71/8993 **पावती** Original/Duplicate

Monday,December 29 ,2014 नोंदणी क्रं. :39म

10:14 AM Regn.:39M

पावती क्रं.: 9258 दिनांक: 29/12/2014

गावाचे नाव: **बल्याणी**

दस्तऐवजाचा अनुक्रमांक: **कलन2-8993-2014**

दस्तऐवजाचा प्रकार : **विकसनकरारनामा**

सादर करणाऱ्याचे नाव: **पर्ल कार्पोरेटस तर्फे भागीदार जान - मैथ्यू**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 860.00
पृष्ठांची संख्या: 43	
एकूण:	रु. 30860.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 10:18 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक कल्याण क्र. २

बाजार मुल्य: रु.9506000 /- मोबदला: रु.10534000/- वर्ग-२

भरलेले मुद्रांक शुल्क
रु. 580700/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004465389201415M
दिनांक: 15/12/2014
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 860/-

मूळ दस्त परत दिला

CHALLAN

MTR Form Number-6

GRN	MH004465389201415M	BARCODE	Date	15/12/2014-11:55:32	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fees	TAX ID (If Any)	
	Ordinary Collections IGR	PAN No. (If Applicable)	
Office Name	KLN7_KALYAN 2 JOINT SUB REGISTRAR	Full Name	JOHN MATHEW
Location	THANE		
Year	2014-2015 One Time	Flat/Block No.	S No 73/3/K
Account Head Details	Amount In Rs.	Premises/Building	
0030063301 Amount of Tax	30000.00	Road/Street	AREA 2100 SQ.ME.
		Area/Locality	BALYANI
		Town/City/District	
		PIN	4 2 1 6 0 5
		Remarks (If Any)	PAN2=-PN=OMPRAKASH ASHOKKUMAR T IWAR=CA=
Total	30000.00	Amount In Words	Thirty Thousand Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	00040572014121500043	CP12280853
Cheque/DD No.		Date		15/12/2014-11:55:32	
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. Not Available

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

कलन २

दस्त क्र. ९९९३ २०१४

१ | २३

CHALLAN
MTR Form Number-6

GRN	MH004848302014151M	BARCODE	Date 15/12/2014 11:47:00 Form ID 25

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Customer Direct Payment	TAX ID (If Any)	PAN CORD
	Sale of Non Judicial Stamps(NR Rest of Maha	PAN No. (If Applicable)	AIEPM6876D
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR	Full Name	JOHN MATHEW
Location	THANE		
Year	2014-2015 One Time	Flat/Block No.	S No 73/37K
		Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	AREA 2100
0030045401 Sale of Non Judicial Stamp	580700.00	Area/Locality	BALYANI
		Town/City/District	
		PIN	4 2 1 4 0 5
		Remarks (If Any)	PAID=-PN=OMPRAKASH ASHOKKUMAR T IWAR=CA=
		Amount In Words	Five Lakh Eighty Thousand Seven Hundred Rupees Onl y
Total	580700.00		

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
	Cheque/DD Details	Bank CIN	REF No	00040572014121560108 / CP12280190
Cheque/DD No.		Date		15/12/2014-11:46:58
Name of Bank		Bank-Branch		STATE BANK OF INDIA
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Mobile No. Not Available



कलन २
दस्त क्र ८८३ | २०१४
२ | ७३

G-1070 (Pearl - Balyani)

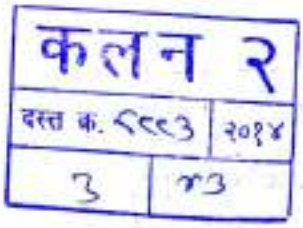


AGREEMENT FOR DEVELOPMENT

This Agreement made at Kalyan

On this 20th day of DECEMBER 2014

B E T W E E N



Shri **Omprakash Ashokkumar Tiwari,** adult, having address at Om Tower, Shop No.120/A, Kalyan Ambernath Road, Waldhuni, Kalyan, District Thane, hereinafter called and referred to as the hereinafter called and referred to as the **Vendor** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the party of the First Part;

AND

M/s. **Pearl Corporates**, a partnership firm having its office at Swami Samarth Compound Near Reebok Showroom, Majiwade, Thane (W) through its partners
1.Shri. **John Mathew**
2.Shri. **Ganesh Krishna Patil**
3.Shri. **Sanjay Dhondu Borgaonkar**
hereinafter called and referred to as the **Developers** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being, their respective heirs, executors, administrators and assigns) being the Party of the Second Part.

WHEREAS Shri Abdul Mazid Khan is the owner of and well and sufficiently entitled to all that piece and parcel of land lying, being and situate at village Balyani, Taluka Kalyan, District Thane bearing Survey No. 73 Hissa No. 37K admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation hereinafter called and referred to as the "said property" and more particulalry described in the schedule hereunder written;

AND WHEREAS the said Shri Abdul Mazid Khan has purchased the said property under the Deed of Conveyance dated 08.10.2010 registered at the office of Sub Registrar of Assurances at Kalyan under serial No. 8308/2010 on 11.10.2010 from Smt.Kanchan Hansaraj Pir and Shri Bhavesh Hansaraj Pir and the name of said Abdul Mazid Khan is mutated in the revenue records as evidenced by mutation entry No. 1331.

AND WHEREAS further under the Development Agreement dated 29.06.2011 registered at the office of Sub Registrar of Assurances at Kalyan-2 under serial No. 6938/2011 on 29.06.2011, the said Shri Abdul Mazid Khan has granted the development rights of the said property in favour of the Vendor herein at and for the price/consideration and on the terms and conditions mentioned therein and have also granted the Power of Attorney dated 29.06.2011 registered at the office of Sub Registrar of Assurances at Kalyan under serial No. 6939/2011 on 29.06.2011 in favour of the Vendor herein.

AND WHEREAS as per the mutation entry 1480 dated 02.1 .2013, the said survey number is now identified as Survey No. 73 Hissa No. 37/1 in the revenue records.

कलन २
दस्त ८८८३/२०१४
४ | ७३

AND WHEREAS by and under the powers and authorities vested with the Vendor under the agreement dated 29.06.2011, the Vendor has obtained the Intimation of Disapproval (IOD) from Kalyan Dombivali Municipal Corporation under No. KDMP/NRV/BP/KV/2012-13/118 dated 26.07.2012 and has converted the said property to non agricultural use under the order bearing No. Mahasul/K-1/T-7/NAP/Balyani-Kalyan/SR-174/2012 dated 26.02.2013.

AND WHEREAS the Vendor has obtained the building commencement certificate from Kalyan Dombivali Municipal Corporation under No. KDMP/NRV/BP/KV/2012-13/118/12 dated 10.04.2014 for the said property.

AND WHEREAS the above recited agreement and power of attorneys, incidental writings, sanctions and permissions are still valid, subsisting and binding upon the parties thereto and in terms of the said Development agreement dated 29.06.2011, the Vendor has paid the entire agreed consideration to the said Shri Abdul Mazid Khan and is well and sufficiently entitled to the said property and every part thereof as he may deem fit and proper with the right to get the plans sanctioned, altered, modified, revised and to exploit the maximum potentiality of FSI, increases in FSI, Transferable development rights, staircase FSI, and other benefits thereto from time to time and to derive the maximum benefits and profits thereof together with the right to develop the same and/or assign the benefits of the said agreement in favour of any intending developer.

AND WHEREAS the Vendor is desirous of granting, assigning and transferring the development rights acquired under the abovesaid agreement in respect of the said property along with the benefits of the sanctioned plans and permissions to a suitable Developer free from encumbrances and doubts who will develop the said property at his own costs and expenses in terms of the plans sanctioned by the Vendor and in lieu thereo shall provide to the Vendor 38% saleable constructed area out of total construction availed on the said property inclusive of the floor space index on account of set back, floor space index, transferable development rights and premium increases therein from time to time free of cost in the buildings to be constructed on the said property and shall keep deposited Security deposit amount with the Vendor.

AND WHEREAS the Developer herein being engaged in the field of developing immovable properties came to know of the said property approached the Vendor and during the course of meetings and negotiations, the Vendor represented to the Developers that the agreements and power of attorneys recited hereinabove are valid, subsisting and binding upon the parties hereto and he has paid the entire consideration the owner Shri Abdul Mazid Khan and is well and sufficinetly entitled to transfer and assign the development rights of the said property and his title to the said property is clear, marketable and free from all encumbrances and the Vendor shall get the plans sanctioned, altered, modified, revised to exploit the maximum potentiality of FSI, increases in FSI, Transferable

THE SEAL OF THE SUB-REGISTRAR
KALYAN-2

कलन २
दस्त क्र. ८८८३ | २०१४
५ | २३

development rights, staircase FSI, and other benefits thereto from time to time at his own cost and expenses and relying upon the representations made by the Vendor to the Developers, the Developers have offered to provide to the Vendor refundable security deposit of Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) and consideration in kind in the form of 38% saleable constructed area out of total construction availed on the said property inclusive of the floor space index on account of staircase floor space index, transferable development rights and permitted increases therein from time to time free of cost in the buildings to be constructed on the said property.

AND WHEREAS the Vendor accepted the offer of the Developer and the parties are desirous of reducing to writing the understanding reached between the parties by executing this presents.

