000.00	SD	0003728540202223	08/09/2022
2		DHC		08092022204129	1360	RF	08092022041340	08/09/2022
3	NILAYA ENTERPRISES	eChallan		MH007485967S2022235E	30000	RF	0003728540202223	08/09/2022

(SD:Stamp Duty) (RF:Registration Fee) (DHC: Document Handling Charges)