

Receipt (paid)

541/1170

Monday, January 29, 2024

4:22 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावती क्र. 1241 दिनांक: 29/01/2024

गावाचे नाव बोहोज-घुटवली

दस्तावेजाचा क्रमांक उद्भव-1170-2024

दस्तावेजाचा प्रकार विकसनकारनामा

मादर करणाऱ्याचे नाव :- जि.आर.आर.एस. निर्माण प्रा.ली.तर्फे संचालक श्री गुरुचरण रत्नलाल वर्मा

गोंदवी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1320.00

पृष्ठांनी संख्या: 66

एकूण:

रु. 31320.00


जिल्हा मुख्यालय निबंधक कार्यालय-२
उद्घाटनारंभ-४.

वाढार मूल्य: रु.17994000/-

मोबदला रु.16037000/-

भरलेले मुद्रांक शुल्क: रु. 900000/-

1) देयकाचा प्रकार: DHC रकम: रु.1320/-

टीडी/घनादेश/पे ऑर्डर क्रमांक: 0124253814705 दिनांक: 29/01/2024

बँकेचे नाव व पत्ता:

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

टीडी/घनादेश/पे ऑर्डर क्रमांक: MH014542363202324E दिनांक: 29/01/2024

बँकेचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक - मह.पु.नि. उल्हासनगर-4

दस्तावेज क्रमांक: 1170/2024

नोडली

Regn.53m

29/01/2024

गावाचे नाव : कोहोज-खुंटवली

(1) विलयाचा प्रकार	विकसक कारखाना
(2) मीटरवा	15037000
(3) बाजारभाव (भाडे/टक्का/व्यापार/उद्योग/अन्य) किंवा कोटेशन नं. (सर्व बांधकामे)	17994000
(4) भू-वापराचा, प्लॉटिंग्गिंग व परक्याचा (असल्यास)	1) पाविकेचे गाव अंबरनाथ इतर वर्गनं. , इतर माहिती: अंबरनाथ तालुक्यातल्या हद्दीमधील यात्रे कोहोज खुंटवली, खेर विभाग अंबरनाथ पूर्व, ता. अंबरनाथ, जिल्हा ठाणे येथील मि.म.नं. 7527 प्लॉट नं. 546 एकूण क्षेत्र 432.92 चौ.मी. ((C.T.S. Number : 7527 ;))
(5) क्षेत्रफळ	1) 432.92 चौ.मीटर
(6) बाजारभावी किंवा हद्दी देण्यात आलेल्या किंवा,	
(7) इमारतीचे कलम देणा-या/नियुक्त देणा-या पद्धतीने गाव किंवा टिकाणी न्यायालयाच्या तुरुमुलाया किंवा आदेश असल्यास, प्रतिबाधिते गाव व पत्ता	1) गाव:- बी. श्रीधर मधुसूदन जोगळेकर बस-69; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे गाव: प्लॉट नं. 446, मि.म.नं. 3423, खेर सेक्शन, अंबरनाथ पूर्व, ता. अंबरनाथ, जिल्हा ठाणे , ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं.-AACPJ2622H 2) गाव:- बी. शरद रामन जोगळेकर बस-84; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे गाव: प्लॉट नं. 446, मि.म.नं. 3423, खेर सेक्शन, अंबरनाथ पूर्व, ता. अंबरनाथ, जिल्हा ठाणे , ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं.-AARPJ2624K
(8) इमारतीचे कलम देणा-या पद्धतीने व किंवा टिकाणी न्यायालयाच्या तुरुमुलाया किंवा आदेश असल्यास, प्रतिबाधिते गाव व पत्ता	1) गाव:- जि.आर.आर.एस. निर्माण प्रा.सी.वर्फे मजालक श्री गुरुचरण खतनाल बसो बस-84; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे गाव: बी/3, निवसम तगर, शिवमंदिर रोड, अंबरनाथ पूर्व, ता. अंबरनाथ, जिल्हा ठाणे , ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं.-AAFCG6727Q 2) गाव:- जि.आर.आर.एस. निर्माण प्रा.सी.वर्फे मजालक श्री विनय गुरुचरण बसो बस-33; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे गाव: बी/3, निवसम तगर, शिवमंदिर रोड, अंबरनाथ पूर्व, ता. अंबरनाथ, जिल्हा ठाणे , ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं.-AAFCG6727Q
(9) इमारतीचे कलम देणा-या दिनांक	25/01/2024
(10) इतर नोडली केवल्या दिनांक	29/01/2024
(11) अनुक्रमिक क्र. व पुढे	1170/2024
(12) बाजारभाव/प्रमाणित मुद्रांक मुद्रांक	900000
(13) बाजारभाव/प्रमाणित नोडली मुद्रांक	30000
(14) नोडली	



सहाय्यक निबंधक वर्ग-2
उल्हासनगर-4.

मुद्रांकनसाठी किंवा सर्व परीक्षा न्यायालय:-

मुद्रांक मुद्रांक बाजारभावी निवसम तगर अमुकडे:-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GRRS NIRMAN PVT LTD THROUGH DIRECTOR GURUCHARAN R VERMA AND OTHERS	eChallan	00040572024012525831	MH014542363202324E	500000.00	SD	0007714864202324	29/01/2024
2		DHC		0124253814705	1320	RF	0124253814705D	29/01/2024
3	GRRS NIRMAN PVT LTD THROUGH DIRECTOR GURUCHARAN R VERMA AND OTHERS	eChallan		MH014542363202324E	30000	RF	0007714864202324	29/01/2024

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

दृष्टव्य निबंधक : सह. दु. नि. उमठासमनगर-४

दस्तावेज क्रमांक: 1170/2024

भाषाणी :

Regn. 83m

साक्षात् साव : कोहोज-खुंटवली

(1) विनोदनाथ प्रसार	विजयनगरतलावा
(2) मोबिल	16037000
(3) धावागारावा/आरिपट्टगारावा आरिपट्टगारावा/आरिपट्टगारावा की पहचान न समूह 4743)	17994000
(4) आरिपट्टगारावा/आरिपट्टगारावा आरिपट्टगारावा/आरिपट्टगारावा की पहचान न समूह 4743)	1) आरिपट्टगारावा/आरिपट्टगारावा की पहचान न समूह 4743)
(5) आरिपट्टगारावा/आरिपट्टगारावा आरिपट्टगारावा/आरिपट्टगारावा की पहचान न समूह 4743)	1) 432.92 की मीटर
(6) आरिपट्टगारावा/आरिपट्टगारावा आरिपट्टगारावा/आरिपट्टगारावा की पहचान न समूह 4743)	1) आरिपट्टगारावा/आरिपट्टगारावा की पहचान न समूह 4743)
(7) आरिपट्टगारावा/आरिपट्टगारावा आरिपट्टगारावा/आरिपट्टगारावा की पहचान न समूह 4743)	1) आरिपट्टगारावा/आरिपट्टगारावा की पहचान न समूह 4743)
(8) आरिपट्टगारावा/आरिपट्टगारावा आरिपट्टगारावा/आरिपट्टगारावा की पहचान न समूह 4743)	1) आरिपट्टगारावा/आरिपट्टगारावा की पहचान न समूह 4743)



सहा. मुख्यम. निबंधक सर्ग-२
लडाखनगर-४.

सुभाषचन्द्र बोस की विचारधारा पर प्रकाश डालने का प्रयास है।

सुडाके पुनः साकाराया निवर्तनेना अनुस्यूतः -

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



उहम - ४	
१. नं.	१२४
पान	

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE AND ENTERED INTO AT AMBARNATH, THIS 29th DAY OF JANUARY 2024

BETWEEN

1. MR. SHRIDHAR MADHUSUDAN JOGLEKAR, (PAN No. AACPJ2622H), (AADHAR NO. 4581-8478-8864), aged about 69 years, Occupation- Retired;
2. MR. SHARAD VAMAN JOGLEKAR, (PAN No. AARPJ2524K), (AADHAR NO. 5081-3112-5040), aged about 64 years, Occupation- Business; all residing at Plot No.546, C.T.S. No.7527, lying & situate at Kher Section, Village - Kohoj Khuntvalli, Ambarnath (E), Taluka - Ambarnath, District -Thane. Hereinafter for the said sake of brevity called and referred to as "THE LAND OWNERS" (Which expression shall unless repugnant to the context shall mean and include their respective legal heirs, successor, administrator, assign etc...) **THE PARTY OF FIRST PART**

AND

M/S.GRRS NIRMAN PVT.LTD, (PAN NO. AAFCG6727Q), a company incorporated under companies Act, 2013, having its office address at Shop No.C4, Basav Nagar, Shiv Mandir Road, Opp. Kunal Ice Cream Parlour, Ambarnath (East), Taluka Ambarnath, District-Thane, PIN -421 501, Represented through its **Director 1) MR. GURUCHARAN R. VERMA**, (PAN No. AAKPV8713H), (AADHAR NO. 7979-9852-8347), aged about 64 years, Occupation- Business; AND **Managing Director 2) MR.VINAY G. VERMA**, (PAN No. ANEPV8971C), (AADHAR NO. 9946-3986-0891), aged about 33 years, Occupation- Business, both residing at Desai niwas, Plot no. 565, Room no. 4, Shiv Mandir Road, Kher Section, Ambarnath (East), Taluka Ambarnath, District-Thane, PIN - 421 501, hereinafter referred to as the "THE BUILDER/DEVELOPER" (Which expression shall unless repugnant to the context shall mean and include his legal heirs, successor administrator, assign etc...) **THE PARTY OF SECOND PART**



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HISTORY OF THE LAND/PLOT

WHEREAS 1) Mr. Shridhar Madhusudan Joglekar and 2) Mr. Sharad Vaman Joglekar owns and possess all that piece and parcel of Non Agricultural land property bearing Plot No.546, C.T.S. No.7527, originally Area admeasuring about 432.92 Sq. mtrs and

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as per CTS Card area adm. about 395.6 Sq. mtrs along with old Bungalow structure area adm. about 2000 Sq.ft. (Carpet) which is also known as "**JOGLEKAR BUNGLOW**" Constructed thereon. (Hereinafter referred to as the SAID BUNGLOW), standing in DD Scheme 15(p) in Suryodaya Co-Operative Housing Society Ltd., lying & situated at Village - Kohoj Khuntvadi, Taluka- Ambarnath, District - Thane, Maharashtra, in the Registration Sub-District Ulhasnagar-3/4 and Registration District Thane, (more particularly described in the **SCHEDULE I** of the property written herein under, hereinafter referred to as "**THE SAID PLOT/PROPERTY**").

WHEREAS the said Plot/property was acquired by party of the first part inherently from their paternal uncle Shri. Ramchandra V. Joglekar accordingly necessary Mutation entry has been effectuated bearing Mutation Entry No. 457 dated 08/02/2017 and at present the name of the owners is/are reflected in the 7/12 or Property card extracts and other Revenue & Government records.

WHEREAS appropriate Share Certificate was also issued by Suryodaya Co-Operative Housing Society Ltd., dated 20th September 1997, vide Share Certificate no. 727.

AND WHEREAS the said Plot/property has been converted into Non - Agricultural use vide NA order from the Collector, Thane and the plot came into existence vide layout plan approved by Sub Divisional Officer, Ulhasnagar.

WHEREAS after obtaining necessary permission from AMC, the Party of the First Part had constructed a Bungalow later named as "**JOGLEKAR BUNGLOW**" (hereinafter for the sake of brevity shall be referred to as the said old Bungalow) on the said plot as per the building plan/ commencement certificate dated 28/04/2000 bearing Javak No. ANP/NRV/BP/2000-01/99/936-25 issued by the AMC and thereafter appropriate Occupancy / Completion Certificate dated 17/10/2003 were issued by the Ambarnath Municipal Council bearing Javak No. NAP/NRV/03-04/602/39.

WHEREAS the said old Bungalow is consisting of Ground + One Upper floors and accordingly Party of the first Part had name the said Bungalow as "**JOGLEKAR BUNGLOW**"

WHEREAS the above said Bungalow has now become old and not in good condition and not possible for the PARTY OF THE FIRST PART to maintain the said Bungalow and hence it has become expedient for the PARTY OF THE FIRST PART to re-develop the said Bungalow by demolishing the existing old structure and constructing thereon a new building thereon.

WHEREAS the PARTY OF THE FIRST PART is unable to carry out the re-development work and construction of the proposed new building on the said



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land/property, primarily due to financial constraints. Therefore, the **PARTY OF THE FIRST PART** has decided to entrust the re-development work to a suitable builders and developers.