Now, therefore, this agreement witnesses and it is hereby agreed declared and confirmed by and between the parties hereto as under:

1. THE Vendor do hereby agree to transfer and assign the development rights to the Developers free from encumbrances and doubts and the Developers do hereby agree and assure to acquire the same from the Vendor in respect of all that piece and parcel of land lying, being and situate at village Balyani, Taluka Kalyan, District Thane bearing Old Survey No. 73 Hissa No. 37K, New Survey No. 73 Hissa No. 37/1 admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation hereinafter called and referred to as the "said property" and more particulalry described in the schedule hereunder written accrued to the Vendor under the Development agreement dated 29.06.2011 to the Developer along with benefits of sanctioned plans and permissions with the right to carry out construction of multi-storyed building as per the sanctioned plans and permissions by the Kalyan Dombivli Municipal Corporation with further revisions modifications and alterations thereto from time to time by availing maximum potentiality of FSI, increases in FSI, transferable development rights, staircase FSI, and other benefits thereto and after providing 38% saleable area to the Vendor to sell the remaining flats/units therein constructed to the intending purchasers and to appropriate the sale proceeds thereof for their own exclusive use and benefit.

The Developer in lieu of acquiring the development rights of the said property have agreed to provide on ownership basis free of cost consideration in kind being 38% saleable constructed area based on total sanction of floor space index inclusive of staircase floor space index, transferable development rights, increses in floor spcae index from time to time comprising of residential flats as well as shops in buildings to be constructed on the said property in all the buildings floor wise, wing wise, phase wise proportionately to the Vendor and further the

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

कलन २

Developer has paid the security deposit of Rs. 18,00,000/- (Rupees Eighteen Lakhs Only) from time to time prior to execution of this agreement (the details whereof is aannexed hereto) and such security deposit shall be refunded by the Vendor to the Developers on obtaining the completion certificate and handing over the possession of the consideration in kind to be allotted to the Vendors in proportion of handing over the kind consideration.

It is agreed and understood between the parties that the consideration in kind agreed to be provided to the Vendor will be 38% saleable area of the total sanction as sanctioned by the Municipal authorities. It is further agreed that the Vendor shall get the plans sanctioned, altered, modified, revised to exploit the maximum potentiality of FSI, increases in FSI, Transferable development rights, staircase FSI, and other benefits thereto from time to time at his own cost and expenses and the Developer will avail the same and the construction generated therefrom will be shared by the parties in the ratio of 38% : 62% respectively.

3. It is clearly agreed and understood by and between the parties that the Developers shall commence the construction work on the said property from the date hereof and the consideration in kind to be provided to the Vendor will be completed within 30 months from the date hereof with a grace period of 6 months thereto. It is further agreed between the parties that there will be reasonable extension in time on account of non-availability of the controlled building materials, labour strike, war, civil commotion, government and other restrictions and/or circumstances beyond the control of the Developer and the same will be mutually agreed between the parties and after the end of grace period, if the Developer is not able to hand over the possession of consideration in kind to the Vendor then the Developer will be liable to pay compensation of Rs. 20000/- per month to the Vendor till the hand over of possession of consideration in kind.

4. It is agreed between the parties that the consideration in kind fallen to the share of the Vendor herein shall be earmarked and defined by the parties and the parties hereto shall execute necessary supplementary agreement to that effect. It is agreed and understood between the parties that the consideration in kind falling to the share of the Vendor herein shall be sold by the Vendor to any intending purchaser at and for the price / consideration as the Vendor may deem fit and proper and shall be solely and exclusively entitled to appropriate the sale proceeds thereof and the Developers agree and assure to submit all the title deeds, documents, plans, drawings, undertakings, no objection certificate and certificate of Architects to the Owner and / or his

THE SUB-REGISTRAR KALYAN-2

कलन २
दस्त क्र. ८८८३ | २०१४
६ | ४३

intending purchaser for creation of mortgage and raising of housing loan from any banks and / or financial institutions.

It is agreed and understood between the parties that the Vendor and his nominees, assignees and intending purchasers shall be liable and responsible to bear and pay the charges of the share money, entrance fee, society formation expenses, electricity, water connection charge, deposits, transformer charges, solar charges as payable by the other flat purchasers to the Developer and the Vendor shall also bear and pay the stamp duty and registration charges if any required to be paid under the provisions of law. The Vendor shall also be liable and responsible to the charges of service tax, value added tax and other taxes as may be levied by the government and / or semi-government authorities from time to time in respect of his consideration in kind to be received under this agreement.

The kind consideration will be provided with the amenities as annexed in the annexure hereto. The Vendor shall retain _____ flats from such kind consideration for his own use and occupation and the Developer shall bear the registration fees and stamp duty for the such _____ flats to be retained by the Vendor.

The Developers shall co-operate the owners to sell the remaining flats forming a part of kind consideration to intending purchasers and the Developers shall join such agreements in the capacity of Promoters and the Developers shall be well and sufficiently entitled to the charges for registration fees, stamp duty, society formation charges, share capital, entrance fees, electric meter deposit, water connection charges, transformer charges, balcony enclosing charges and other charges for such remaining flats directly from such intending purchasers and it shall be the sole responsibility of the Developer to collect such charges from intending purchasers and the Vendor shall not be liable and responsible for the same.

5. The Vendor hereby declare that :

a) the Development agreements dated 29.06.2011 and incidental writings, power of attorneys etc. are still valid, subsisting and binding and that the Vendor herein is well and sufficiently entitled to grant, assign and transfer the development rights in respect of the said property to any person as they may deem fit and proper and further to appropriate the sale proceeds thereof for their own use and benefit.

b) he has not created any encumbrances like Agreements, Exchange, Mortgage, Trust, Gift, Lien, Possession, Lease or even otherwise whatsoever and the title of the Owners to the said property is clear, marketable and free from all reasonable doubts and encumbrances

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

कलन २
दस्त ५८८३ २०१४
L ७३

c) the said property falls in Residential Zone and no notice of requisition or acquisition or of whatsoever nature under the ULC Act, 1976, Land Acquisition Acts, MMRD Acts and/or other law has been received and/or served on the owners and vendor herein.

d) no mortgage, charge, lien or any other encumbrances has been created or is in existence any way restricting and/or limiting his rights in the said property more particularly mentioned in the schedule hereunder written and/or in respect of any part thereof and further that the Owners and vendor have not raised any loan or advances against security of the said property or any part thereof.

e) the vendor agrees to pay the taxes, cesses in respect of the aforesaid property till the date of the commencement certificate.

f) the vendor declare that there is clear access to the said property from the D.P. Road.

g) the vendor has paid the entire consideration in terms of the agreement dated 29.06.2011 to the owner Shri Abdul Mazid Khan and nothing remains payable to the owner on any account whatsoever. The vendor hereby agrees to indemnify and keep indemnified the Developers in respect of any claim arising out of unpaid consideration and/or any further claiming through the said owner and/or any other interested parties.

h) That no material facts affecting the title of the said property is concealed or hidden thereby jeopardizing the interest of the Developers

i) the necessary confirmations, consents and no objection of the persons having right, title and interest in the said property will be obtained as and when required.

6. It is agreed and understood between the parties that on sanction of the building plans the consideration in kind to be provided to the Vendor shall be defined and earmarked and the parties hereto shall execute the supplementary agreement to that effect and such consideration in kind will be sold by the Vendor to the intending purchasers at the price / consideration as the Vendor may deem fit and proper and the Developers shall grant their sincere and utmost cooperation to the Vendor to enable them to effectuate their sale of flats being the consideration in kind.

7. Simultaneously with the execution of this Agreement the Vendor herein have placed the Developer in actual and peaceful possession of the said property in and the Developer and/or their representatives, agents and/or their servants, employees, contractors, surveyors are authorised and entitled to enter upon and/or have access to the said property and/or any or every

THE SEAL OF THE SUB REGISTRAR
BANDRA-2

कलन २
दस्त क्र. ९९८३ | २०१४
९ | २३

part thereof to inspect and/or survey and/or preparing the plans, schemes for development and other incidental acts thereto and commencing, carrying out and completing the construction work as envisaged herein.

8. The Vendor further agrees that he shall sign the deeds or documents and do all and any act, deed or thing as may be necessary to obtain any approval, permissions, sanctions from any authority including Maharashtra Regional Town Planning Act and other authorities to enable transferring and vesting the said property in favour of the cooperative housing society or condominium of apartment owners as directed by the Developers.

9. The Vendor has authorised the Developers to prepare the plans for the development of the said property at their own costs and expenses and also to revise, alter and modify the same and the Vendor shall provide the requisite and utmost cooperation for the sanction of the said building plans by signing the various applications, affidavits, indemnity, declaration and other writings as may be required by the Town Planning Authorities from time to time or as directed by the Architect to be appointed by the Developers and to render sincere cooperation.

10. The Vendor agrees to execute general power of attorney in favour of the Developers and or his nominees to carry out and complete the development of the said property and to do all acts, deeds, things and matters in connection with the said property and for execution of the conveyance of land and building constructed thereon in favour of the cooperative housing society or condominium of apartment owners as directed by the Developers.

11. The Vendor assures that he has not done or will not do any act, matter or thing whereby the Developers shall be prevented from carrying out and complete the construction work as envisaged under this Agreement. It is also agreed and understood that none of the parties hereto shall do, omit, suffer anything or cause to be done anything whereby the implementation or performance of these presents is frustrated and/or prevented.

12. On the execution of this Agreement, the Developers shall at their own costs be entitled to put up boards and hoardings on the said property showing and/or indicating the proposed development scheme on the said land hereby agreed to be developed and the proposed housing scheme in respect thereof and further to carry out construction on the said property in accordance with the sanctioned / revised plan and to sell the flats/shops/units to intending purchasers.

13. Except the consideration in kind to be provided to the Vendor herein, the Developers shall be entitled to sell the flats, units, shops to be constructed on the said property and to accept the moneys on account of sale, booking thereof in full and final

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

कलन २
दस्त ८९९३ | २०१४
९० | ३३

settlement of the payments to be received from the intending purchasers and also to mortgage the said property as well as such flats and / or units to any banks, financial institutions granting the housing loan to the intending purchaser and the Vendor shall neither be entitled, responsible or liable for the same nor shall they object to the same. All amounts payable by the prospective purchasers of such flats and / or units in the said buildings to be constructed on the said property shall be received and appropriated by Developers for their exclusive use and benefit. It shall be entire liability of the Developers alone to fulfill the various agreements with intending purchaser of flats and / or units and the Vendor shall not be responsible for non fulfillment of the terms of agreements nor the Vendor shall incur any liability of whatsoever nature on this account.

14. The Vendor declares that the said property is open, clear and vacant land and the title to the said property is clear, marketable and free from encumbrances the Vendor agree and undertake to clear any defects in title if any raised by any person claiming through or under them.

15. It is agreed and understood by and between the parties that from the date of obtaining commencement certificate, the Developer shall pay and discharge all taxes and outgoings including open land tax, municipal taxes, cesses and all other charges including arrears thereof that may be levied by the public body or authorities in respect of the said property. It is further agreed and under stood that in case of the Developers paying any refundable deposit to the Municipal Corporation and other concerned authorities in the course of the development of the said property in the names of Owners, the Developers shall be entitled to the refund of such deposit and to appropriate the same. To enable the Developers to obtain the refund the Owner shall sign or execute all such writings as may be required by the Developers in that behalf, without raising any objection or requisition in that behalf.

16. The Developers shall be entitled to enter into separate contracts in their own name with the building contractors, agents, architects and others for carrying out the said development at their risk and cost.

17. It is agreed and understood by and between the parties that the Developers shall have the right and authority to grant the right of way / access, permanent easement rights to any adjacent Owners/ Purchaser or Holder of land as they may deem fit and proper and to receive the benefit thereof for their own use and benefit and also to obtain the layout of the said property as well as sub-divide the property as the Developers may deem fit and proper and the Developer shall obtain the permission of the Vendor for such purpose.

THE OFFICE OF THE SUB-REGISTRAR

कलन २
दस्त क्र. ९९९३ | २०१४
११ | ४३

18. The Vendor has authorised the Developer to get the plans sanctioned, revised, modified or altered as they may deem fit and proper and they shall grant their requisite and utmost cooperation for the same by signing the various applications, affidavits, indemnity, declaration and other writings as may be required by the Town Planning Authorities from time to time. It is further agreed between the parties that it shall be the sole and absolute right, authority and liberty of the Vendor to obtain the Building Permission with maximum FSI, staircase floor space index, transferable development rights and increases in floor space index from time to time at his own cost and expenses as they may deem fit and proper from the concerned planning authority and the Developer shall cosntruct the same on the said property at their cost and expenses.

19. It is agreed and understood by and between the parties except the consideration in kind to be allotted to the Vendor herein, the Developers shall have right and authority to mortgage the remaining construction carried out on the flats, units, shops and/or building to be constructed on the Said Property (except the consideration in kind to be allotted to the Vendor) with the banks or any financial institution for the purpose of raising the finance and further the Developers are entitled to raise construction loans, assistance or finance for carrying out the effectual development activity on the said property and for the said purpose negotiate with financial institutions, banks etc and to execute, sign and deliver, lodge and register the deed of mortgage, deed of further charge, to execute the Memorandum for Deposit of Title Deeds and to do all further acts, deeds, matters and things as the Developers may deem fit and proper at their own risk, costs and expenses without prejudice to rights of the Owner and Vendor and shall indemnify and keep indemnified the Owner and Vendor from any action, suit, claim, demand if any raised by any person claiming through or under them.

20. It is further agreed between the parties that the developer shall not assign, transfer or grant the benefits of this agreement to any intending developer/ third party.

21. The parties hereto agree and confirm that the development on the said property will be governed by the provisions of the Maharashtra Ownership Apartment Act 1970 or Maharashtra Ownership of Flat Act, 1963 and the rules therein contained as per the option of the Purchaser and the Purchaser will be fully entitled to follow the requisite procedure under the said Act and Rules to have effectual development and transfer of the said property in favour of cooperative housing society or condominium of apartment owners.

22. It is agreed by and between the parties hereto as under:

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

कलन २
दस्त क्र. ८९९३ | २०१४
९२ | ७३

(i) the authorities granted under these presents shall be exercised by the Developers entirely at their own cost and expenses.

(ii) the Developers will obtain all the permissions, sanctions and approvals for effectuating the legal and perfect development of the said property and shall indemnify and keep indemnified the Vendor in respect of any claim, suit, action or demand in respect of the construction, sale of the flats/units to any intending purchasers.

23. In case of any disputes, doubts, or differences arising between the parties hereto, in respect of the any of the terms and conditions of this agreement or in respect of interpretation, of any of the terms or conditions of this presents or in respect of any other matter, cause or thing whatsoever not contained herein otherwise provided for, the same shall be referred to adjudication to the Arbitration subject to the provisions of the Arbitration & Conciliation Act, 1996 or any statutory modifications or re-enactment thereof for the time being in force.

24. It is agreed and understood between the parties that each party will grant their utmost and sincere cooperation for successful and effectual development of the said property to each other.

25. It is agreed and understood by and between the parties that the expenses in connection with this agreement, stamp duty, registration fees, legal charges and any other incidental expenses thereto including Supplementary agreement shall be borne and paid by the Developer alone.

SCHEDULE

all that piece and parcel of land lying, being and situate at village Balyani, Taluka Kalyan, District Thane bearing Survey No. 73 Hissa No. 37K, New Survey No. 73 Hissa No. 37/1 admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation and bounded as under:

on or towards East:Land of Mr. Malvankar and Tata Overhead line
on or towards West: Baneli Umbardi road
on or towards South :Land of Mr. Bandu Teli
on or towards North : Baneli Umbardi road

together with all easement rights etc.,

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

कलन २
दस्त क्र. ९८९३ | २०१४
१३ | १३

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

SIGNED AND DELIVERED
By the within named Vendor
Shri **Omprakash Ashokkumar Tiwari**



SIGNED AND DELIVERED
By the within named Developer
M/s. **Pearl Corporates**, through its partners
1.Shri. **John Mathew**



THE SEAL OF THE SUB-REGISTRAR KALYAN-2

2.Shri. **Ganesh Krishna Patil**



3.Shri. **Sanjay Dhondu Borgaonkar**



WITNESS:

1.

2.

कलन २
दस्त क्र. ८९९३ २०१४
९४ ९३

गांव कल्याण

गां.न.क्र. ७ व १२

तालुका कल्याण

भूमापन क्रमांक	भूमा.क.वा. उपविभाग	भू-धारण प्रकार	भोगवटादाराचे नांव	खाते क्रमांक
७३	२०१७	N.A.		

शेताचे स्थानिक नांव - (१४८०) मौजे भोईर वेरोली

(१३३१)

लागवड एकर गुंठे	हेक्टर आर पती
योग्य क्षेत्र चौ.चार	चौ.मिटर
.....	० ० ३७ - ०
.....	
एकूण	० - २७ - ०

पो.ख. लागवडी योग्य नसलेली

वर्ग	(अ)	
वर्ग	(ब)	
एकूण		

आकारणी	रु.	पैसे
जडी अथवा विशेष आकारणी		
एकूण	०२	३४

गां.न.क्र. १२ (पिकाची नोंदवही)

वर्ष	हंगाम	पिकाखालील क्षेत्र									पडीक व पिकाऊ नियमेतरी जमावणिचे क्षेत्र		पोट-हिस्सा/हस्तांतरणाचे नांव	शेरा
		पिकाखालील एकूण क्षेत्र			पटक पिके व प्रत्येक पिकाचे क्षेत्र			मिश्रपिकाचे क्षेत्र						
		मिश्रपिकांचे मोकळांक	जलसिंचित	जलसिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित				
१	२	३	४ हे.आ	५ हे.आ	६	७ हे.आ	८ हे.आ	९	१० हे.आ	११ हे.आ	१२	१३ हे.आ		१४
2013 2018										० - २७ - ०				

अस्सल चतुर्थांश नकी नकलत सह्या असो.

तारीख 20/12/2018

तलाठी कल्याण - भोईर
तालुका कल्याण.

THE SEAL OF THE SUB-REGISTRAR कल्याण-२ LYAN-2

कलन २
दस्त क्र. ८९९३ | २०१४
१५ | २३

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JOHN MATHEW

MATHUNNI MATHEW

2503/1993

Permanent Account Number
AJEPM0470D

Signature





PERMANENT ACCOUNT NUMBER
AAIPT0773D

NAME
ANJANIPRASAD DARASNATH TIWARI

FATHER'S NAME
DARASNATH TIWARI

DATE OF BIRTH
15-12-1957





THE SEAL OF THE SUB-REGISTRAR KALYAN-2

PERMANENT ACCOUNT NUMBER
AFEPP9739A

NAME
GANESH KRISHNA PATIL

FATHER'S NAME
KRISHNA PATIL

DATE OF BIRTH
10-06-1974

SIGNATURE

कलन २
दस्त क्र. ८९८७ | २०१५

Wednesday, June 29, 2011
11:53:32 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 6984
दिनांक 29/06/2011

पावतीचे नाव : पल्लवी

दस्तऐवजाचा अनुक्रमांक : कलन-2 - 06939 - 2011

दस्ता ऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: ओमप्रकाश [illegible] पांडे

नोंदणी फी

	:-	100.00
मालमत्ता (अ. 11(1)), पुच्छांकनाची मालमत्ता (अ. 11(2)), कंपनीत (अ. 12) व इतरांकरिता (अ. 13) -> एकत्रित फी (19)	:-	380.00
एकूण	रु.	480.00

आपणास हा दस्त अंदाजे 11:18AM ह्या वेळेस मिळेल

दुय्यम निबंधक
कल्याण 2

बाजार मुल्य: 0 रु.
मोबदला: 0रु.
भरलेले मुद्रांक शुल्क: 100 रु

दुय्यम निबंधक, कल्याण-२
वर्ग-२

THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक कल्याण-२
KALYAN-2

कलन २
दस्त क्र. ८९९३ | २०१४
१७ | ४३

SHCIL-MAHARASHTRA

L, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012
Tel : 022-61778151
E-mail :