WHEREAS after the various meetings and discussion, the **PARTY OF THE SECOND PART** who are a reputed company carrying on the business of Construction and Development, are selected by the **PARTY OF THE FIRST PART** to carry out the re-development work by constructing a new multi-storied building on the said property according to modern taste, design and architecture at their cost after demolition of the existing old Bungalow/structure.

WHEREAS accordingly MOU dated 04/01/2021, was executed by and between both the parties herein, which is duly notarised by notary officer Mr. C. K. Sable, dated 13/01/2022, all the terms and condition were contained therein, for the re-development and constructing a new multi-storied building on the said plot.

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

1. The recitals of the MOU dated 04/01/2021, shall be treated as forming an integral and operative part of this Agreement which shall be read, understood & construed accordingly.
2. The foregoing recitals of this present development agreement shall be treated as forming an integral and operative part of this Agreement which shall be read, understood & construed accordingly.
3. The Party of the First Part, do hereby grant and assign the Development Rights of the said land/property more particularly described in the **SCHEDULE I (DESCRIPTION OF THE LAND/PROPERTY TO BE DEVELOPED)** mentioned hereunder along with the structures standing thereon unto the Developers and the Developers hereby accept and acquire the Development Rights in respect of the said Property with an intention to demolish the existing structures and thereafter construct a new multi-storied Residential building only, having earthquake resistant, construction and RCC frame structure in accordance with the sanctioned building plans at their own costs and expenses a new multi-storied building in accordance with the sanctioned building plans (hereinafter shall be referred to as the said "Proposed New Building") by the name "VERMA HERITAGE" and more particularly described in the **SCHEDULE II**. It is also agreed by both the parties that the name of the Proposed New Building shall be named with the consent of party of the first part. **(DESCRIPTION OF THE PROPOSED NEW BUILDING TO BE CONSTRUCTED)**.

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4. In consideration of Owners having agreed to entrust to the Developers the Development Rights of the said property for constructing Building/ Apartment thereon, the Developers has agreed to provide to the land Owners constructed area 2365 sq.ft. (Carpet) per floor and 4 parking area 110 sq.ft. for Land Owners as kind consideration in the form of allotment of self-contained residential flats in habitable condition free of cost including all the amenities as per MOU & the following details and more particularly described in the **SCHEDULE III (DESCRIPTION OF THE FLAT TO BE ALLOTTED TO THE OWNERS).**

CASH CONSIDERATION :-

In consideration of Owners having agreed to entrust to the Developers the Development Rights of the said property for constructing Building / Apartment thereon, the Developers has agreed to provide to the land Owners constructed area to each land owners as Cash consideration of lump sum amount of Rs. 20,00,000.00/- (Rupees Twenty Lakhs only). In the following manner:

20,00,000.00/- (Rupees Twenty Lacs only)

Date	Amount	RTGS/Chq.No.	Bank Name
MR. SHARAD VAMAN JOGLEKAR			
13.01.2022	5,00,000.00	000019	HDFC BANK
05.04.2022	50,000.00	95221903639162	HDFC BANK
06.04.2022	4,50,000.00	952221905845812	HDFC BANK
Total	10,00,000.00	(Rs.Ten Lacs only)	
MR. SHRIDHAR MADHUSUDAN JOGLEKAR			
13.01.2022	5,00,000.00	000018	HDFC BANK
05.04.2022	50,000.00	095221903658020	HDFC BANK
06.04.2022	4,50,000.00	96221905844957	HDFC BANK
Total	10,00,000.00	(Rs.Ten Lacs only)	

KIND CONSIDERATION :-

In consideration of Owners having agreed to entrust to the Developers the Development Rights of the said property for constructing Building/ Apartment thereon, the Developers has agreed to provide to the land Owners constructed area as Kind consideration FREE OF COST in the form of Residential Floor to each land owners in the newly contrasted multi-storied building with all amenities on 4th floor area 2365 sq.ft.(Carpet) of the building to the land owner i.e. Mr. Sharad V. Joglekar AND on the 5th floor area 2365 sq.ft.(Carpet) of the building to the land owner i.e. Mr. Shridhar M. Joglekar. Per floor 2 flats and 4 parking area admeasuring 110 sq.ft.

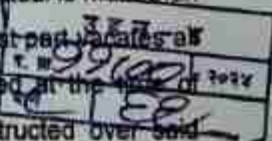
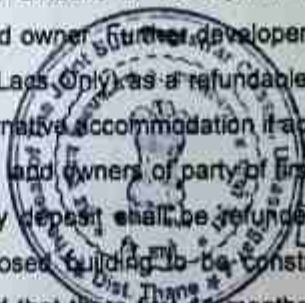


Signature

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5. That the mode of allotment of the new flats (including flats no. & the Floor) in the new building shall be mutually decided between the parties hereto amicably.
6. That if the land owners are intend to acquire additional area over and above the present area of the bungalow, then in that instance the land owners may purchase such additional area (maximum up to ----- square feet RERA Carpet) at Rs. -----/- Discount on the prevailing Market rate and above ----- square feet the Party of the First Part shall be liable to pay the consideration as per the market rate prevailing at that time or as mutually decided between the parties hereto. That the consideration amount so decided shall be paid as per the Schedule of the payment in accordance with the progress of the construction work.
7. That the Builder/Developer shall have the rights to avail and utilize the existing available FSI and use TDR, Premium paid FSI or any other FSI at the time or during the construction or even after the receipt of completion certificate from AMC till the execution of a Conveyance Deed in favour of the new Society or federation and the Party of the First Part shall not have any right, title or claim on such FSI.
8. That the said Bungalow plot stand in the names of 1) Mr. Shridhar Madhusudan Joglekar and 2) Mr. Sharad Vaman Joglekar, hence the party of Second part at their own cost and expenses specifically agrees hereby that, they will obtain and procure conveyance, Shart Bhang Process, conversion of land from Class 2 to Class 1 and area correction & name change in property card in the favor of land owners. All the land owners should co-operate to get all the NOC by his legal heirs and relative to the developers until full development of the said project.
9. That since day of handing over possession of the entire respective said Bungalow plot by the party of the first part, the party of the second part shall pay 18 months + 06 months if extended for the temporary residence rent towards the rent of the alternative accommodation of party of first part till the completion of the said proposed new building to be constructed over said bungalow property. It is further agreed that developer will pay an amount of Rs.15,000/- (Rupees Fifteen Thousand Only) as rent for each land owner. Further, developer agrees to pay a sum of Rs.1,00,000/- (Rupees One Lacs Only) as a refundable security deposit to each land owner for obtaining alternative accommodation if actual is more than that then it will be acceptable, by the land owners of party of first part vacates at their premises and the said security deposit shall be refunded at the time of obtaining new flat in the said proposed building to be constructed over said bungalow property. It is further agreed that there first 11 months above said rent



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for each land owners and thereafter 10 % rise should give in the rent amount for further 11 months and so on.

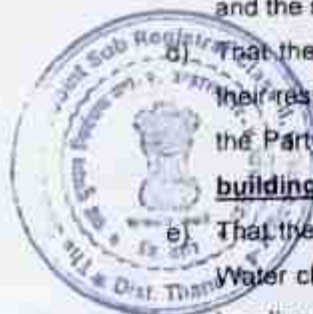
10. That the PARTY OF FIRST PART hereby covenant with the PARTY OF SECOND PART that the said property is clear and free from all encumbrances, and the said property does not come in any reservation/ prohibition under the development plan.

11. That in consideration of the Party of the First Part, having agreed to entrust to the Developers the Development Rights of the said land/property for constructing only residential Building/Apartment thereon; the Builder/Developers has agreed to give consideration to the Party of the First Part as per the following details:

- a) The Developer shall allot, transfer and hand over on ownership basis a new residential flat, as the case may be, free of construction cost, as per the exiting Carpet area (which is described in the present Agreement and also in the Schedule III herein below) in the new multi-storied building to be constructed, when completed, duly equipped with all fittings & fixtures as per the common amenities more particularly described in the (List of Amenities). Further the Developer assures that, the location of the new flats to be allotted to the land owners will preferably be closer to the road & the plan regarding the same will be shared with the Party of the First Part.
- b) That as per mutual understanding between the parties hereto the carpet area to be allotted shall be inclusive of usable area viz. balcony, terrace, dry balcony, elevation projection, flower bed, cup-board, shaft area, however the area mentioned in the individual Allotment Agreement to be registered will inter-alia contain the area as per carpet area as defined under the Real Estate (Regulation & Development) Act, 2016.
- c) That the Party of the First Part or the individual land owners shall be not liable to pay the stamp duty, registration charges, legal charges and other out of pocket and ancillary charges and cost including GST & LBT charges or any other taxes and Government levies with respect to their free allotment and the same shall be pay be the party of the Second part solely.

d) That the Party of the FIRST PART shall handover peaceful possession of their respective Plot and the said land/property along with the old bungalow to the Party of the SECOND PART within 30 days from the approval of the building plan (subject to the permission from the appropriate authority).

e) That the Party of the First Part shall clear all the Municipal Tax, NA Taxes, Water charges, Electricity consumption charges and any other levies till the handing over the peaceful possession of the said property/land in favour of the Party of the Second Part.



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- f) That the Party of the Second Part shall not be liable for the payment of electric, water, maintenance amount or any other Society charges or other outgoings whatsoever with respect to the alternate accommodation and the same shall be borne by the Party of the First Part on their own.
- g) AND WHEREAS the PARTY OF SECOND PART further agrees to provide free of cost 4 stack car parking area 110 sq.ft. should be provided to each residential flat in the said new building and to the new members. And Provision of electrical point 15 Amps 3 point at least in car parking area for charging the electric vehicles i.e. four / two wheeler. Inverter / generator back up for common areas, lift, lobby, parking, staircase etc... bore well and rainwater harvesting should be provided. Name of flat owner and flat no should be displayed at allotted space of car parking in the new building construct by the THE PARTY OF SECOND PART.
- h) That Party of the Second part assures to give the Party of the First part, one common society office within building.
12. That if necessary, the PARTY OF SECOND PART is at liberty to apply to the surveyor and get the said property surveyed from the concerned department/ private surveyor, at the cost & expenses of the PARTY OF SECOND PART.
13. That it is agreed by the Parties that the Developers/Second Part shall be responsible for paying all the tax and levies viz. Service Tax, VAT, GST, Development Charges or any other Tax and charges with respect to the property and for all the consideration received by them and the Owner/First Part shall not be responsible for the same except that the Owners shall be liable to pay Income Tax on their consideration received as allotted flats.
14. That the Party of the Second Part shall carry out the demolition work of the old structure in a most skillful manner with all precautionary safety measures without causing any damages, injury or other mischief to any other building or buildings or loss of life or limb of the people residing at the locality and shall remain fully liable for all the acts, deeds, commissions, omissions and those of the person/sub-contractor to whom the party of the Second Part delegates the said demolition work.
15. Party of the Second Part shall allot and convey the new residential self-contained flats to their respective land owners as owners/tenants or apartments fully completed and equipped and habitable in all respects with all electric and sanitary fittings, fixtures and appurtenances, separate electric meter & connection within 2 years/24 months from the date of demolition of the old building/structure subject to obtaining the necessary permissions and approvals from appropriate authorities.



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16. That in the event if the allotment of the new residential self-contained flats is not allotted in the time span of 2 years, an extension of 6 months' time period will be granted to the Developers/ Party of the Second Part for the allotment of the flats to the respective land owners.

17. Provided that the Developers/Party of the Second Part shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of:-

- (i) War, civil commotion, earthquake, floods, or act of God;
- (ii) Any epidemic, diseases, infectious diseases or lockdowns;
- (iii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court;
- (iv) Any adverse order obtained by the Society members, residents, land owners or their legal heirs or representatives or any other persons for any reasons whatsoever;
- (v) Lack of material availability;
- (vi) Additional floor C.C. if not received on time by concern authority;
- (vii) Any other national or state or district or Taluka disaster or emergencies or communal violence or viral diseases or other unforeseen circumstances beyond the control of normal human being.

18. During the process of development and till the execution of Conveyance Deed to the respective society or Federation; if any additional F.S.I. is made available for the reasons whatsoever it shall belong to the Party to the Second Part and in that instance the Party of the FIRST PART shall not be entitled to claim any benefit there from.

19. That it is agreed by and between the parties hereto that after the completion of the construction of the new building, the Conveyance charges of the Federation/Societies incurred shall be proportionately paid by the Party of the First Part for their allotted Flats and common amenities.

20. That the Party of the FIRST PART and Party of the SECOND PART, shall be decided mutually the name of new constructed Building or Co-Operative Housing Society.