Mode of Receipt

nt Id : mhsh0001	Receipt Id : RECIN-MHMHSHCIL0103162020296862J
nt Name : SHCIL-MAHARASHTRA	Receipt Date : 27-JUN-2011

ived From : OMPRAKASH ASHOK TIWARI	Pay To :
rument Type : CASH	Instrument Date :
rument Number :	Instrument Amount : 100 (One Hundred only)
wn Bank Details	
k Name :	Branch Name :
t of Pocket Expenses : 0.0 ( )	

THE SEAL OF THE SUB-REGISTRAR KALYAN 2

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

कलन २
दस्त क्र. ६९६३ २०११
९८ ७३

कलन २
दस्त क्र. ६९६३ २०११
९८ ७३

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by:
Stock Holding Corporation of India Ltd.
Location : Kalyan
Signature :-
Details can be verified at www.shcilestamp.com

Certificate No.	:	IN-MH03114491214111J
Certificate Issued Date	:	27-Jan-2011 03:14 PM
Account Reference	:	SHCIL (FI) mlfee1 / KALYAN / MH-THE
Unique Doc. Reference	:	SUBIN-MH03550265657184J
Purchased by	:	OMPRAKASH ASHOK TIWARI
Description of Document	:	Article 48 Power of Attorney
Description	:	VILLAGE BALYANI S NO 73 H NO 37-K AREA 2100 SQ MTR
Consideration Price (Rs.)	:	0
		(Zero)
First Party	:	ABDUL RAZZAK KHAN
Second Party	:	OMPRAKASH ASHOK TIWARI
Stamp Duty Paid By	:	OMPRAKASH ASHOK TIWARI
Stamp Duty Amount(Rs.)	:	100
		(One Hundred only)

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

Please write or type below this line

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

कलन २
दस्त क्र. ९९७ | २०११
९९ | ४३

Statutory Alert:
1. The authenticity of this Stamp Certificate should be verified at www.shcilestamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

कलन २
दस्त क्र. ९९७ | २०१४
९९ | ४३

Shree

IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I SHRI ABDUL MAZID KHAN, Adult, Indian Inhabitant, Aged about 56 Years, Occupation- Farmer, Residing at Chumana Kuber Estate, Dankan Cross Lane Building No.15, Room No.12, Mumbai 400 003 DO HEREBY SEND GREETING AS UNDER;

I have use, occupation, possession of the land property bearing survey No. 73, [illegible]K, adm 2100 Sq. Meters equal to 21 Gunthe, lying and situated at

कलन २
दस्त क ८९९३ २०१४
२८ ९३

कलन २
दस्त क ८९९३ २०१४
२८ ९३

Village - Balyani, Taluka - Kalyan, District-Thane, within the limits of Kalyan Dombivali Municipal Corporation, and Sub-Registration District – KALYAN, and Registration Dist – Thane, hereinafter called "THE SAID PROPERTY", more particularly described in the **SCHEDULE** hereinafter.

(b) I have given the above said property to SHRI OMPRAKASH ASHOKKUMAR TIWARI, Hindu Adult , Indian Inhabitant, aged about 32 years, Occupation – Business, Residing at Om Tower, Shop No.24, Kalyan – Ambernath Road, Waldhuni, Kalyan, Dist. – Thane, under Sale Deed dtd. Registered in the Office of Sub- Registrar Kalyan under Registration No. dtd. on the payment of consideration amount mentioned therein

(c) As per said Development agreement I have agreed to execute the Irrevocable general power of attorney in favour of said Developers for completing all the necessary formalities . Hence we do hereby constitute, nominate and appoint the said Developers SHRI OMPRAKASH ASHOKKUMAR TIWARI, Hindu Adult , Indian Inhabitant, aged about 32 years, Occupation – Business, Residing at Om Tower, Shop No.24, Kalyan – Ambernath Road, Waldhuni, Kalyan, Dist. – Thane, as my/our true and lawful **CONSTITUTED ATTORNEY** and authorizing him for me/us in my/our behalf and on my/our name to do or cause to be done all the following acts, deeds, matters and things at their own costs, expenses, risk, and consequences of the said property as follows:

1. To make and prepare and/or cause to be made and to be prepared at their entire costs all such plans, specifications, maps and designs and/or to make any alterations as may be required, necessary and advisable for the purpose of Sub-division of the said property agreed to be sold to them or his/her/their assignee/s and/or for the purpose of constructing building/s, tenements and / or apartment on the said property and more particularly described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as " **THE SAID PROPERTY**" and to engage the services of any Architects, Engineers, Surveyors or any other person or persons as may be necessary or advisible.

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

कलन २
दस्त क्र. ९९३ | २०१४
२९ | ४३

2. SIMULTANEOUSLY on execution of these presents, to commence, carry out and complete and/or caused to be commenced carried out and/or completed construction work at his i.e. Attorney's entire costs on the said property, in accordance with the sanctioned plans and permissions and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations which are made by the Government of Maharashtra and/or Competent Authority under the Urban Lands (Ceiling & Regulations) Act,1976 and/or Police Authorities and/or any other Competent Authorities for the time being are strictly observed.

3. To carry on correspondence under/or over his signature and carry on negotiations and also settle with all concerned authorities and bodies including corporation office and the Government of Maharashtra, all concerned departments and other concerned authorities and/or town Planning Authorities and/or the competent authority under the Urban Land (Ceiling & Regulations) Act,1976, in connection with the Sub-Division and/or obtaining the No Objection Certificate for the development of the said property.

4. To appear and represent us before any and all concerned authorities and parties as may be necessary, required or advisable for or in connection with the development of the said property and to make such arrangement and agreement such arrangement as may be conclusive to the Sub-Division and/or development of the said property.

5. To carry on correspondence with the Municipal Office, Tahasildar Office, Government of Maharashtra, Collector of Thane, Bombay Metropolitan Regional Development Authority, Town Planning Authority and other various offices for sub - division and/or development thereof.

6. To obtain and receive the T.D.R. by surrendering the land to the Kalyan Dombivali Municipal Corporation and in lieu thereof, the Attorneys are authorised and competent to get the T.D.R. and shall deal with, dispose off and thereof to any person or persons and shall receive the consideration

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

क ल न २

कलन २
दस्त क्र. ९९९३ | २०१४

7. To appoint at attorney's costs, the services of Advocate, Solicitor, Counsel Architect, Engineers, Supervisors, Surveyors, Workmen, and other persons as desired by the said attorney for plans, approval or any other matter connected therewith on such terms and conditions and on pay their fees of the fees and remuneration to them as the said attorney may deem fit.

8. To prepare, sign and submit the Scheme for the layout, sub-division of the said property and also to submit the plans for construction of the building's to be constructed on the said property as per layout, sub-divided plots thereof to the Kalyan Dombivali Municipal Corporation or any other authorities concerned and to have the same sanctioned and to apply for revalidating the plans that may have already been passed and / or to be sanctioned and / or otherwise however to get the same approved and to submit applications to the Cement / Steel Controller for obtaining cement and steel and to make all necessary applications in connection with the construction and to obtain permits in respect thereof and to represent me before the government, Kalyan Dombivali Municipal Corporation, Collector of Thane, Revenue authorities or any other competent authorities in all matters in connection with the said property and for its sub-division and / or development.

9. To handover free of costs to the Kalyan Dombivali Municipal Corporation [illegible] portion of the said property if the same is coming under road-widening scheme and / or other reservations as per the development plans of the Town Planning authorities and / or the same is coming under set back and other reserved purposes and in lieu thereof to take the benefits of the F.S.I. [illegible] authorities and to register the documents for the said purposes.

10. To apply for and obtain the necessary permission under the Urban Land (Ceiling & Regulation) Act, 1976 or any other statutory modification or enactment [illegible] time being in force and/or under any other Central or State Legislation [illegible] time being in force as may be necessary in connection with the [illegible] Sub-Division construction development and / or transfer of the said property.

11. To deal with all the authorities concerned and make necessary [illegible] deposits in connection with the said property and/or development thereof.

THE SEAL OF THE SUB-REGISTRAR

कलन २

कलन २
वस्त्र क्र. ९९७३ २०१४
२३ ३३

construction work to be carried out thereon and/or otherwise howsoever in connection therewith and also to receive from the authorities concerned and give proper receipt and discharge for the same.

12. To make and submit all applications, petitions, submissions and appeals and to carry out correspondence with the appropriate authorities or officers concerned for all necessary work and pay their charges, penalty to the concerned authorities on behalf of us.

13. To make necessary applications to the Municipal Office, Collector, Mamledar, Tahasildar, Talathi, City Survey Officer, Municipal office, Government of Maharashtra and other Public and Semi-Public authorities, Central Govt. office or such other authorities as may be necessary for the said purpose and or for the purpose setout hereinafter and also apply for convert the said land property in Non-Agricultural use and pay their fees, charges to them on our behalf and complete all necessary correspondence to them.

14. To make the necessary applications, file, affidavits, petitions, before the authorities concerned for obtaining permissions to transfer the said property to the name of such person or persons as the said attorney may think fit and proper.

15. To submit the necessary application, writings, undertaking and other documents as may be required in accordance with the prevailing rules and regulations for perfecting our title and for obtaining the N.A. and other requisite permissions from the concerned authorities.

16. To make the necessary application for obtaining the necessary permissions concerning the change of user of the said property from Agricultural to Non-Agricultural or otherwise the said Attorney may think fit and proper.

17. To pay the necessary charges, deposits, assessments and apply for the refund thereof as the said attorney may think fit and proper.