21. The Party of the First Part and owners hereby declare as under:
 a- That they are the absolute and exclusive Owners of the said plot;
 b- That except the land Owners there are no other person interested in any other manner whatsoever in any portion of their respective land;



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- c. That the land Owners are in exclusive physical possession of the said Land and that no other person is in possession, use and occupation of any part thereof.
- d. That the land Owners have good right, full power and absolute authority to grant to the Developers the development rights in respect of their respective land in accordance with the terms hereof.
- e. That prior to execution hereof the land Owners have not granted or agreed to grant to any person any right to carry out any development/additional construction on the said Land or any part thereof.
- f. That it shall be the obligation of the Party of the First Part/land owners to clear all outstanding liabilities or dues or loan pending with any Bank or Financial Institution or to obtain appropriate NOC from such Bank/financial Institution before the commencement of the Construction of new building at their own cost and expenses and should ensure that there is no hindrance or objections from any such institution for the development process.
22. The Developers have verified through their Advocate the title and the rights of the Party of the FIRST PART of their respective portion of land and have found and accepted the same as clear, marketable and free from all doubts and if any objections are raised by any person then all the parties hereto shall be jointly responsible for clearing any doubts/objections thereof.
23. That party of second part on obtaining the development rights of said bungalow property shall build, develop and construct over the said bungalow property at their own cost and expenses plan approval to completion, including demolition of old building and professional charges etc.. And the party of first part shall not pay or shell out toward the same. It will be according to the rough plans prepared by Architect Mr. S. V. Joglekar and Associates and in accordance with the decision of the land owners and also copy is attached with this present agreement.
24. The Party of the FIRST PART hereby authorizes the Developers the following rights:
- a. To put up and/or erect sign boards upon the Land where the property is situated (hereafter for the sake of brevity known as the "said land") and also to issue advertisements including the advertisements in newspapers as may be deemed fit by the Developers announcing the construction of the new Building by them on the said Land and the sale of Free-sale Premises therein on Ownership basis.



- b. To enter into in their own name Agreements for Sale of the Free-Sale flats to receive from such purchasers the sale price of the Free- Sale Premises, and to appropriate the same to themselves.

25. The Developers hereby covenant with the land Owners that the Developers shall carry out and complete the entire development as aforesaid of the said property at their own costs and expenses, in accordance with the terms and conditions contained herein and as per the building plans already sanctioned by the municipal authorities and as per the prevailing laws, rules and regulations and shall indemnify and keep the land Owners indemnify against all the costs of the said work as also all the losses that may be caused on account of any actions of the Developers including losses, damages, costs, claims or proceedings arising out of loss of life or personal injury that may occur in the course of the project.
26. The Developer shall execute an individual Agreement in favor of the Flat Owners in respect of each flat forming part of the Flat Owner's share for the purpose of recording the identification and allotment of such flats and it is agreed by and between the parties hereto that all the cost and expenses and the stamp duty and registration charges and out of pocket expenses pertaining to the individual agreements of the allotted flats shall be borne by the respective flat owners respectively.
27. The Developer agrees to get the Project registered with the Maharashtra Real Estate Regulatory Authority as per the provisions of Real Estate (Regulation and Development) Act, 2016 ("RERA") and agrees to be bound by the provisions of RERA so far as it pertains to the proposed development of the said Property. Under no circumstances shall the date for completion of the project that will be mentioned by the Developer at the time of registering the Project with MAHARERA be any different from the date set out in this agreement.
28. The Developer hereby undertakes that in its Agreements for sale of the free sale premises the Developer shall expressly provide that the rights of the purchaser under Section 8 of RERA shall be subject to the arrangement and mechanism recorded in this Agreement.
29. The Developers shall be solely liable and responsible to discharge the obligations under the Maharashtra Ownership Flats Act, 1963, and under all other statutes applicable to also under the agreements that may be entered into for sale of the free sale premises.
30. In erection and completion of the said building, the Developers Shall do all act and things required by and carry out the construction work complying in all respects with the provisions of the statutes applicable thereto and in accordance



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with the bye laws, Rules, Regulations of local authorities or of any other body or authority and shall keep the Party of the First Part/Fiat Owners indemnified against all demands and claims in respect of the fees, charges, fines, penalties that the Owners may be required to incur in connection with said Land and other Payments whatsoever which during the progress of the work may become payable or be demanded by the authorities in respect of the said Building or works or anything done in pursuance of these present and generally from time to time shall discharge and pay all claims and outgoings chargeable in respect of the said Building or works or anything done in pursuance of these presents.

31. From the date of execution & registration of the present Agreement or from the date of handing over the vacant and peaceful possession of the entire flats and the buildings, whichever is later, the Developers shall be liable to pay all the municipal and other taxes and all other outgoings including the land revenue or any other government or semi-government taxes, dues, etc. in respect of the said property and other outgoing in respect of the said Property on account of its being "Property under construction" or otherwise. The outgoing in respect of the said property for the period prior thereto shall be borne by the Party of the First Part /land Owners. On the purchasers of various premises being put in possession of their respective premises, such purchasers shall be liable to bear and pay their proportionate share of such taxes and other outgoings in respect of their respective flats.

32. That it is agreed by and between the parties hereto The Developers may take or obtain finance or financial assistance from Banks or any financial institution of their choice without infringing the rights of the Party of the First Part/land owners.

33. The Party of the First Part/land Owners hereby agree that they will execute all documents that are required to be executed in respect of development of the said Land. Any amendments or modifications to the aforesaid terms and conditions of this Agreement shall be made, if mutually agreed upon by both the parties, and the same shall be in writing and duly signed by both the parties hereto.

34. That it is agreed by and between the parties hereto that if in case the present Developers/Party of the Second Part is unable to execute the Development process due to the reasons beyond the control of the parties hereto, then in that instance the Development Rights may be assigned to any third person with their consent from the Party of the First Part hereto.

35. The stamp duty and registration charges in respect of this Development Agreement and any other documents in pursuance hereof shall be borne and paid by the Builder/Party of the Second Part alone. All other out of pocket expenses of and incidental to this Agreement shall also be borne and paid by the

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RECEIVED	DATE
22/02/2018	14/02
OFFICE OF THE DEPUTY COMMISSIONER, BANGALORE	

Party of the Second Part alone. Each party shall bear and pay the professional fees of their respective Advocates and Solicitors.

36. This Agreement constitutes the entire understanding arrived by and between the parties hereto in respect of re-development of the said old bungalow / property. Any amendments or modifications to the aforesaid terms and conditions of this Agreement shall be made, if mutually agreed upon by both the parties, and the same shall be in writing and duly signed by both the parties hereto.
37. That simultaneously with the execution of this Agreement, the Party of the First Part has executed a General Power of Attorney in favour of the Developer herein so as to enable the Developers to comply the terms and conditions of this Agreement and to obtain appropriate permissions, approvals, no objections and sanctions from the Ambarnath Municipal Council and other concerned authorities to carry out flawless development of the said property.
38. That any claim or dispute that may arise due to third party or person or any legal suit or petition that may come against the said land, shall be settled by the Party of the First part at their own cost. In the event if the developer proceeds to settle the matter then the amount settled shall be compensated by the Party of the First part. Further it is agreed by and between the parties that any arising from the ownership of the adjoining land or legal issues from adjoining plots/land, the Party of the First part will not be liable for any costs.
39. All disputes and difference of any nature at any time arising between the parties hereto as to the interpretation or construction of or concerning anything in or arising out of this Agreement or as to any act or omission in pursuance hereof or in any way touching these presents as to the rights duties and liabilities hereunder of the parties hereto or the subject matter hereof shall be referred to arbitration under the provisions of the Arbitration and Conciliation Act, 1996 or the law relating to arbitration for the time being in force.
40. All the parties to the agreement do hereby agree that any dispute or differences between the parties arising out of this agreement shall be referred to a mediator as appointed mutually between the parties hereto, preferably the advocates who are already involved from the beginning of the process and their opinion shall be accepted in a proper perspective and adhered to.
41. That the parties hereto have executed the present Agreement out of their own free will, without any coercion or undue influence and in sound mind without the influence of any inducements or CNS depressants.



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SCHEDULE I
SCHEDULE OF ENTIRE LAND/PROPERTY

ALL THAT PIECE AND PARCEL OF THE NON AGRICULTURAL PLOT/LAND ADMEASURING 432.92 SQUARE METERS ALONG WITH OLD STRUCTURE (BUNGLOW) ADM. ABOUT 2000 SQ. FT CARPET, PLOT NO 546, BEARING CORRESPONDING C.T.S. NO. 7527, LYING AND SITUATE AT VILLAGE KOHOJ KHUNTVALI, IN SURYODAYANCO-OPERATIVE HOUSING SOCIETY LIMITED, TALUKA AMBARNATH, HAVING THE FOLLOWING DESCRIPTION

VILLAGE	PLOT NO.	CITY SURVEY NO.	TOTAL AREA OF PLOT/LAND
KOHOJ KHUNTVALI	546	7527	432.92 SQUARE METERS ALONG WITH OLD STRUCTURE (BUNGLOW) ADM. ABOUT 2000 SQ. FT CARPET
Taluka Ambarnath, Sub Registration District Ulhasnagar and Registration District Thane, within the limits of Ambarnath Municipal Council.			

SCHEDULE II
DESCRIPTION OF THE PROPOSED NEW BUILDING
TO BE CONSTRUCTED:

BUILDING CONSISTING OF GROUND + 6 FLOORS TO BE KNOWN AS "VERMA HERITAGE" TO BE CONSTRUCTED ON THE NON-AGRICULTURAL LAND ADMEASURING ABOUT 432.92 SQUARE METERS, BEARING PLOT NO. 546, C.T.S NO. 7527, LYING & SITUATED AT VILLAGE KOHOJ KHUNTVALI, TALUKA AMBARNATH, DIST. THANE, IN THE REGISTRATION SUB-DISTRICT ULHASNAGAR-2/3/4 AND REGISTRATION DISTRICT THANE, WITHIN THE LIMITS OF AMBARNATH MUNICIPAL COUNCIL.

SCHEDULE III
(DESCRIPTION OF THE FLAT TO BE ALLOTTED TO THE OWNERS)

KIND CONSIDERATION :-

In consideration of Owners having agreed to entrust to the Developers the Development Rights of the said property for constructing Building/ Apartment thereon, the Developers has agreed to provide to the land Owners constructed area as Kind consideration **FREE OF COST** in the form of Residential Floor to each land owners in the newly contrasted multi-storied building with all amenities on 4th floor area 2365 sq.ft. Carpet of the building to the land owner. Mr. Sharad V. Joglekar AND on the 5th floor area 2365 sq.ft. Carpet of the building to the land owner Mr. Shridhar M. Joglekar. and 4 car parking area of 110 sq.ft.

Shri V. Joglekar



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२२/०५/२०२४
२२/०५/२०२४

LIST OF AMENITIES FOR FLATS

1. Earthquake resistance Construction and RCC Framed Structure
2. Decorative false ceiling, wiring and lighting provision in living rooms, solar for common facility and for hot water in bathroom.
3. Doors: Main doors with both side laminates having fancy handles and locks
4. Bakelite doors for W/C and Bathroom, with granite/ marble.
5. Shed for the building AND Terrace with rain shed.
6. Double coat sand plaster
7. Separate pipeline for bore well and municipal water supply.
8. Windows: Powder coated aluminum French sliding windows with mosquito net, Provision of exhaust in Kitchen Window.
9. Flooring: Premium Quality 2 X 2 vitrified flooring in entire flat, passage and dry balcony.
10. Modular Kitchen: Black Granite kitchen platform with 22 inch S.S. SINK. And full height glazed tiles above platform and as well as on kitchen platform wall & a loft for additional storage.
11. Vitrified tiles flooring 2*2 size (Kajaria/Nitco/Somany or Equivalent)
12. Toilets W/C: - Full height designed matching high lighters with premium quality 12x12 antiskid flooring & western commode with hush and a loft Provision of Sintex tank connection.
13. BATH:- Full height designed matching high lighters with premium quality 12x12 antiskid flooring & branded quality mixer, shower and geyser point and a loft Provision of Sintex tank connection.
14. Plumbing: Concealed plumbing branded UPVC/CPVC concealed fitting for entire Toilets/Bathrooms/Kitchen Etc. in the Flat. (Jaquar / Hindware/ Cera/ Johnson Somany).
15. Electric: Concealed copper wiring with sufficient points for maximum utility, Telephone, washing, machine, fan, lights, TV, Cable, exhaust fan in kitchen, Kitchen appliances, inverter wiring and one AC Point in all rooms & bed room for flats and circuit breaker for every flats. And inverter battery in each room and geyser point in each bathroom & One bell to be provided to each flat.
16. INTERNAL PAINTS: - internal walls paint with acrylic/plastic/velvet/Asian paint or equivalent.
17. Separate conduct for internal line.
18. EXTERNAL PAINTS:- Good branded company full Acrylic Paint
19. A place for washbasin in bathroom and space for washing machine
20. Inverter space provision
21. RCC loft will be provided over the WC and Bathroom and in kitchen
22. Main Entrance Safety Door(Wood) with camera with screen and doorbell of the Flat