18. To amalgamate the said property with and other property and /or properties as the said Attorneys may think fit and proper and also to submit the layout plans or

कलन २
सन १९९५ | २०१४
२५ ७३

sub-division plans of the one or more amalgamated properties of the said property and get the same duly approved from the collector or other competent authorities.

19. To prepare and submit the proposal for township, layout and / or other purposes for development of the said property with the other properties the said attorneys may think fit and proper.

20. To develop the said property more particularly described in their SCHEDULE hereunder written by way of leveling the same and filling the same and/or constructing road as per internal layout, constructing the sheds, godowns and offices for the purpose of effective development of the said property.

21. To carry out and comply with all the requisitions that may be made by the Municipal authorities and/or other authorities in connection with such plans of sub division, layout amalgamation or the building plans submitted and/ or that may be admitted by our said Attorney's to the appropriate concerned authorities in pursuance to these presents.

22. To make the necessary application for water, sewerage and electric connections to the concerned authorities at the expenses of our said Attorney and to obtain the necessary orders in pursuance thereof and also to do all acts deeds and thing the water sewerage and electric connections of the internal layout and road for the purpose of development of the said property and also to make applications to the MAHARASHTRA STATE ELECTRICITY DISTRIBUTION CO. LTD. (MSEDC) for the electrical wiring connection and for submitting the proposal for sub-station and to handover any portion of the said MSEDC authorities for the said purpose. To pay deposit to the Concerned office and other concerned authorities and M.S.E.D.C. office as may be necessary for the purpose of water and electricity connection and other purpose for carrying out the construction work or development of the said property and to claim any refund in respect thereof and to give valid and effectual receipts in connection with the refund of such deposits.

SEAL OF THE SUB-REGISTRAR KALYAN-2

कलन २
दस्त क्र. ९९८३ / २०१८
२५ २३

23. To carry on correspondence, prepare, sign and execute the papers, applications and documents including affidavits, plaints, petitions, declarations, Indemnity bonds, undertaking etc , as may be required for the purpose of constructing the proposed building/s on the said property.

24. To put up and display boardings, lights, signs on the said property announcing the proposed housing scheme or any other scheme.

25. The Attorney has full right to sell the above said property to ant third person/party, receive the consideration amount and entered into the agreement for sale, sale deed , development agreement and appoint the attorney by executing the power of attorney as he deem fit and proper

26. To proceed with the development of the said property including constructing the boundary walls, to develop and construct the flats, shops or units, etc. and to comply with all the terms of the building plans and permissions for the said purposes and to handover or surrender and /or transfer any portion of the said property falling in set back area or under reservations to the Municipal Corporation or Collector or other authorities concerned and to apply for and to obtain in lieu thereof the compensation and / or for the utilization of the F.S.I on the remaining portion of the said property.

27. To make the necessary applications under the Urban Land (Ceiling & Regulations) Act, 1976 for exemption, transfer or otherwise of the said property and for development thereof and for the purpose to submit such applications, writings, undertakings, affidavits, file petitions, appeals etc. as may be required, and to prefer an appeal from the orders of the competent authority under the urban land (Ceiling and Regulations) Act, 1976.

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

28. To develop the said property himself or through any developers , in partnership or by amalgamation with other property or he may sell the said property partly or fully as he deem fit and proper

29. To make the necessary applications in Collector Office for conversion of said land property obtained the N.A. permission and signed on forms in respect of said

7

कलन २
दस्त क्र. ८९९३ | २०१४
२८ | ४३

property and for the purposes to do all acts, deeds, matters and things including to sign, execute and submit the applications, undertakings and other papers.

30. To prefer an appeal from the order which may be passed by the Competent authority or other authorities under the Urban Lands (C & R) Act, 1976 and to do all acts, deeds, matters and things and to institute and declare all petitions, memos of appeal, affidavits, plaints and all other proceedings as may be required for the said purposes.

31. To commence file and prosecute any action petition/s appeal suits or other proceedings at law against any person or persons in respect of the matters or things relating to our affairs regarding the said property and to appear to a any defend all actions, suit or other proceedings commenced or to be commenced against us or whereunto we shall think fit to compromise. Refer to arbitration, submit to judgement, discontinue or become non suited in any such actions, suit or proceedings as aforesaid and also to accept services to write summons, notice or other proceedings. To defend and appear for pending suit/s in any court of law including High Court and Supreme Court.

32. To apply or proceed or continue with applications made by us for permission of the competent authority or the State Government or any other authorities under the provisions of the Urban Land (C & R) Act, 1976 and to develop the said property and for the purpose into make any declarations or sign the forms as the said Attorneys shall deem fit and alsoto appeal before any of the officers appointed under the Urban Land (C & R) Act, 1976 and to represent us before them and also if necessary to sign all the applications, affidavits, memos of appeals or other applications, documents etc. as our said attorney shall deem fit and proper and also to appear all the appellate authorities under the said Act and / or any other Acts in connection with the possession for transfer of the said land as aforesaid.

33. To ask for and apply to collect the refund and / or return of the deposits, security fees and other amounts if any paid to the Kalyan Dombivali Municipal Corporation, Collector or any other authorities concerned for getting the building / layout pans, sub-division sanctioned and also to apply for and obtain

8

कलन २

कलन

दस्त क्र. ९९३ २०१४

२७ २३

the refund of the deposits, if any, paid to the authorities concerned and the said attorney shall be entitled to transfer the aforesaid amounts and depusits to any person or persons.

34. To approach the authorities concerned and to get the land or any portion thereof if it is under reservations, acquisition and to get it released sifted in such manner as the said Attorney may deem fit and proper.

35. To appear and represent before any and al concerned authorities and parties as may be necessary required or advisable for protection or in connection with the development of the said property and to make such agreements and arrive at such arrangements as may be conclusive to the development and / or transfer of the said property.

36. To ask , demand, sue or enforce payment of and recover and/or receive from any person and / or persons rents, compensation, mesne profits, and / or deposits in respect of the said property which now or which at any time or times hereafter may become due and payable to us.

37. To sign, execute, sign and deliver the deed of mortgage, deed of further charge, to execute the Memorandum for deposits or Title Deeds and to do all other further acts, deeds matters and things as the Attorney may deem fit and proper.

38. In case of acquisition of the said property or any thereof to represent us in acquisition proceedings and to receive compensation and to give receipts for moneys received and also to oppose the said proceedings if the Attorney/s are of the opinion that the said proceedings are against our interest.

39. In case of enforcement of any Town Planning Scheme in the area, to represent as the proceedings and receive the compensation and / or take possession of the flats as allotted to us in any Scheme.

40. To pay the taxes, rates, charges, expenses and other outgoings in respect of the said property.

THE SEAL OF THE SUB REGISTRAR KALYAN-2

कलन २
दस्त क्र ८९९३ | २०१४
२८ ७३

41. To sign, execute, register or otherwise perfect or cause to be signed, executed registered and perfected any agreement, development agreement, power of attorney, conveyance - deed, re-conveyance, assignment, surrender, re-assignments, correction -deed, supplementary deed, transfer or mortgage and other assurances which may in the opinion of the said attorney be expedient or necessary for any of the foregoing purpose.

42. To sell the said property, appoint the developer/s in one or more parts, units, flats and shops to such person/s as the Attorney may think fit and proper and for the said purpose to enter into agreement/s and to give proper and valid discharge for payments, to receive appropriate consideration price and to execute the Deed of Conveyance, Transfer Deeds, development agreement and other assurances etc., and to perfect the registration thereof in all respects.

43. To execute n Deed of Conveyance, Transfer Deed, Deed of Indemnity, Assignment, Exchange Deed, Agreement for sale, development agreement, power of attorney, Mortgage Deed, Cancellation Deed, Correction Deed, Power of attorney, development agreement or other assurances in one or more sets in respects of the said property in favour of any person or persons and to take all the steps for effective registration of all such documents including to make an application under section 230-A certificate under the Income Tax Act

44. To appear before the Sub-Registrar /Registrar of Assurances and other competent authority and lodge the documents for registration and admit the execution thereof in respect of the above said property on behalf of the owner complete the all necessary transactions & formalities.

45. To take necessary steps for formation of the Co - operative housing society with an intent to transfer the said property or any part or portion thereof without or with structures in favour of the said society and for that purpose to submit the necessary applications, writings, undertakings and declarations as may be required and to appear and represent before the Deputy Registrar/ Registrar or other authorities under the Maharashtra Co-operative Societies Act, 1960 Attorney has also all right to make conveyance of the said property in favour of said society.

THE SEAL OF THE SUB-REGISTRAR
कलन २
दस्त क्र. ९९८३ | २०१४
२९ | ३३

46. To substitute and appoint from time to time one or ore Attorney in place of the Attorney hereunder with the same or limited powers and to act, remove and appoint other attorney if the said attorneys shall think fit and proper and the Attorney will be further entitled to appoint such substitute with irrevocable powers conferring such powers as they may think fit and proper and in such events also such Power of Attorney shall be irrevocable.

47. This power of attorney is irrevocable for all times to come and the same will continue and remain in force even if any one or ore parties herein due and the same will be binding on the legal heirs and legal representatives of the deceased party and it is also clarified that in case f death of any of the Attorneys, the surviving Attorney/s will be entitled to exercise all the powers and authorities therein given or available at law.

48. To sell the flats/shops/garage/units/room to any prospective purchasers on any cost and receive the consideration price from them and also make necessary receipt, letters, documents viz. Agreement for sale, sale-deed, mortgage-deed, correction deed, conveyance - deed, cancellation-deed, in favour of the purchaser and also register the said documents in the office of Sub-Registrar of Assurances concerned and complete the all necessary transactions and formalities and sign on the necessary documents on our behalf. Issue the letter to purchasers for demand of installments / balance amount of consideration and issue the receipt to them. To issue necessary N.O.C. for mortgage purpose, to the financial institution for housing loan purpose. After receiving the consideration price of the units, from the purchasers, to hand over the possession of the said units etc. to the purchasers concerned and also issue possession letter to them.

And for more effectually removing any doubt which may arise as to the true intention of these presents or as to the construction or application of the powers hereby granted & declare that the powers hereby granted hereby declare that the powers hereby granted shall not be revoke in any case.

50. All costs, charges, expenses of and incidental to act, deed, matters or things, done or caused to be done by our said attorney in or about the exercise of our powers herein contained shall be borne and paid by our said attorney

कलन २
दस्त क्र. ८८८७ २०१४
३० ७३

alone and they shall be responsible for the same and our said attorney/s shall indemnify and keep indemnified us and our estate and effects from and against any loss and damages that may be caused to us by reason of our said attorney doing any above acts, deeds, matters

51. Also to handover the possession of flats, shops and / or units to the government, Semi-government authorities as per the permission obtained U/s 21 of the Urban Land (C & R) Act, 1976 and also to receive the price / consideration either from said authorities.

52. And generally to do all other acts, deeds, matters and things, whatsoever in or about our said property and affairs herein either particularly or generally described as amply and effectually to all intents and purposes and as I could do in my own person, if these presents had not been made.. After execution of these present Attorney will be absolute Owner and have all right to sell the said property full or partly and have all right to give the same on lease, rent or assigned, mortgage, Gift as well as to do the all Acts, deed, matter or things.

53. AND we hereby ourselves, our heirs, executors, administrators, agree and undertake to allow, rectify and confirm and whatsoever our attorney or any substitute or substitutes acting under them shall or purpose to do or cause to be done by virtue of these presents.

54. This power of attorney is irrevocable and will not be revoked by us from the date hereof and all the powers and authorities concerned under [illegible] these resents shall be exercised by our Attorney/s entirely [illegible] and risks.

THE SEAL OF THE SUB REGISTRAR KYAN-2

SCHEDULE OF THE PROPERTY

That all the piece and parcel of land property lying and situated bearing Survey No. 73 , Hissa No.37-K, adm 2100 Sq. Meters equal to 21 Gunthas of revenue Village - Balyani, Taluka - KALYAN, Dist.-Thane, within the local limits of KALYAN DOMBIVALI MUNICIPAL CORPORATION, District-Thane, Sub-

कलन २
दस्त क्र. ८८८३ | २०१४
39 | ४३

Registration Dist.-KALYAN, and Registration District-Thane, together with all easement rights bounded as under.

TO WARDS EAST : Land Pro. of Mr. Malvankar & Tata Over Head Line

TO WARDS WEST : Baneli Umbardi Road.:

TO WARDS SOUTH : Land Pro. of Mr. Bandu Teli.

TO WARDS NORTH : Baneli Umbardi Road

IN WITNESSESS the parties have accepted the above mentioned terms conditions and signed the day, month and year mentioned first here in above.

Signed, and delivered by the within named "
OWNERS/ EXECUTANTS
SHRI ABDUL MAZID KHAN
in the presence of witnesses;

(EXECUTANTS)

Signed sealed and delivered by the
ATTORNEY HOLDER
SHRI OMPRAKASH A. TIWARI
in the presence of witnesses;

(DEVELOPER)

WITNESSES:
1.
2.

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

THE SEAL OF THE REGISTRAR KALYAN 2

कलन २
वस्त क्र. ८८८३ २०१४
३२ ७३

गाव बक्याणी

गां.न.क्र. ७ व १२

तालुका कल्याण

भूमापन क्रमांक	भूमा.न.चा. उपविभाग	पू-भोगवटादार प्रकार
७३	३७	-

भोगवटादाराचे नांव
(२२६६)
अब्दुल मजीद खान
(२३३१)

पोटहिस्सा क्रमांक

रोहयो स्थानिक नांव - -

लागवडी योग्य जमीन — हेक्टर आर चौ.मी.
0-29-0

एकूण 0-29-0

पो.ख. लागवडी योग्य नालेही
वर्ग (अ)
वर्ग (ब)
एकूण

आकारणी — रु. 0 पैसे 34

जंत्री अथवा विशेष आकारणी — - -

एकूण 0 34

कुळाचे नांव - रु. पैसे
जंत्री

शेरा अभिलेख -

नं.न.क्र. १३ (पिकाची नोंदवही)

वर्ष	हंगाम	लागवडीखालील क्षेत्र: लागवडीचे एकूण क्षेत्र	लागवडीचे स्थानिक	जलसिंचन	अजलसिंचन	बागायत किंवा व प्रत्यक्ष लागवडीचे क्षेत्र: पिकाचे नांव	चक्र लागवड	अचक्र लागवड	लागवडीस योग्य परंतु लागवडीखाली नसलेले क्षेत्र: पडीक	Cb पोटखराब	अकृषक वापरात	पडीत व लागवडीस अयोग्य जमिनी चा तपशील: अकृषक	शेरा	पाणी पुरवठ्याचे साधन	शेरा
१	२	३	४ हे.आ	५ हे.आ	६	७ हे.आ	८ हे.आ	९	१० हे.आ	११ हे.आ	१२	१३	१४		१६
२०१०		-	-	-	-	-	-	-							
२०११									0-29-0						

अस्सल बरहुकूम खरी नकल सह्या.

तारीख 2015/2

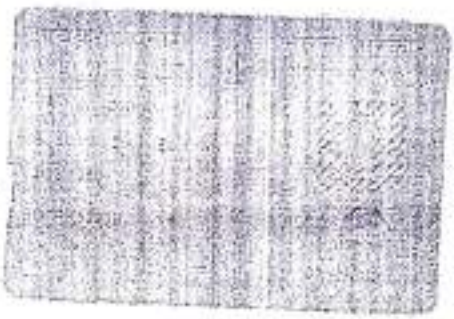
- माळा

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

कलन २
दस्त क्र. ८९३ | २०१४
33 | 93









कलन २
दस्त क ८९९३ २०१४
३४ ७३

/06/2011 सुरुवात निबंधक
:03:53 pm सत्यांग 2

दस्त गोषवारा भाग-1

दस्तनं2
दस्त क्र 6939/2011
४११८

दस्त क्रमांक : 6939/2011
दस्ताचा प्रकार : मुखत्यारनामा

अ. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	फोटो/सही	अंगठ्याचा ठसा
नाव: अनंतकुमार अशोककुमार सिंघल - - पत्ता: घर/फ्लॅट नं: - गल्ली/रोड: कालबुंदी कल्याण ईमारतीचे नाव - ईमारत नं. - पेठ/वसाहत: - सहर/गाव - तालुका: - पिन - पॅन नंबर: -	लिहून घेणार वय 32 नाही		
नाव: अब्दुल मतिन खान - - पत्ता: घर/फ्लॅट नं: - गल्ली/रोड: विनय दुबेस इस्टेट गुर्दा ईमारतीचे नाव - ईमारत नं. - पेठ/वसाहत: - सहर/गाव - तालुका: - पिन - पॅन नंबर: विनय दुबेस इस्टेट गुर्दा	लिहून देणार वय 51 नाही		

THE SEAL OF THE SUB-REGISTRAR
KALYAN-2

कलन २
दस्त क्र. ९९९३ २०१४
३५ ७३

1 OF 1

दस्त गोषवारा भाग - 2

कलन2

दस्त क्रमांक (5939/2011)

दस्त क्र. [कलन2-5939-2011] चा गोषवारा
बाजार मूल्य :0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :29/08/2011 11:02 AM
नोंदणीचा दिनांक : 29/08/2011
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :48) मुखत्यारनामा
सिक्कल नं. 1 ची वेळ : (सादरीकरण) 29/08/2011 11:02 AM
सिक्कल नं. 2 ची वेळ : (सी) 29/08/2011 11:03 AM
सिक्कल नं. 3 ची वेळ : (फ्लुली) 29/08/2011 11:03 AM
सिक्कल नं. 4 ची वेळ : (ओळख) 29/08/2011 11:03 AM

दस्त सोंद केल्याचा दिनांक : 29/08/2011 11:09

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम अॅड. [illegible] यांनी [illegible] ओळख दिली.
व्यवहार ओळखला, व त्यांची ओळख [illegible].
1) ॲड ए पी शिंदारी - ,घर/फ्लॅट नं:
गल्ली/रस्ता: -
इमारतीचे नाव: -
इमारत नं: वाल्धाम
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन. -

दु. निबंधकाची सही
कल्याण 2

सादरीत करण्यात येते सही,
दि.29/08/2011 यावे
.....पर्यंत आहेत.
पृष्ठांक..9.....दस्त क्र..5939
29/08/2011 या नोंदला
दु. दुय्यम निबंधक, कल्याण-२
दि.29/08/2011

THE SEAL OF THE SUB-REGISTRAR
KALYAN-2

THE SEAL OF THE SUB-REGISTRAR
KALYAN-2

5939/2011

100 नोंदणी फी
360 एकत्रित फी (अ. 11(1)), पृष्ठांकनाची फी (अ. 11(2)),
हस्तांतर (अ. 12) व छायाचित्रण (अ. 13) ->

460: एकूण

5 निबंधकाची सही, कलन 2

DSUMRY:0760375R071 Prepared on 29/08/2011 11:03:04

कलन २
दस्त क्र. ८९९३ | २०१४
३८ | ७३

दुय्यम निबंधक: कल्याण २

दस्तक्रमांक व वर्ष: 6939/2011

Wednesday, June 29, 2011
10:04:51 AM

सूची क्र. दोन INDEX NO. II

पोपटी 63 म.
Page. 63 m.e

गावाचे नाव : वल्याणी

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्टयाकरिता सालीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) मोबदला रु. 0.00
बा.भा. रु. 0.00