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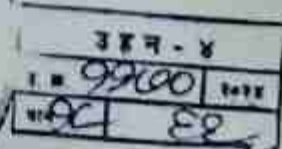
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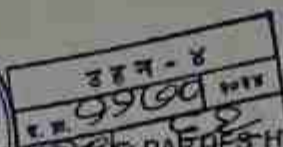
COMMON AMENITIES

1.	Main gate for the building
2.	Compound Wall with M S gate
3.	CCTV with backup facility in additional in landing and terrace
4.	Terrace with rain shade
5.	Decorative Entrance Lobby
6.	Beautiful & Designer Elevation of building
7.	Tube light with protective covering at all external corner of the building
8.	One Standard quality submersible water pump shall be provided for underground water tank as well as provision of loft for water tank.
9.	Drainage and plumbing shall be as per Municipal rules and regulations and according to instructions of the Architect of the project.
10.	Overhead and underground water tank for Municipal drinking water and overhead tank for bore well water as per the municipal norms (one stand by pump).
11.	Branded Lift (Thyssenkrupp/OTIS/KONE/Schindler will be provided and number of lifts and size of lift will be provided as per rules of AMC.
12.	Good quality of fire fighting equipment's for future safety as per rules and guidelines of Ambarnath Municipal Council.
13.	A furnished society office with table, chair, & Toilet facility as per the DC rules & Single phase electric meter for each and every member of the society and common amenities for all the members of the society.
14.	Common open parking area for each flat owners.
15.	Earthling of full building & all rooms to be provided
16.	Special waterproofing treatments to avoid leakage from terrace, bath, W/c & Water proof of external walls.
17.	Common security Guard cabin at main entrance as well as intercom facility in security room, lift and terrace.
18.	Floor height will be of 10 feet accordance with Municipal Development rule
19.	Rain water harvesting.

STEPS FOR DOCUMENTATION

1. EXECUTION OF THE MOU BY THE LAND OWNERS AND DEVELOPER
2. CONVERSION OF LAND/PLOT FROM CLASS 2 TO CLASS 1-COLLECTOR PERMISSION
3. APPROVAL & COMPLIANCE OF THE PROCEDURE WITH ARO
4. PLAN APPROVAL IN THE NAME OF LAND OWNER/DEVELOPER
5. REGISTRATION OF REDEVELOPMENT AGREEMENT
6. HANDING OVER THE PEACEFUL & VACANT POSSESSION OF THE SAID LAND, FLAT AND THE BUILDING





IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND
SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED LAND OWNERS/
AND YEAR FIRST HEREIN ABOVE WRITTEN

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED LAND OWNERS/ THE PARTY OF THE FIRST PART			
Name	Signature	L.H.T.I	Photograph
MR. SHRIDHAR MADHUSUDAN JOGLEKAR			
MR. SHARAD VAMAN JOGLEKAR			

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED THE
DEVELOPER/ THE PARTY OF THE SECOND PART

M/S.GRRS NIRMAN PVT.LTD Represented by its Director, MR. GURUCHARAN R. VERMA			
M/S.GRRS NIRMAN PVT.LTD Represented by its Managing Director, MR. VINAY G. VERMA			

WITNESSES

Name	Address	Signature
Pooja Sharad Joglekar	Khem Section, Plot No-546, Joglekar Bungalow, Ambernath (E) 421501	
Avinash Vinay	18, Aditya Maruti Chaya CNS, Vaidali Section Ambernath 421501	

घोषणापत्र/शपथपत्र

स्वीकृत सही करणार असे घोषित करतो की, सदर नोंदणीचा दस्त नोंदविण्यापूर्वी आमची जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/वारस/हक्क हितसंबंधीत व्यक्ती यांची मालकी तसेच मिळकतीचे मालकाने नमुद दिलेल्या कुलमुखत्यारधारक लिहून देणार हे हयात आहे व कुलमुखत्यारपत्र अद्यापही रद्द झालेले नाही आजही सदरचे मुखत्यारपत्र अस्तित्वात आहे याची आम्ही खात्री देत आहोत तसेच मिळकतीचे इतर हक्क, फर्ज, बँक बोजे, विकसन बोजे व मुखत्यारधारकांनी केलेले व्यवहाराच्या अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण केला आहे.

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तऐवजांमधील मिळकत ही फसवणुकीद्वारे द्वार विव्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/मुखत्यारधारक हे खरे असून याची आम्ही स्वतः, खात्री करून या दस्तासोबत दोन ओळखीचे इसम स्वाक्षरीसाठी घेवून आलो पूर्ण व्यवहार करतेवेळी पुरावा कायदयानुसार दरतावर साक्षीदार यांच्या स्वाक्ष-या घेण्यात आल्या तसेच या दस्तासोबत जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत तसेच मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालयाची अथवा शासनाचा मनाई हुकुम नाही याचीही खात्री देत आहोत. या बाबी आमचे कायदेशीर सल्लागार/वकील यांना दाखवून त्यांच्या सल्यानुसार आपल्या कार्यालयात दस्तऐवज नोंदणीसाठी सादर करण्यात येत आहे.

मिळकतीची मालकी तपासणे/ठरविणेसाठी सक्षम तलाठी व भुमी अभिलेख कार्यालय व मा. न्यायालय यांना अधिकार आहेत. त्यामुळे नोंदणी कायदा १९०८ चे कलम ४४ व वेळोवेळी मा. उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तामधील मिळकतीचे मालक/मुखत्यारधारक खरेपणा ठरविणे व दस्तातील वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास जाणीव आहे.

तरी मिळकतीविषयी सध्या होत असलेली फसवणुक व त्या अनुषंगाने पोलीस चौकीत दाखल होत असलेले गुन्हे हे माझ्या दस्तातील मिळकतीविषयी होणार नाही म्हणून आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात मी नोंदविण्यात आलेल्या व्यवहारात मुद्रांक कायदयानुसार मुद्रांक कमी लावल्यास अथवा नोंदणी कायदयानुसार कोणताही कायदेशीर प्रश्न उद्भवल्यास मी स्वतः त्यातील सर्व निष्पादक जबाबदार राहणार आहोत. तसेच भा.द.संहिता १८६० मधील नमुद असलेल्या शिल्लेस पात्र राहणार आहोत याची मला/आम्हाला पूर्ण जाणीव आहे त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.



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वाचते :-

- १) श्री.शरद वामन जोगळेकर व इतर, रा.भूखंड क्र.५४६, सुर्योदय को.ओ.हो. सोसायटी, को.खुंटवली, अंबरनाथ(पुर्व), ता.अंबरनाथ, जि.ठाणे यांचा विनंती अर्ज दि.३१/०५/२०२३
- २) शासन, महसूल व वन विभागाकडील शासन निर्णय क्र.एससीएस/०६०६/प्र.क्र.५४/ज-१, दि.२५/०५/२००७.
- ३) शासन, महसूल व वन विभागाकडील शासन निर्णय क्र.जमीन-२७६०/प्र.क्र.६६/ज-४, दि.१३/०४/२०१७.
- ४) शासन, महसूल व वनविभाग यांचेकडील शासन निर्णय क्र.जमीन-२७०६/प्र.क्र.६६/ज-४, दि.१५/०९/२०१८.
- ५) शासन, महसूल व वन विभागाकडील अधिसूचना क्र.जमीन-२०१८/प्र.क्र.९०/ज-१, दि.८/०३/२०१९ व दि.२७/०३/२०२३.
- ६) या कार्यालयाकडील आदेश क्र.महसूल/क-१/टे-१४/एलबीपी/एसआर-३५/२०२२, दि.१३/०३/२०२३
- ७) जिल्हा अधीक्षक भूमि अभिलेख यांचेकडील पत्र क्र.न.भु./भोगवटादार वर्ग-२ मधून वर्ग-१ रुपांतरण/१४२३/सत्ता प्रकाश/२०२०, दि.४/०९/२०२० व या कार्यालयाकडील पत्र क्र.महसूल/कस-१/टे-१४ बाकोनं. L१५६९२३५०००७०१, दि.२८/०९/२०२०
- ८) या कार्यालयाकडील दि.०४/१०/२०२३ रोजीची मंजूर टिपणी.
- ९) या कार्यालयाकडील पत्र क्र.महसूल/क-१/टे-१४/बा.को.नं. E-५०१८६९, दि.०४/१०/२०२३
- १०) तहसीलदार अंबरनाथ यांचेकडील पत्र क्र.महसूल/क-१/टे-३/जमिनबाध-२/कावि-५९/२०२३ दि.१६/१०/२०२३.



क्र.महसूल/क-१/टे-१४/बाकोनं.F-१६७४०३५२०५२२६
भोगवटादार वर्ग-१ रुपांतरण/एसआर- ४८/२०२३
जिल्हाधिकारी कार्यालय ठाणे
दिनांक : १५/१२/२०२३.

क्र. क्र.	९९८००	२०२४
पार्श्व	२९	६२

आदेश :-

ज्या अर्षी, जमोदप्रतातील अ.क्र.१ अन्यये श्री.शरद वामन जोगळेकर व इतर, रा.भूखंड क्र.५४६, सुर्योदय को.ओ.हो. सोसायटी, को.खुंटवली, अंबरनाथ(पुर्व), ता.अंबरनाथ, जि.ठाणे यांनी मौजे को.खुंटवली, ता.अंबरनाथ येथील डि.डि. स्किम नं.१५५, स.नं.२०६/१३४ सुर्योदय को.ओ.हो. सोसायटीमधील भूखंड क्र.५४६ (सि.स.नं.७५२७), क्षेत्र ३९५.६० चौ.मी. या भूखंडाबाबत शासन, महसूल व वन विभागाकडील अधिसूचना दि.०८/०३/२०१९ व दि.२७/०३/२०२३ अन्यये भोगवटादार वर्ग-२ मधून भोगवटादार वर्ग-१ मध्ये रुपांतरण करणेची परवानगी मिळणेकामी विनंती अर्ज केला आहे.

ज्या अर्षी, मौजे को.खुंटवली, ता.अंबरनाथ येथील डि.डि. स्किम नं.१५५, स.नं.२०६/१३४ सुर्योदय को.ओ.हो. सोसायटीमधील भूखंड क्र.५४६ (सि.स.नं.७५२७), क्षेत्र ३९५.६०

वाचते :-

- १) श्री.शरद वामन जोगळेकर व इतर, रा.भूखंड क्र.५४६, सुर्योदय को.ऑ.ही. सोसायटी, को.खूंटवली, अंबरनाथ(पुर्व), ता.अंबरनाथ, जि.ठाणे यांचा विनंती अर्ज दि.३१/०५/२०२३
- २) शासन, महसूल व वन विभागाकडील शासन निर्णय क्र.एससीएस/०६०६/प्र.क्र.५४/न-१, दि.२५/०५/२००७.
- ३) शासन, महसूल व वन विभागाकडील शासन निर्णय क्र.जमीन-२७०६/प्र.क्र.६६/न-४, दि.१३/०४/२०१७.
- ४) शासन, महसूल व वनविभाग यांचेकडील शासन निर्णय क्र.जमीन-२७०६/प्र.क्र.६६/न-४, दि.१५/०९/२०१८.
- ५) शासन, महसूल व वन विभागाकडील अधिसूचना क्र.जमीन-२०१८/प्र.क्र.९०/न-१, दि.८/०३/२०१९ व दि.२७/०३/२०२३.
- ६) या कार्यालयाकडील आदेश क्र.महसूल/क-१/टे-१४/एलबीपी/एसआर-३५/२०२२, दि.१३/०३/२०२३
- ७) जिल्हा अधीक्षक भूमि अभिलेख यांचेकडील पत्र क्र.न.भु/भोगवटदार वर्ग-२ मधून वर्ग-१ रुपांतरण/१४२३/सत्ता प्रकार/२०२०, दि.४/०९/२०२० व या कार्यालयाकडील पत्र क्र.महसूल/क-१/टे-१४ बाकोनं. L१५६९२३५०००७०१, दि.२८/०९/२०२०
- ८) या कार्यालयाकडील दि.०४/१०/२०२३ रोजीची मंजूर टिपणी.
- ९) या कार्यालयाकडील पत्र क्र.महसूल/क-१/टे-१४/बा.कोनं. E-५०१८६९, दि.०४/१०/२०२३
- १०) तहसीलदार अंबरनाथ यांचेकडील पत्र क्र.महसूल/क-१/टे-३/जमिनबाव-२/कावि-५९/२०२३ दि.१६/१०/२०२३.



क्र.महसूल/क-१/टे-१४/बाकोनं. E-१६७४०३५२०५२२६
भोगवटदार वर्ग-१ रुपांतरण/एसआर-४८/२०२३
जिल्हाधिकारी कार्यालय ठाणे
दिनांक : १५/१२/२०२३.

र. क्र. ९९८०० २०२४
पाठ २९

आदेश :-

ज्या अर्षी, उपोद्घातातील अ.क्र.१ अन्वये श्री.शरद वामन जोगळेकर व इतर, रा.भूखंड क्र.५४६, सुर्योदय को.ऑ.ही. सोसायटी, को.खूंटवली, अंबरनाथ(पुर्व), ता.अंबरनाथ, जि.ठाणे यांनी मौजे को.खूंटवली, ता.अंबरनाथ येथील डि.डि. स्किम नं.१५९, स.नं.२०६/१३४ सुर्योदय को.ऑ.ही. सोसायटीमधील भूखंड क्र.५४६ (सि.स.नं.७५२७), क्षेत्र ३९५.६० चौ.मी. या भूखंडाबाबत शासन, महसूल व वन विभागाकडील अधिसूचना दि.०८/०३/२०१९ व दि.२७/०३/२०२३ अन्वये भोगवटदार वर्ग-२ मधून भोगवटदार वर्ग-१ मध्ये रुपांतरण करणेची परवानगी मिळणेकामो विनंती अर्ज केला आहे.

ज्या अर्षी, मौजे को.खूंटवली, ता.अंबरनाथ येथील डि.डि. स्किम नं.१५९, स.नं.२०६/१३४ सुर्योदय को.ऑ.ही. सोसायटीमधील भूखंड क्र.५४६ (सि.स.नं.७५२७), क्षेत्र ३९५.६०

घो.मी.चे भूखंड धारक श्री.रामधंद हरी जोगळेकर हे होते. श्री.रामधंद हरी जोगळेकर यांचेकडून दि.१७/०४/१९५५ रोजी श्री.बी. एम. सिधये यांचेकडे व त्यांचेकडून दि.१६/०६/१९६५ रोजी श्री.रामधंद डब्लु जोगळेकर यांचेकडे व त्यांचेकडून दि.१२/०५/१९७४ रोजी श्री.एम. व्ही. जोगळेकर यांचेकडे व त्यांचेकडून दि.२०/०९/१९९७ रोजी १) अनुराधा एस. जोगळेकर, २) शरद डब्लु. जोगळेकर, ३) मालती एम. जोगळेकर, ४) संध्या डब्लु. जोगळेकर यांचेकडे हस्तांतरण झाल्याचे रॉलनेकडील रोअरी सर्टिफिकेट क्र.४१० पाहता दिसून येते. तथापि सदर हस्तांतरण करणेपूर्वी या कार्यालयाकडील पूर्व परवानगी घेतलेली नाही. सबब प्रकरणी शर्तभंग झालेला होता.

ज्या अर्था, उपोद्घातातील अ.क्र.६, दि.१३/०३/२०२३ अन्वये भूखंडावरील विनापरवाना हस्तांतरणाचा शर्तभंग नियमानुकूल करून नवीन सभासदास अटी व शर्तीस अधीन राहून परवानगी देण्यात आलेली आहे.

ज्या अर्था, उपोद्घातातील अ.क्र.५, दि.८/०३/२०१९ व दि.२७/०३/२०२३ अन्वये कच्चेहक्काच्या रकमेमध्ये कोणतीही सवलत न देता पूर्ण कच्चेहक्काची रक्कम वसूल करून राहिल्या प्रयोजनासाठी कच्चेहक्काने प्रदान करण्यात आलेल्या भूखंडाचा/जमिनीचा धारणाधिकार भोगवटादार वर्ग-१ मध्ये रूपांतरित करताना अशा जमिनीच्या प्रचलित वार्षिक दर विवरण पत्रातील दराप्रमाणे येणाऱ्या किंमतीच्या १०% हतकी रक्कम अधिमूल्य म्हणून आकारण्यात यावे, असे दिशा-निर्देश दिलेले आहेत.

ज्या अर्था, प्रस्तावित भूखंडाचे भोगवटादार वर्ग-१ मध्ये रूपांतरण करणेकामी उपोद्घातातील अ.क्र.५, दि.०८/०३/२०१९ व दि.२७/०३/२०२३ मध्ये दिलेल्या निर्देशानुसार या कार्यालयाकडील उपोद्घातातील अ.क्र.९, दि.०४/१०/२०२३ अन्वये अर्जदार यांना मौजे को.खुंटवली, ता.अंबरनाथ येथील डि.डि. रिकम नं.१५५, स.नं.२०६/१३४ सुपोंदय को.ओ.ही. सोसायटीमधील भूखंड क्र.५४६ (सि.स.नं.७५२७), क्षेत्र ३९५.६० चौ.मी. या भूखंडाचे सन २०२३-२४च्या बाजारमुल्य या तक्त्यानुसार शासन अधिसूचना दि.८/०३/२०१९ व दि.२७/०३/२०२३ अन्वये प्रस्तावित भूखंडाचे धारणाधिकार भोगवटादार वर्ग-२ च्या जमिनीचे भोगवटादार वर्ग-१ जमिनीमध्ये रूपांतरण करणेकामी घट्ट घट्टचे मुल्यांकन परिगणीत करून सदर रक्कमेच्या १०% प्रमाणे परिगणीत होणारी अनर्जित रक्कम रु.५,००,८३०/- (अक्षरी रक्कम रुपये पाच लाख आठशे तीस मात्र) तहसीलदार अंबरनाथ यांचेकडे शासन जमा करणेबाबत कळविण्यात आले असता रक्कम रु.५,००,८३०/- (अक्षरी रक्कम रुपये पाच लाख आठशे तीस मात्र) घलन क्र.GRN MH00 9090182 202324M, दि.०९/१०/२०२३ अन्वये शासन जमा करण्यात आलेबाबत उपोद्घातातील अ.क्र.१०, तहसीलदार अंबरनाथ यांचेकडील स दि.१६/१०/२०२३ अन्वये कळविलेले आहे.



उद्देश - ४
३९५.६०
०१४

ज्या अर्था, भू.मी.सभासद शिनागरे, जिल्हाधिकारी ठाणे महसूल व वन विभागाकडून अधिसूचना दि.८/०३/२०१९ व दि.२७/०३/२०२३ अन्वये मला प्रदान केलेल्या अधिकाराचा वापर करून

मौजे को.खुंटवली, ता.अंबरनाथ येथील डि.डि. स्किम नं.१५५, स.नं.२०६/१३४ सुपॉन्स को.ऑ.हो. सोसायटीमधील भूखंड क्र.५४६ (सि.स.नं.७५२७), क्षेत्र ३९५.६० चौ.मो. या शासकीय भूखंडाचा भोगवटादार वर्ग-१ मध्ये रुपांतरण करणेकामी खालील अटी शर्तीस अधीन राहून परवानगी देणेत येत आहे.

अटी व शर्ती :-

- १) मौजे को.खुंटवली, ता.अंबरनाथ येथील प्रस्तावित भूखंडाचे भोगवटादार वर्ग-२ धारणाधिकाऱ्यातून भोगवटादार वर्ग-१ मध्ये रुपांतरण करण्यात येत असले तरी, वेळोवेळी पारित होणारे शासन निर्णय अर्जदार यांचेवर बंधनकारक राहतील.
- २) मौजे को.खुंटवली, ता.अंबरनाथ येथील प्रस्तावित भूखंडाचे या आदेशात नमूद भोगवटादार वर्ग-२ धारणाधिकाऱ्यातून भोगवटादार वर्ग-१ मध्ये रुपांतरण करण्यात येत असून, भोगवटादार वर्ग-२ संदर्भातील नोंदी कमी करून या मिळकतीचे ७/१२ उतारे किंवा यथास्थिती संबंधीत नगर भूमापन क्रमांकाच्या मिळकत पत्रिकेवरील धारणाधिकार हा भोगवटादार वर्ग-१ किंवा यथास्थिती सुसंगत असा सत्ता प्रकार सुधारित करण्यास मान्यता देण्यात येत आहे. त्यानुसार ७/१२ उतारे आणि मिळकतपत्रिकामधील धारणाधिकार/सत्ताप्रकार सुधारीत करण्यात यावा. अशाहीतून धारणाधिकार / सत्ताप्रकार सुधारीत करण्याचे व्यतिरीक्त ७/१२ उतान्यावरील / मिळकत पत्रिकेवर इतर सर्व नोंदी तशाच ठेवण्यात याव्या, अशा नोंदी बाबतच्या काही अटी शर्ती लागू असल्यास त्या अटी शर्तीचे पालन करणे अर्जदार यांचेवर बंधनकारक राहिल. मिळकत पत्रिकेतील सत्ताप्रकार सुधारित करणेसाठी आवश्यकतेनुसार उपोद्घातातील क्र.७ चा संदर्भ घ्यावा.
- ३) प्रस्तावित जमिनीच्या मालकीहक्काबाबत भविष्यात कोणताही वाद उद्भवल्यास त्याचे निराकरण करणे व त्याबाबत होणारे निर्णय अनुशास्राही यांचेवर बंधनकारक राहतील.
- ४) प्रस्तावित भूखंडाबाबत नियमानुसार अकृषिक जाकाराचा भरणा वेळोवेळी तहसीलदार अंबरनाथ यांचेकडे करणे अनुशास्राही यांचेवर बंधनकारक राहिल.
- ५) प्रस्तावित जागेवर बांधकाम सुरु करण्यापूर्वी नियोजन प्राधिकारी यांचेकडील परवानगी घेणे अनुशास्राही यांचेवर बंधनकारक राहिल.
- ६) सदर जमिनीचे वाटप जमिनीवरील सर्व खाणी, खनिज पदार्थ, दगड खाणी यावरील शासनाचा अधिकार राखून ठेवण्यात येत आहे. तसेच महाराष्ट्र जमीन महसूल अधिनियम १९६६ मध्ये तरतूद केल्याप्रमाणे दगड खाणीचे काम करण्यासाठी व त्याचा शोध घेण्यासाठी सर्व वाजवी सोयीसह त्या ठिकाणापर्यंत पोहचविण्याचे संपूर्ण स्वातंत्र्य शासनास राहिल.
- ७) संस्था उपरोक्त अटी व शर्तीचे तसेच प्रकरणातील परिस्थिती आणि महाराष्ट्र जमीन महसूल अधिनियम १९६६ व त्याखाली केलेले त्रिपक्ष लेखात ठेवून जिल्हाधिकारी ठरवतील अशा इतर अटी व शर्ती समाविष्ट असलेला व त्या मान्य ठरवणारा करारनामा करून घेई.
- ८) प्रस्तावित जमिनीबाबत भविष्यात लेंडप्राप्तिनाम्ये रुपांतरण अधिनियमाबाबत आलेले ठरविलेले झाल्यास त्यानुसार होणारी फरकाची रक्कम भूखंडधारक/संबंधित शासन (जो) करणे बंधनकारक राहिल.



उद्देश - ४
 भूखंडधारक/संबंधित शासन (जो) करणे

- ९) प्रस्तावित जागेबाबत परवानगी घेतांना अजंदा यांनी सादर केलेले कागदपत्रे खोटे/दिशाभूल
करणारे सादर केल्याचे निदर्शनास आल्यास सदरची परवानगी रद्द समजण्यात येईल.

सही :-
(अशोक शिनागारे)
जिल्हाधिकारी ठाणे

- प्रत :- श्री. शरद वामन जोगळेकर व इतर, रा. भूखंड क्र. ५४६, सुर्योदय को. ऑ. हो. सो. सापटी,
को. खुंटवली, अंबरनाथ (पुर्व), ता. अंबरनाथ, जि. ठाणे
प्रत :- अध्यक्ष, सुर्योदय को. ऑ. हो. सो. लि. अंबरनाथ, जि. ठाणे
प्रत :- तहसीलदार अंबरनाथ / उपविभागीय अधिकारी उल्हासनगर विभाग उल्हासनगर यांचेकडे
माहितीसाठी व पुढील योग्य त्या कार्यवाहीसाठी रवाना.
प्रत :- उप अधीक्षक, भूमि अभिलेख, अंबरनाथ

२/- सदर आदेशाची नोंद मिळकत पत्रिकेवर घेणेत येऊन त्यानुसार सत्ताप्रकाराने
भोगवटादार वर्ग-१ अशी दुरुस्ती करणेत यावी.