दुय्यमनिबंधक

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

(1) सर्वे क्र.: 73/37 क वर्णीत दिगरण नं. 27/63 मौजे वल्याणी तेथील स.नं. 73/37 क क्षेत्र 2100 चौ.मी. पानीन

(3)क्षेत्रफळ

(1)

(4) आकारणी किंवा जुडी देण्यात आलेल्या असेल तेव्हा

(1)

(5) दस्तऐवज करुन देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) [illegible] फ्लॅट नं: -; मजला/रुम: विनय कुमार अपार्टमेंट मुंबई; इमारतीचे नाव: [illegible] रोड/चाळ: -; गाव/पुरुष: -; तालुका: -; पिन: -; पॅन नम्बर: विनय कुमार पुरुष

(6) दस्तऐवज करुन घेणा-या पक्षकाराचे नाव व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) [illegible] फ्लॅट नं: -; मजला/रुम: वालधुनी कल्याण ; इमारतीचे नाव: -; रोड/चाळ: -; गाव/पुरुष: -; तालुका: -; पिन: -; पॅन नम्बर:

(7) दिनांक करुन दिल्याचे 29/06/2011

(8) नोंदणीचे 29/06/2011

(9) अनुक्रमांक, खंड व पृष्ठ 6939/2011

(10) बाजारभावाबाबाणे मुद्रांक शुल्क

(11) बाजारभावाबाबाणे नोंदणी रु 100.00

(12) शेरा

THE SEAL OF THE SUB-REGISTRAR
KALYAN-2

सह. दुय्यम निबंधक, कल्याण २
कल्याण-२

कलन २
दस्त क्र.६९९३ | २०१४
36 | 37

घोषणापत्र

मी श्री ओमप्रकाश अशोककुमार तिवारी रा. कल्याण जिल्हा–ठाणे या द्वारेघोषित करतो की सह– दुय्यम निबंधक कल्याण यांचे कार्यालयात विकसन करारनामा या शिर्षकांचदस्त नोंदणीसाठी सादर करण्यात आला आहे, श्री अब्दुल मजिद खान यांनी दि. २९.०६.२०११, रोजी आम्हला कुलमुखत्यारपत्राच्या आधारे आम्ही, सदर दस्त नोंदणीस सादर केला आहेत निष्पादित करुनकबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहुन देणार यांनी कुलमुखत्यारपत्ररदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्ति पैकी मयत झालेले लाही किंवा अन्य कोणत्याही कारणामूले कुलमुखत्यारपत्ररदद बादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यांस आम्ही पूर्णत: सक्षम आहे सदरचे कथन चुकीचे आढलून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस आम्ही पात्र राहीन याची मला जाणीव आहे

कुलमुखत्यारपत्र धारकाचे नाव
श्री ओमप्रकाश अशोककुमार तिवारी

सही





कलन २
दस्त क्र. ८९९३/२०१४
३८ | ४३

कल्याण डोंबिवली महानगरपालिका, कल्याण (प्रारंभ प्रमाणपत्र) 2022-23/1577
जा.क्र.कडोंमपा/नरवि/बांप/कवि/ कल्याण डोंबिवली महानगरपालिका,कल्याण 92
दिनांक :- 20/8/2022

श्री. [illegible] आर्किटेक्ट
कुलमुखत्यारधारक :- श्री. व्योम प्रकाश तिवारी
वास्तुशिल्पकार :- श्री. डी एस दळवी (कल्याण)
स्ट्रक्चरल इंजिनिअर :- श्री. सुशांत [illegible]

विषय :- सि.स.नं. — मौजे- आंबिवली येथे बांधकामे करण्याच्या मंजूरीबाबत.

संदर्भ :- १) आपला दि. 24/6/22 रोजीचा श्री. डी एस दळवी वास्तु. (कल्याण) यांचे मार्फत सादर केलेला अर्ज क्र. 20232

२) अंतरिम मंजुरी आदेशाचा क्र. कडोंमपा/नरवि/बांप/कवि/2022-23/1176 दि. 24/6/22

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. व न.र. अधिनियम १९६६ चे कलम [illegible] नुसार सि.स.नं. — न.नं. 63 हि.नं. 36 पै. प्लॉट नं. — मौजे- आंबिवली मध्ये 2908.00 चौ.मी. क्षेत्राच्या भुखंडावर, 2054.69 चौ.मी. बांधीव क्षेत्राच्या भुखंडाचा विकास करण्याचा मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक 24/6/22 च्या अर्जास अनुसरुन पुढील शर्तींस अधिन राहून तुमच्या मालकीच्या जागेत दिलेल्या रेषेने दुरुस्ती ~~दाखविल्याप्रमाणे~~ ~~सेलर~~, स्टील्ट/गाळ्यासाठी पहिला मजला, दुसरा मजला, तिसरा मजला, चौथा मजला, पाचवा मजला, ~~सातवा मजला, आठवा मजला, नववा मजला, दहावा मजला, अकरावा मजला, बारावा मजला, तेरावा मजला~~ पोटमाळा, टेरेस, ~~ओपन स्पेस जिमनेशियम~~ इमारतीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे.इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे प्रमाणपत्र देण्यात येत आहे.

इमारत A - स्टिल्टपै गाळे + 5 मजले (रहिवास + [illegible])

नगर रचनाकार
कल्याण डोंबिवली महानगरपालिका

१) हे बांधकाम प्रारंभ प्रमाणपत्र दिल्यापासे सारखेजमूत एक वर्षापर्यंत वैध असेल, नंतर [illegible] मंजूरीपासून वृत्तनीकरण मुदत संपण्याआधी काही आवश्यक आहे, नूतनीकरण करताना किंवा न- [illegible] घेताना त्यावेळी अंमलात असलेल्या नियमांच्या व नियोजित विकास योजने अनुरुपाने छाननी करण्यात येईल.

२) नकाशात दाखविल्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.

३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.

४) ही पावतीनंतर आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर [illegible] करु नये.

५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरील दिलेल्या अटीप्रमाणे [illegible].

६) बांधीत व जोत्याचे बांधकाम झाल्यानंतर बांधकाम प्रारंभ प्रमाणपत्र मंजूर नकाशाप्रमाणे [illegible] बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या [illegible] वेगळ "भोगवटा पूर्णतेचा दाखला" घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.

७) सदर अभिन्यासात कोणत्याही प्रकारचा फेरबदल पूर्व परवानगी घेतल्याशिवाय करु नये, असे केल्यास आढळून आल्यास सदरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.

८) इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्ट्रक्चरल डिझायनर यांचेवर राहील.

९) नकाशात दाखविलेल्या गटारांच्या संडासांच्या व विहीरीसाठी पूर्वपरवानगीशिवाय बदल करु नये.तसेच खोदलेल्या झाडांची भरपाई केल्याशिवाय योग्यठिकाणी झाडांचे बदल झाले पाहीजे व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करु नये.

१०) महाराष्ट्र जमीन कमाल मर्यादा अधिनियम १९७६ सुधारित तरतूदी लागू करण्यात आल्या असल्यास त्याची संपूर्ण जबाबदारी आपलेवर राहील.

११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहील.बांधकाम प्रारंभ प्रमाणपत्र निर्गमित करण्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व त्या रस्त्या एवजी इतरठिकाणी इमारतीकडे जाण्याच्या येण्याच्या मार्गाची जबाबदारी सर्वस्वी आपली राहील.

१२) जागेत जुने पाडीकाम असल्यास त्याच्याबाबत योग्य ती जबाबदारी कायद्याची जबाबदारी मालकाची राहील व मलबा पाडीकाम झाल्यापासून काही वाट अडल्यास किंवा निर्माण झाल्यास त्याची विल्हेवाट मालकाने लावणे आवश्यक राहील.

१३) सदर जागेत जिद्दीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.

THE SEAL OF THE SUB-REGISTRAR KALYAN-2

कलन २
वस्त क्र. ९९९३ | २०१४
39 | 93

१४) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, क.डों.म.पा.,च्या परवानगीशिवाय बंद अथवा वळवू नये.

१५) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.

१६) बांधकामाचे साहित्य रस्त्यावर ठेवण्याचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहील व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरणे लागेल. तसेच निरूपयोगी साहित्य महापालिका जमिन स्वाधीकरणी व्यवस्थेने वापरु द्यावे बंधनकारक राहील.

१७) प्रस्तुत भूखंडास पिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्याबाबी आवश्यक ती जबाबदारी क.डों.म.पा च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसारांनुसार घेणे आवश्यक राहील.

१८) सदर जागेत बांधकाम करण्याबाबतचा पूर्तीचा परवाना असेल तर तो या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.

१९) गटारांचे व पावसांच्या पाण्याचा निचरा होण्येकरीता महानगरपालिकेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत तसेच बांधकामासाठी लागणारे कनेक्शन मिळण्यार नाही त्यासाठी संबंधितांनी स्वतःबांधकामासाठीच्या पाण्याची व्यवस्था करावी.

२०) नकाशात दर्शविलेली जमीन तसेच अंतर्गत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल तसेच भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती क.डों.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.

२१) रेखांकन इस्टेटमधील सर्व भूखंड रस्ते, खुल्या जागा, पार्की प्रस्तावित नकाशाप्रमाणे जागेवर आठवी ता.नि.भू.अ.यांचे मार्फत करून घ्यावी व त्यांच्याकडील हद्दनिश्चीत मोजणी नकाशाची प्रत,बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाने आत सादर करावी.

२२) भूखंडातील विकास योजना रस्ते क.डों.म.पा.च्या सार्व बांधकाम विभागाच्या निर्देशाप्रमाणे ताब्यात घेऊन सदर विकसित करून क.डों.म.पालिकेस विनामुल्य हस्तांतरित करावे.

२३) भूखंडातील आरक्षित भाग भराव करुन व खडीमातीचे बांधकाम करून रिटेनर करारनामा व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.