- प्रत :- मुख्याधिकारी, अंबरनाथ नगरपरीषद, अंबरनाथ यांचेकडे योग्य त्या कार्यवाहीसाठी
प्रत :- मा. विभागीय आयुक्त, कोकण विभाग, नवी मुंबई यांचेकडे माहितीसाठी सादर
प्रत :- दुय्यम निबंधक, अंबरनाथ, जि. ठाणे
प्रत :- तलाठी सजा को. खुंटवली, ता. अंबरनाथ यांचेकडे योग्य त्या कार्यवाहीसाठी
प्रत :- कार्यालयीन संचिका



(Signature)
(रेवण लेंभे)
तहसीलदार (महसूल)
जिल्हाधिकारी कार्यालय ठाणे



उद्देश - ४
१. ११. १९६० ३०१४
२५ ६६

75000/-

75000/-

भारतीय कोर्ट फी

भारत

INDIA



ONE
THOUSAND
RUPEES

1000 रु.

Rs. 1000

INDIA COURT FEE

MAHARASHTRA

A 271196

SYN. 12/1/16

Claim of Rs. 55,01,992/-
Court fees of Rs. 75,000/-
Adv. Shri. S. S. Patwardhan.

HEIRSHIP CERTIFICATE:-

IN THE COURT OF JOINT CIVIL JUDGE, (S.D.) KALYAN,
AT : KALYAN, DIST. THANE.

Misc. Application No. 386 of 2015

- 1) SHRI. SHRIDHAR MADHUSUDAN JOGLEKAR
- 2) SHRI. SHARAD VAMAN JOGLEKAR

.... Applicants

V/S

NIL



उह न - ४
र. न. ९९१०८
२०१६
Chhobani

[Faint, illegible handwritten text]

१. वैज्रीचे ठिकाण :- कल्याण सेशन कोर्ट
मुरबाड रोड, कल्याण (प.)

अनु. नं. 2194 कि. र. 1000/-

नाम..... Ady. S. W. Patwardhan

हस्ताक्षर: KYH

दिनांक..... 25-APR-2016.....

स्टैम्प वेडर
(सौ. अलका एन. देशमुख)
ला. नं. १२०६०२१



2011-12	
9960	1990
28	52



महाराष्ट्र MAHARASHTRA

A 271093

Claim of Rs. 55,01,992/-
Court fees of Rs. 75,000/-
Adv. Shri. S. S. Patwardhan.

:-HEIRSHIP CERTIFICATE:-

IN THE COURT OF JOINT CIVIL JUDGE, (S.D.) KALYAN,
AT : KALYAN, DIST. THANE.

Misc. Application No. 386 of 2015

- 1) SHRI SHRIDHAR MADHUSUDAN JOGLEKAR.
- 2) SHRI SHARAD VAMAN JOGLEKAR.

— Applicants

V/S

NIL



उद्देश्य	Opponent
र. नं.	99101 1014
दिनांक	24/08

विप्रीचे ठिकाण :- कल्याण सेशन कोर्ट

मुराद रोड, कल्याण (प.)

क्र. नं. 457 दि. 10002

स. Adv. Shushant Mhatre

दि. 22 APR 2018

स्थान

स्टेम्प वेडर
(सौ. अलका एन. देशमुख)
स. नं. 9206021



22 APR 2018



उप नं - ४		
१	११००८	१११४
२	६६	

Heirship Certificate in Misc. Appln. No.386/2015
continued from page No.1

-2-

IN THE COURT OF JOINT CIVIL JUDGE, (S.D.) KALYAN
AT: KALYAN, DIST. THANE.

.....Appli. No.3. 2015
Exh. No. - 10 -

1 **SHRI. SHRIDHAR MADHUSUDAN JOGLEKAR,**
Age : 61 years, Occu : Retired,

2 **SHRI. SHARAD VAMAN JOGLEKAR**
Age : 56 years, Occu : Practising Architect,
Both R/at : Joglekar Bungalow,
Suryodaya Co.Op. Hsg. Soc.
Plot No.546, Kher Section, Ambarnath,
Dist. Thane

....Applicants

V/s

NIL

....Opponent

HEIRSHIP CERTIFICATE

TO,

1 **SHRI. SHRIDHAR MADHUSUDAN JOGLEKAR,**
Age : 61 years, Occu : Retired,

2 **SHRI. SHARAD VAMAN JOGLEKAR**
Age : 56 years, Occu : Practicing Architect,
Both R/at : Joglekar Bungalow,
Suryodaya Co.Op. Hsg. Soc.
Plot No.546, Kher Section, Ambarnath,
Dist. Thane

....Applicants



उद्देश - ४	
र. नं. ९९६००	१०१४
२६	६६

Heirship Certificate in Misc. Appln. No.386/2015
continued from page No.2

-3-

WHEREAS, deceased **RAMCHANDRA VISHWANATH JOGLEKAR**, inhabitant of Ambernath, Dist. Thane died on 6th April 1987 and as they had no issue, Brothers of deceased **RAMCHANDRA VISHWANATH JOGLEKAR** i.e. deceased **MADHUSUDAN VISHWANATH JOGLEKAR**, deceased **PURUSHOTTAM VISHWANATH JOGLEKAR**, and deceased **WAMAN VISHWANATH JOGLEKAR** became legal heirs of deceased **RAMCHANDRA VISHWANATH JOGLEKAR**. Deceased **MADHUSUDAN VISHWANATH JOGLEKAR**, inhabitant of Ambernath, Dist. Thane died on 14th September 1996 and his wife Smt. Malti also died on 13/07/2007; deceased **PURUSHOTTAM VISHWANATH JOGLEKAR**, inhabitant of Ambernath, Dist. Thane died on 6/03/1991 and his wife Smt. Leela also died on 8/8/2010 and deceased **WAMAN VISHWANATH JOGLEKAR**, inhabitant of Ambernath, Dist. Thane died on 23/12/1984 and his wife Smt. Sudha also died on 30/07/2009.

1) Madhav Madhusudan Joglekar, legal heir of deceased Madhusudan Joglekar 2) Manisha Milind Koparkar (Shakuntala Purushottam Joglekar) legal heir of deceased Purushottam Joglekar and 3) Nandini Anand Marathe (Mangal



उद्देश - ४.	
द. नं. ९९६००	२०१४
३०	६६

Heirship Certificate in Misc. Appln. No.386/2015
continued from page No.3

4.

...Joglekar, legal heir of deceased Waman Joglekar have executed registered release deed dated 13/02/2014 in favour of applicants 1) ... Shridh ... usual ... Joglekar ... Shri. Sharad Vaman Joglekar and have released their interest and share in the said property.

Application for heirship was made by SHRI. SHRIDHAR MADHUSUDAN JOGLEKAR AND SHRI. SHARAD VAMAN JOGLEKAR, to the Judge of the said Court, to be formally recognized as heirs (executors or administrators, as the case may be) of the said deceased RAMCHANDRA VISHWANATH JOGLEKAR, deceased MADHUSUDAN VISHWANATH JOGLEKAR, deceased PURUSHOTTAM VISHWANATH JOGLEKAR, and deceased WAMAN VISHWANATH JOGLEKAR and, whereas the usual proclamation having been issued, no sufficient objection was offered to the rights of the said applicants SHRI. SHRIDHAR MADHUSUDAN JOGLEKAR AND SHRI. SHARAD VAMAN JOGLEKAR, thereupon gave proof to the satisfaction of the Court of their rights to be recognized as heirs of the said deceased RAMCHANDRA VISHWANATH JOGLEKAR, deceased MADHUSUDAN VISHWANATH JOGLEKAR,



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त. म. ९९८०५	स. म.
९९	६६

Heirship Certificate in Misc. Appln. No.386/2015
continued from page No.4

-5-

deceased PURUSHOTTAM VISHWANATH JOGLEKAR, and deceased WAMAN VISHWANATH JOGLEKAR. The Court has ordered to issue Heirship Certificate in the name of Applicants SHRI. SHRIDHAR MADHUSUDAN JOGLEKAR AND SHRI. SHARAD VAMAN JOGLEKAR.

THEREFORE, this is to certify that the said Applicants SHRI. SHRIDHAR MADHUSUDAN JOGLEKAR AND SHRI. SHARAD VAMAN JOGLEKAR, are the recognized heirs (executors or administrators) of deceased RAMCHANDRA VISHWANATH JOGLEKAR, deceased MADHUSUDAN VISHWANATH JOGLEKAR, deceased PURUSHOTTAM VISHWANATH JOGLEKAR, and deceased WAMAN VISHWANATH JOGLEKAR, for management of property shown in the Schedule.

: SCHEDULE OF PROPERTY :

अंबरनाथ नगरपालिकेच्या हद्दीतील कसबे अंबरनाथ येथील सर्व्हे नं. ७५२७, (टका १,१०८, प्लॉट १,५४६, क्षेत्र ४३२.९२ चौ.मी. अशी सूर्योदय को. ऑप सोसा. लि. च्या हद्दीतील विक्रम व वसुधैव कुटुम्बकम् बांधकाम.

Given under my hand and seal of this Hon'ble Court
on this 10th day of June, 2016.

Prepared By :

Checked by :

Accepted by :



10	10
10	10

Jt. Civil Judge S.D., Kalyan.



: CIVIL MANUAL PARA NO. 312 :

The following note should be appended to certificates given under Bombay Regulation No. VIII of 1827 :-

"The person to whom this Certificate is granted, or his representative, is required within six months from the date of this Certificate, or within such further time as the Court may from time to time appoint, to exhibit in Court a full and true inventory of all the property and credits in his possession under this Certificate, and also, within one year from the same date or within such further time as the Court may from time to time appoint to render to the Court a true account of the said property and credits, showing the assets which have come to his hands and the manner in which they have been applied or disposed of.

Jt. Civil Judge S.D., Kalyan.



337-8	
9760	2018
31	22

A/c. Ledger No.

Certificate No. 727



Folio

Rs. 50 Share

SHARE CERTIFICATE

THE SURYODAYA CO-OPERATIVE HOUSING

SOCIETY LTD.

Regd. No. 789

AMBARNATH

Plot No. 546

Incorporated under section 10 of the Bombay Act VII of 1925

Registered No. B-285 of 2-4-1947

Authorised Capital Rs. 5,00,000/-

Divided into 10,000/- Shares of Rs. 50/- each

This is to certify that Smt/Smt. Anusudha
Shridhas Joglekar

is original member with associate member/members.

1) Shri. Sharad Waman Joglekar

2) Smt. Malati M. Joglekar

3) Smt. Sridha Waman Joglekar

4) _____

5) _____

6) _____

7) _____

8) _____

and is the registered holder of one Shares of
Fifty Rupees each numbered from 7033 to _____

(both inclusive) in The Suryodaya
Co-operative Housing Society Ltd., Ambarnath subject to
the memorandum and articles of Society and that the
sum of Rs. Fifty has been paid up in respect of each
of the said share. Given under the common seal of the
Society this 20th day the September 1997

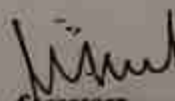
Shri. Anusudha President
Shri. Anusudha Chairman
Shri. Anusudha Secretary

Note: No transfer of any portion of the share registered in this Certificate
will be registered unless accompanied by the Certificate



99100
188 EE

Memorandum of transfers of the within shares

Date of Transfer	Entry No.	By whom Transferred	To whom Transferred	Secretary's Signature	
20/01/2011	1435 of S.T.R. Page No. 7	For the use of Transfer by / From Original Member			 Secretary CO-OP. HSG. S Ambarnath
		M.C.R. NO. FB/A/3 dt. 24/11/10			
		Smt. Anusudhan S. Jogalekar	Smt. Anusudhan S. Jogalekar		
		Shri Sharad W. Jogalekar	Shri Sharad W. Jogalekar		
		Smt. Malati M. Jogalekar	Smt. Sharadhar M. Jogalekar		
		Smt. Sudha W. Jogalekar	Smt. Sugandha S. Jogalekar		
For use of Transfer by / From Associate Member					



पं. नं. - ४
१. ९९१०० २०२४
९५ ६६

Account Ledger No. 905

Folio 3

Certificate No.

Rs. 50 Shares

410

SHARE CERTIFICATE

The Suryodaya Co-operative Housing Society Ltd.

Incorporated under Section 10 of the Bombay Act of 1925
Incorporated under the Companies Act of 1913

Register No. B 285 of 1947

CAPITAL Rs. 1,00,000

Divided into 2000 Shares all of Rs. 50/- each.

This is to Certify that Mr. Ramchandra Hari

Joglekar

of

Kalyan

is the Registered Holder of Five shares of
Fifty Rupees each numbered 1997 to 2001 inclusive
in The Suryodaya Co-op. Housing Society Ltd. subject to the
BYE LAWS.~~and the sum of Rs. 250/-~~ of Society that the sum of
Two hundred and fifty Rupees has been paid up in
respect of each of the said Shares.Given under the Common Seal of the Society this Twenty ninth day of May 1950

M. K. Kona

PRESIDENT

N. K. Kona

CHAIRMAN

B. K. Kona

SECRETARY

Note: No transfer of any portion of the Shares comprised in this Certificate will be registered unless
accompanied by this Certificate

Memorandum of transfers of the within Shares.

Date of transfer	Entry No.	By whom transferred	To whom transferred	President's Secretary's Signature
17.4.1955	53	Shri R.H. Joglekar	Shri B. M. Sakhare	[Signature]
12.6.65	405	Shri B. M. Sakhare	Shri Ramakrishna W. Joglekar	Hon. Secretary for the Society at 16.5.65
12.5.74	265	Shri R. W. Joglekar	Shri M. V. Joglekar	[Signature] Hon. Secretary
		M.C.R. N. 203 of 29/12/91		
20.9.97	1131 P 126 of P-III Regd.	Shri M. V. Joglekar	Shri Anuratha S. Joglekar Shri Sharad W. Joglekar Shri Mahesh M. Joglekar Shri Sudha W. Joglekar	[Signature] Secretary

For The Suryodaya Co-op Housing Society Ltd
AMARNATH

P. 10

21



रहम-४
9900
810 52

Suryodaya Co-op. Housing Society Ltd., Amh.

Memorandum of transfers of the within shares-

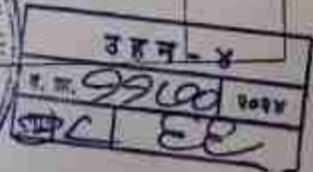
Certificate No. 410 Since No. 1997 to 2001 dt. 29 May 1950 Smt Anuratha S. Jogalekar /

Shro S. W. Jogalekar / Shri S. M. Jogalekar Smt. Sugbandha S. Jogalekar

Plot No. 546 Regd. No. 789



Date of transfer	Entry No.	By whom Transfer	To whom transferred	Secretary's Signature
M. C. R. No. 78-A-3 24-11-10	1435 Page No. 7 S.T.R. Part iv	1- Smt. Anuratha S. Jogalekar 2- Shri Sharad W. Jogalekar 3- Smt. Mulati M. Jogalekar 4- Smt. Sudha W. Jogalekar	1- Smt. Anuradha S. Jogalekar 2- Shri Saurad W. Jogalekar 3- Shri Shridhar M. Jogalekar 4- Smt. Sugbandha S. Jogalekar	 Secretary



अंबरनाथ नगरपरिषद, अंबरनाथ

ज. प्र. अ. न. प. / मं. दि. 03-08/2023
अंबरनाथ नगरपरिषद, अंबरनाथ
दिनांक : 03/08/2023

बांधकाम पूर्णतेचा दाखला / भोगवटा प्रमाणपत्र

प्रति
श्री/श्रीमती अनुराधा एस्. जोगळेकर
डा. एस्. सी. जोगळेकर
वास्तुशिल्पकार, अंबरनाथ



श्री/श्रीमती एस्. सी. जोगळेकर, वास्तुशिल्पकार बांधकाम परवानगा क्र. CA/24/2004 चाचे
दिनांक 23/12/2003 चे अर्जावरून बांधकाम देण्यात येतो श्री, त्यांनी अंबरनाथ नगरपरिषद इटीस, सर्व
व. — दि. नं. — सिटी सर्वे नं. 104/230 प्लॉट नं. 48E

मीजे सुप्रींदप केसाचि

अंबरनाथ नगरपरिषद / कल्पलव नगरनगरपालिका चाचे कमील बांधकाम परवानगी जावक क्रमांक 24/12/2003 अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेत्यादी / प्रमाणित
दिनांक 24/12/2003 अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेत्यादी / प्रमाणित

ऑरिगेनल बांधकाम पूर्ण केले आहे. सध्या तसेल सोबतच्या नकाशातल्यो इतरका रंगात हुस्की बांधकामाप्रमाणे तसेल
खालील अटीवर बांधकामाची खापर परवानगी देण्यात येत आहे. (बांधकाम पूर्ण झाल्याची तारीख 30/08/2023)

- 1) तळपट्टे
- 2) ~~तळपट्टे~~
- 3) तळमजला
- 4) पहिला मजला पेन्सिल
- 5) दुसरा मजला
- 6) तिसरा मजला
- 7) चौथा मजला
- 8) पाचवा मजला
- 9) सहावा मजला

1. जेव्हा राज्या (वाल्कनी) बंदिल्ल करण्यात आला असेल तर त्याचे समोरील व वरील 1/2 कोनासाठी, सुदर्श, क्लास, हाटर्स अथवा ग्रीसल लावणे, अनिवार्य राखील व पॅटपेट सोबत जबरित समोरील कोनासाठी मलेजत्र हाटर्स बंदिल्ल करणे आवश्यक राखील.
2. कोणाच्याही परिस्थितीत ओटला बंद करता येणार नाही. तसेच तळमजल्यात व टोरेल फ्लोअरला वाल्कनी बंदिल्ल करणे अनुज्ञेय असणार नाही.
3. भोगवटा प्रमाणपत्र सोबत द्याविल्ल नकाशातील बांधकामा व्यतिरिक्त हुवर बांधकाम हे अनधिकृत समजण्यात येवून त्यावर लक्षात घ्यावेंकडे प्रादेशिक व ग्रामह रचना अधिनियम 1988 चे कलम 42 ते 44 हुसाह कार्यावाही करण्यात येईल, बाकी मीव घ्यावी.
4. इतिष्यात नगरपालिकात नमासकिड मीतरातीव जावक रस्ता जेरीकलातलोना माळमका
5. भोगवटा नगरपालिकेतून हद्दीतरीन कराविल्लेय.

नगररचनाकार
अंबरनाथ नगरपरिषद, अंबरनाथ



मुख्याधिकारी तथा नियोजन प्राधिकारी
अंबरनाथ नगरपरिषद, अंबरनाथ
वहन - ४
०३/०८/२०२३
४२/६२

- वतः
- 1) फाट विभाग, अंबरनाथ नगरपरिषद
 - 2) पाणी पुरवठा विभाग, अंबरनाथ नगरपरिषद

74

BOMBAY STATE

PLAT NO 546

500 Rs.



3. 11. 96 - General Stamp of Rs 500/- Five
 21-11-61 *Shri S. N. Sahasrabudhe*
 KLN
 930 1/8
 1961
 21-11-61 *Shri S. N. Sahasrabudhe*
 S. T. S. K. Sahasrabudhe

अनुक्रम नंबर ९३०
 सन १९६१ चैतवसरे
 २९ सारसेत ५ वे
 दम्पान्तकृत तन्त्र-रजिद्री
 कर्तवित जाणून दिला.

Dr. J. J. Sahasrabudhe
 29-11-1961

खालील प्रमाणे की घेतली :-

रजिद्रीदान	२०-००३
कोटो ८ फी	२०१५०३
टपाल	१००
मूल्य	१२६-६१

११०६. १००६२५२

सब-रजिस्ट्रार, कल्याण.

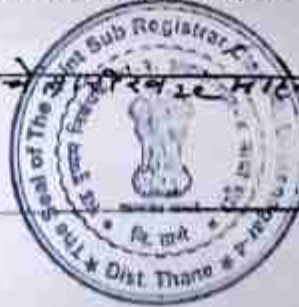
- श्री -

११०६. १००६२५२

सब-रजिस्ट्रार कल्याण.

रशाबरादिब कतीने बायम फरोक रमा २ कमरपये २५००/-

पंचमसि टजारने से १००६२५२ माहोनोमेर सतवसरे १००६२५२



उहम-४
 ११०६ १००६२५२
 ११०६२५२

KLN
930 78
1961



S. No. 96
21-11-61
Purchased by S. N. Salunke
Chander K. Salunke from
S. T. O. K. Salunke on 21-11-61
S. T. O. K. Salunke

हजार दोनशे अंदाजीस तऱ्हेन नव्वेसयामुम्रांस
फारोत दिव्हे आटेन. या इमावतीनर मुनि सोप
हेणे धारपडी, जतरव सनेदरी सेसही रन

KLN
9365/8
1961

स्वाभाव्येतिदिगी आटे. त्यानंतरने नरीन नारमुम्रां नरानमले आटे.
सदरगुटनेन नगटनेनर २ सुात नुगीन कोवे ही नरोनातुन संने
निरतिराध्यादिमगीच्या रोनर इमावतीनर दिव्हे त्या आटे.
मिळकत, त्या तीम साडसागोरा. नुं पण मेठा, नहीनारंग, हाडपोडा
निची निसेप नसररु मिळकतीस अंगभूत असलेले पाणी जाण्या-
मेण्याने नंतर सनईज मेटेचेटकू. या लुहरां रन ही मिळकत
नरुधरेन कोवेत्या ताचयच ये कराराने मी मुम्रांस निव्याने
वरून कराराने राती अन्न ये त्याच दिवशीं तुमचे कायजांन
दिगी आटे. नलो कनन ५४४ प्रलो नरताने नायम कोवा आटे.
या फारोकरनताची नो नो नो २ सानि नो कगीची हा नुपा दिं मत
रुपये २४००० पंचम नो नो नो, या पे नो काजत नु नो पंचम नो नो



T.R. 99600
2096
2096

196

मूल रूप से १८८० ई. में राजा राम मोहन राय द्वारा
स्थापित। अंग्रेजों द्वारा स्थापित।
प्राथमिक शिक्षा के लिए।
१८८० ई.

रनररुमिळकालसूयेदियबोडुगोपरेटीमहहोंकरवीगासोवत-
 मदी।।मिटेडअनंरनाथ *(On liquidation)* यांचेदखरी
 तसेंनअनंरनाथम्युनिसिपलिटिनेदखरीमागनेनोनेदखर
 आहेतीतुमनेनांनेनबूनहेइत.

[illegible]

अंनरनाथ म्मुनिसी पाबिटी ने दराने तुमने
 गोनाम दरगारत नद निध्या नान नजरने लेने
 काजि मजमान मी देने.

N L N
 9307/8
 1961

मागिले कती से नंधी ता चय चय परमिने तुमने दिख्यो दिख
 मोको परे टी.टू.टो कती से सोसायटी निमिटेड संवरनाथ (म)
 Liquidation) जोजको करणे मी रॉयटी, नजरने देने स जोर
 देनर, नॉगू को निमाचर चले स, नजरने देणी बांजा करणा सोसायटी
 ने मोचे गा आटे.

तुमने मागिले दरदर सोसायटी को दूरे बा मिगो गवनाती या
 नमनची सने देणी सोसायटी के बाउंडे शत मध्ये जाणे पूर्वी न
 मी करचे चीं जमूत त्या से नंधी सोसायटी ने लेफेरी ने
 रटीचा कवाची नुत उतारा मी या दगले नजरने तुमने
 रनाची नमो गा आटे. तले न अंनरनाथ म्मुनिसी पाबिटी ने ता
 चय चय परमिने तुमने जतरने सने देरी से स मटी कस देनर
 देनर ने मे प्रमद घाले का गरपन बा निजे नी निचे तुमने ता बांजा
 या दगले नजरने रटी ने मे आटे. आतां ता चय चय नंतरने
 दरदर निम कती से नंधी या ने मागिले सरकारी कर, म्मुनिसी
 रकर, सोसायटी नी रॉयटी, नजरने कर, पाणी पट्टी,
 न निजे चो निचे टी तुमने करणे नी आटे.

दरदर निम कती से नंधी या ने मागिले सरकारी कर, म्मुनिसी

मागिले कती से नंधी या ने मागिले सरकारी कर, म्मुनिसी

यां या कांटी टी टू टो दगले नजरने रटी ने मे आटे. आतां ता चय चय नंतरने

निम कती से नंधी या ने मागिले सरकारी कर, म्मुनिसी

फारोक्त मोरे कोणत्या टी टू टो दगले नजरने रटी ने मे आटे. आतां ता चय चय नंतरने



مسلمون

निगेलाचे ही कसणे ही हव्यास नंय उत्तम नोवे दाहीन

रत्नमयी तन्त्रे निष्काल्यात्समीताज्ञे त्वत्सर्वानि

तजनीजनाह्यामुनें तुम्हांस वांटो तो शांतपणान्दयासलीमी

~~तद्वद्विज्ञानाच्चिदाभातांतुसी पुनपौन्यादी बंगपरंपरेन~~

है काम फरोक वनार जाते दुपानि बिहारी निसें लो ॥ २ ॥ अ ॥ ॥

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दे सच-जित्द्वार संजय खोले-

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असल्याचे सांगतात व त्यांची



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सन्तु-मनिरुद्ध,

तारीख २९ मार्च १९८९



सुपरी
नर्स - १
श्रीमती अश्विनी क. ड.
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THE SURYODAYA CO-OP. HOUSING SOCIETY LTD.