२४) जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग,उद्यान विभाग,क.डों.म.पा. यांचे कडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे.

२५) जागेच्या चालकी हक्कासंबंधात काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहील.

२६) वरीलप्रमाणे सर्व ना-हरकत दाखल्यांनुसार इमारतीचे नकाशात फेरबदल करणे आपणांवर बंधनकारक राहील.

२७) नकाशात दाखविल्याप्रमाणे बांधकामाचा पक्का रहिवासी/वाणिज्य/औद्योगिक-औषधिक उपयोग करावा.

२८) भूखंडाचा चौहोंच रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही.

२९) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णत्वाच्या दाखल्यासाठी, वास्तूशिल्पकार व स्थापत्यविशारद यांच्या विहित नमुन्यातील दाखल्यासह रिटेनर प्रस्ताव सादर करण्यात यावा,अन्यथा पुढील कार्यवाही करण्यात येईल.

३०) ओल्या व सुक्या कचरा-साठी स्वतंत्र कचराकुंड्यांची व्यवस्था करावी.

३१) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे.

३२) रेन वॉटर हार्वेस्टिंगबाबत सं.अभियंता अधिनियम पाणीपुरवठा विभागाकडून निर्देश येईल त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहील.

३३) प्रस्तुत जागेवर इमारतीचे बांधकाम वास्तु कलेनुसार बांधकाम मंजुरीच्या वेळच्या लागणारे आपणांवर बंधनकारक राहील.

३४) पाण्याचा अपहार करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.

३५) [illegible] दाखला देणेपुर्वी उद्यान विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहील.

इमारती मंजूर नकाशाप्रमाणे प्रस्तावातिरिक्त नोंदविलेल्या आणिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ [illegible] नुसार दाखलपात्र शुल्कासह पात्र ठरात.

सहायक संचालक नगररचनाकार (क)
कल्याण डोंबिवली महापालिका,कल्याण.

१) उप आयुक्त अनधिकृत बांधकाम विभाग,
क.डों.म.पा.कल्याण.
२) कार्यकारिक व संकलक क.डों.म.पा.कल्याण.
३) विद्युत विभाग,क.डों.म.पा.कल्याण.
४) पाणीपुरवठा विभाग,क.डों.म.पा.कल्याण.
५) मालमत्ता अधिकारी [illegible]

कलम २
दस्त क्र. ९९९३ २०१४
५० ४३

71/8993
सोमवार,29 डिसेंबर 2014 10:14
म.पू.

दस्त गोषवारा भाग-1

कलन2 ४१/१३
दस्त क्रमांक: 8993/2014

दस्त क्रमांक: कलन2 /8993/2014

बाजार मुल्य: रु. 95,06,000/- मोबदला: रु. 1,05,34,000/-

भरलेले मुद्रांक शुल्क: रु.5,80,700/-

दु. नि. सह. दु. नि. कलन2 यांचे कार्यालयात
अ. क्रं. 8993 वर दि.29-12-2014
रोजी 9:57 म.पू. वा. हजर केला.

पावती:9258

पावती दिनांक: 29/12/2014

सादरकरणाराचे नाव: **पर्ल कार्पोरेटस तर्फे अगीदार जान - मैथ्यू**

दस्त हजर करणाऱ्याची सही:

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 860.00
पृष्टांची संख्या: 43	
एकुण:	30860.00

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

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

दस्ताचा प्रकार: विकसनकरारनामा

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

शिक्का क्रं. 1 29 / 12 / 2014 09 : 56 : 30 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 29 / 12 / 2014 09 : 58 : 32 AM ची वेळ: (फी)

THE SEAL OF THE SUB-REGISTRAR सह दुय्यम निबंधक कल्याण-२ यांचा दस्त KALYAN-2

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९४८ नियम ११६ अंतर्गत तपासणीकामी नोंदणी करणेत आला आहे. दस्तामधील संपुर्ण मजकुर, निष्पादक यांची, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तावेज सत्यता, वैधता, कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

निलेश वेलणे यांची

निलेश वेलणे यांची

29/12/2014 10:34:24 AM

दस्त गोषवारा भाग-2

कलन2 82/83

दस्त क्रमांक 8993/2014

दस्त क्रमांक :कलन2/8993/2014

दस्ताचा प्रकार :-विकसनकरारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पत्ते कार्पोरेटस तर्फे अधीदार जाब - मैथ्यू पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: स्वामी समर्थ कल्पतरुखण्ड , ब्लॉक नं: माजीवाडे , रोड नं: ठाणे, महाराष्ट्र, ठाणे पॅन नंबर:AJEPM8876D	लिहून घेणार वय :-45 स्वाक्षरी:-		
2	नाव:पत्ते कार्पोरेटस तर्फे अधीदार गणेश कृष्णा पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: स्वामी समर्थ कल्पतरुखण्ड , ब्लॉक नं: माजीवाडे , रोड नं: ठाणे, , , पॅन नंबर:AFEPP9739A	लिहून घेणार वय :-45 स्वाक्षरी:-		
3	नाव:पत्ते कार्पोरेटस तर्फे अधीदार संजय धोंडू बोरगावकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: स्वामी समर्थ कल्पतरुखण्ड , ब्लॉक नं: माजीवाडे , रोड नं: ठाणे, महाराष्ट्र, ठाणे पॅन नंबर:AAGPB9469A	लिहून घेणार वय :-46 स्वाक्षरी:-		
4	नाव:अब्दुल माझीद खान तर्फे कु. मु. पत्र धारक अभिषकाश अशोककुमार तिवारी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओम टावर , ब्लॉक नं: अंबरनाथ रोड , रोड नं: वालधुनी कल्याण , महाराष्ट्र, ठाणे पॅन नंबर:ACHPT7784P	लिहून देणार वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत विकसनकरारनामा या दस्त ऐवज करुन दिल्याचे कबुल करतात
पिक्का क्र.3 ची वेळ:29 / 12 / 2014 10 : 07 : 20 AM

ओळख :-

वरील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणारे व्यक्तीश: ओळखतात, व त्यांची ओळख पटतीत

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एड ए.पी तिवारी - . वय:54 पत्ता:रामबाग - 4 कल्याण पिन कोड:421301		
2	नाव:शहानवाज अब्दुल मजीद - . वय:32		

स्वाक्षरी

THE SEAL OF THE SUB REGISTRAR KALYAN-2

Summary-2(दस्त गोषवारा भाग - २)

पत्ता: Titavala
पिन कोड:421605

स्वाक्षरी



शिक्का क्र.4 ची वेळ:29 / 12 / 2014 10 : 10 : 27 AM

शिक्का क्र.5 ची वेळ:29 / 12 / 2014 10 : 10 : 47 AM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक कल्याण क्र. २

दस्त २

EPayment Details

Sr	Epayment Number	Defacement Number
1	MH004464830201415M	0002934282201415
2	MH004465389201415M	0002934279201415

8993 (2)

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
2. Get print and mini-CD of scanned document along with original document, immediately after registration

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

प्रमाणित करण्यात येते की,
द.क्र. ८९९३ /२०१४ मध्ये
४३ पाने आहेत.
पुस्तक ...१... दस्त क्र. ८९९३
२९/१२/२०१४ वर नोंदला

सह दुय्यम निबंधक कल्याण क्र. २
दि. २९/१२/२०१४

कलन २

दस्त क्र. ८९९३	२०१४
४३	४३

पक्षकारांनी नोंदविलेले अभिप्राय, कुलमुखत्यारपत्रे
बनावट ठरल्यास बनावट आढळून आल्यास पाच सहस्र
रुपयांपर्यंत शिक्षेची तरतूद

THE SEAL OF THE SUB-REGISTRAR
मुख्य निबंधक कल्याण-२ यांची मोहर
KALYAN-2

Santa v1.3.0

३) पाणीपुरवठा विभाग,क.डो.म.पा.कल्याण.

Index-2(सूची - २)

30/12/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 8993/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) बल्याणी

(1)विलेखाचा प्रकार	विकसनकरारनामा
(2)मोबदला	10534000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	9506000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन :, इतर माहिती: मौजे-बल्याणी,स.न./हि.न.73/37K क्षेत्र 2100 चौ.मी.(मोबदला म्हणून 38 टक्के निवासी सदनिका तसेच 18,00,000/-अनामत म्हणून)((Survey Number : 73/37K ;))
(5) क्षेत्रफळ	1) 2100 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अब्दुल माझीद खान तर्फे कु. मु. पत्र धारक ओमप्रकाश अशोककुमार तिवारी वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ओम टावर , ब्लॉक नं: अंबरनाथ रोड , रोड नं: वालधुनी कल्याण , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ACHPT7784P
(8)दस्तऐवज करुन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पर्ल कार्पोरेटस तर्फे भागीदार जान - मैथ्यू वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: स्वामी समर्थ कम्पाऊण्ड , ब्लॉक नं: माजीवाडे , रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AJEPM8876D 2): नाव:-पर्ल कार्पोरेटस तर्फे भागीदार गणेश कृष्णा पाटील वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: स्वामी समर्थ कम्पाऊण्ड , ब्लॉक नं: माजीवाडे , रोड नं: ठाणे, , , पिन कोड:-400601 पॅन नं:-AFEPP9739A 3): नाव:-पर्ल कार्पोरेटस तर्फे भागीदार संजय धोंडू बोरगांवकर वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: स्वामी समर्थ कम्पाऊण्ड , ब्लॉक नं: माजीवाडे , रोड नं: ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AAGPB9469A
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/12/2014
(10)दस्त नोंदणी केल्याचा दिनांक	29/12/2014
(11)अनुक्रमांक,खंड व पृष्ठ	8993/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	580700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Index-2(सूची - २)

(14)मेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



उप दुय्यम निबंधक कल्याण क्र. २
वर्ग-२

iSarita v1.3.0