AMBARNATH (Dist. Thana)

This Indenture

made the 24th day of July

One thousand Nine hundred and Seventy Seven BETWEEN

The Suryodaya Co-operative Housing Society Limited, whose registered office is situated at Ambarnath Dist. Thana hereinafter called "the Lessor" (which expression where the context so admits shall include the reversioner or reversioners for the time being immediately expectant upon the term hereby created) of the one part

and M. V. Jagalekar of Ambarnath
Inhabitant AMBARNATH Dist. Thana hereinafter called "the Lessee" (which expression where the context so admits shall include his executors, administrators and assigns) of the other part

WHEREAS the Lessee is member of the said The Suryodaya C. Housing Society and the holder of 1997 to 2001 shares in the

Society and has applied for a lease (sub-lease) of the premises hereinafter described being part of the estate belonging to the Society and it is agreed that such lease (sub-lease) shall be granted by the Society as Lessors on the terms hereinafter appearing NOW
THIS INDENTURE WITNESSETH as follows

One thousand Eight hundred Fifteen & Paise Seventy two only paid by

1 In consideration of the sum of Rs 15-72 the Lessor hereby the Lessee to the Lessor (the receipt whereof the Lessor hereby acknowledges) and of the rents and covenants hereinafter reserved and contained the Lessor doth hereby demise unto the Lessee

ALL that plot of land situate at Ambarnath (Municipal area) Dist Thana

and bearing Plot No. 546 on the Lessors Estate and shown on the plan annexed hereto and thereon coloured pink TOGETHER WITH the right in common with Lessor and all members of the Society and the occupier of the adjoining premises to use for all purpose the roads and passages made or hereafter to be made by or for the accommodation of the Lessor and the members of the Society EXCEPT AND ALWAYS RESERVED the free passage and running of water and soil coming from any other buildings and lands of the Lessor and the Lessees and tenants of the Lessor by in or through the channels water course sewers and drains made or to be made upon or and of them or any part or parts thereof AND EXCEPT AND RESERVING also all mines and minerals in or under the premises and full rights at any time to win and get same provided that no damage is done to the Lessee nor his free occupation of the premises hereby demised disturbed or interrupted



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the said premises hereinafter referred to as "the demised plot" unto the Lessee from the 16th day of May 1965 for the term of 998 years PAYING therefor during the said

term yearly on the 1st day of JULY in each and every year the rent of one rupee (if demanded) AND ALSO PAYING therefor unto the Lessor on the 1st day of JULY in every year the sum of Rupees 52-03 being the proportion in respect of

the demised plot of the annual ground rent (assessment) payable by the Lessor to the Superior Landlords of the Society (to the Collector of THANA) AND ALSO PAYING by way of additional rent and carrying the incidents of rent so far as the recovery thereof is concerned from time to time and at such times as may be required by the Lessor (1) a sum equal to the proportion applicable to the demised plot of the amount from time to time paid by the Lessor for assessments rates and taxes and (2) such sums (including interest) as may be fixed and certified by the Committee of the said Society whose certificate shall be final and binding on the Lessee as payable by the Lessee or other the occupier of the demised Plot and in respect thereof towards the general expenses of the management maintenance and development of the estate of the Lessor including capital expenditure incurred on roads, sewers, drains and other amenities.

2 The Lessee for himself and his assigns and to the intent that the obligations may continue throughout the term hereby created hereby covenants with Lessor as follows.—

(1) To pay the reserved rents on the days and in manner aforesaid without any deduction or abatement whatsoever.

(2) To bear pay and discharge all existing and future rates taxes assessments duties impositions and outgoings whatsoever assessed imposed or charged upon the demised plot or on the rent thereof or upon the owner or occupier in respect thereof or payable by either in respect thereof and not included in the said reserved rents.

(3) To observe comply with and satisfy all regulations, bylaws rules and conditions now or at any time hereafter prescribed by Government or by any local authority.

(4) Not to make any excavation upon any part of the demised plot nor to remove any stone and gravel clay or earth therefrom except for the purpose of forming the foundations of buildings.

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(5) To well and substantially repair, cleanse, maintain and uphold support and keep the demised plot and the boundary walls, hedges and fences and gates thereof and the drains, sewers and other pipes and sanitary and water apparatus thereof (all of which are hereinafter included in the expression "the demised premises") in good substantial condition and the brickwork properly pointed.

(6) To use the demised Plot for the purpose of a private residence only and not without the licence in writing of the Lessor first and obtained to do or permit any trade or business in any building or upon any part of the demised plot.

(7) Not to make or permit to be made any structural alterations in the building or buildings now standing on the demised plot without the consent in writing of the Lessor and that the plans and elevations of any new building which may hereafter with the permission of the Lessor be proposed to be erected upon the demised plot shall be first submitted to and approved of in writing by the Lessor and that no buildings or erections now or at any time standing upon the demised plot shall be pulled down or removed nor new buildings commenced except under the orders of and with the previous consent in writing of the Lessor.

(8) To pay a proportion to be fixed by the Lessor of all expenses payable from time to time in respect of constructing, repairing, rebuilding and cleansing all party walls, party fences, party hedges, sewers, drains, gates, roads, paths, pavements and other things the use of which is common to the demised plot and to adjoining premises.

(9) To keep the compound and open spaces of the demised plot in a clean and sanitary condition and not to allow the same to be overgrown with weeds and rank vegetation and to keep the hedges and fences in neat and proper order and repair to the satisfaction of the Lessor.

(10) To permit the Lessor and the agents of the Lessor with or without workmen or others at all reasonable times to enter upon the demised Plot and to view and examine the condition thereof and upon the Lessor or the agents giving notice in writing of any defects or wants of repair to repair and make good the same within the space of two calendar months next ensuing to such notice and the cost of such repairs shall be borne by the Lessee.



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(12) That if the Lessee shall at any time make default in the performance of the covenants herein contained, for it shall be lawful for the Lessor with or without workmen and others at any time and from time to time (but without prejudice to the right of re-entry under the clause hereinafter contained) to enter upon the demised plot and repair and maintain the same at the expense of the Lessee in accordance with the covenants and provision of these presents and the expenses of such repairs and maintenance shall be repaid by the Lessee to the Lessor on demand.

(13) That the Lessee shall at all times have power without obtaining any consent from or making compensation to the Lessor to deal as the Lessor may think fit with any of the lands and premises adjoining or opposite or near to the demised plot and to erect or permit to be erected on such adjoining opposite or neighbouring lands or premises any building whatsoever whether such building shall or shall not affect or diminish the light or air which may now or at any time during the said term hereby granted be enjoyed by the Lessee or the occupiers of the demised plot or any part thereof and also to permit any such building to be used for any purpose which the Lessor may approve.

(14) Not to assign underlet or part with the possession of the demised plot at any time during the said term hereby granted without the written consent of the Lessor for that purpose previously had and obtained such consent not to be withheld in the case of a responsible and respectable tenant being a registered member of the Society PROVIDED ALWAYS and it is hereby agreed that on every permitted disposition or devolution of or dealing with premises under or by virtue of these presents the Lessee shall pay to the Lessor half the amount or value of any premium or other consideration received by the Lessor from the purchaser or transferee or underlessee in respect of the demised plot and shall also pay to the Lessor half the extra amount received by the Lessee from the purchaser transferee or underlessee over and above the capital cost with interest thereon at 5-1/2 per cent annum upto a limit of 1/3 of the capital cost.

(15) Not to make an assignment or other disposition of the demised premises or any part thereof which shall have the effect of vesting the demised premises for the said term or any part thereof in other than one and the same party or parties at one time.

(16) On every disposition or devolution of or dealing with the demised plot whether by assignment of the term hereby granted or by an underlease created either out of the term hereby granted or out of the term granted by any underlease or by assignment of any underlease or by Probate of



will Letters of Administration Order of Court or by any means whatever the Lessee his underlessees or assigns or any assignee or assignees of the demised premises will within two months after the completion of any such instrument as aforesaid produce the same for registration at the office for the time being of the Lessor and leave a copy of the said document if so required by the Lessor and pay the sum of one rupee as the fee for registration thereof and will also pay any legal expenses that may be incurred by the Lessor in taking legal advice concerning such instrument.

(17) At all times to observe and abide by and be bound by the rules, regulations and Bye laws for the time being of the Lessor and to carry out the instructions and directions of the Committee of the Society.

(18) Not to do or suffer to be done anything which may render any increased insurance payable by the Lessor for the insurance of the building or which may make void or voidable any policy for such insurance.

(19) To observe and perform the covenants conditions and obligations of the Lease or Government Sanad or agreement under which the demised plot is held by the Lessor and whereof the Lessee shall be presumed to have notice and will at all times indemnify the Lessor against any breach or non observance thereof.

(20) At the end or sooner determination of the term hereby created peaceably and quietly to yield up and deliver the demised plot and premises to the Lessor with all additions and improvements thereto.

3 The Lessor hereby covenants with the Lessee as follows:-

(1) That the Lessee paying the rents hereby reserved and observing and complying with the Bye-laws and Rules and Regulations for the time being and from time to time in force of the Society and observing and performing the several covenants and stipulation herein on his part contained shall peaceably hold and enjoy the demised plot during the said term without any lawful interruption by the Lessor or any person rightfully claiming through under or in trust for the Society.

(2) That in the event of this lease being determined by the Lessor by notice under the proviso contained in clauses 4(1) or 4(2) hereof (except for a breach of clause 9(17) hereof) to pay to the Lessee the value of the Lessor's interest in the demised plot at the date of the said notice (such value to be determined by a valuer to be appointed by the



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Register of Co-operative Societies appointed under the Co-operative Societies Act, but not to exceed the sum of Rs. in addition to the value of any improvement made to the demised plot in accordance with the terms of these presents) after deducting from such value 5 per cent. of the amount thereof and any money due to the Lessor whether in respect of the demised plot or on any account whatever such payment to be made to the Lessee after vacant possession shall have been given to the Lessor.

PROVIDED ALWAYS and it is expressly agreed as follows:

(1) That if the Society shall in accordance with the Bye-laws of the Society for the time being in force pass a resolution expelling the Lessee from the Society or in the event of the demised plot being occupied by or vested in any person who is not a member of the Society or his heir or legal representative or the nominee of a member under the Bye-laws of the Society the Lessor may at any time thereafter by giving to the Lessee three calendar months' previous notice in writing to that effect determine the term hereby granted then on the expiration of such notice this present lease (sub-lease) and everything herein contained shall cease and be absolutely void to all intents and purposes whatsoever but without prejudice to any claim by the Lessor for any arrears of rent or in respect of any breach or non-observance or non-performance of any covenant or condition herein contained.

(2) If the rents hereby reserved or any part thereof shall be unpaid for one month after becoming payable (whether formally demanded or not) or if any covenant on the Lessee's part herein contained shall not be performed or observed then and in any of the said cases it shall be lawful for the Lessor at any time thereafter to give to the Lessee three calendar months' notice requiring the Lessee to remedy the same and that on the expiration of such notice unless the same shall be complied with into and upon the demised plot or any part thereof in the name of the whole to re-enter and the same to hold re-possess and enjoy as if these presents had never been granted without prejudice to the right of action of the Lessor in respect of any breach of the Lessee's covenants herein contained.

(3) Any notice requiring to be served or requirement or demand to be made hereunder shall be sufficiently served or made on the Lessee as appearing in the Registration books of the Society and although only addressed to the Lessee and affixed to or left on the demised plot or left at or sent by registered post to the last known address of the Lessee or his authorised agent.



Handwritten stamp: 22/10/22, NCA, 22

IN WITNESS WHEREOF the Common Seal of the Society has been hereunto affixed and two members of the Committee of the Society and the Secretary of the Society and the Lessee have hereunto set their hands the day and year first above written.

The Common Seal of the Suryodaya Co-operative Housing Society Ltd. was affixed hereto pursuant to a Resolution duly passed at a Meeting of the Committee of the Society held on the 6th April day of 1975 in the presence

of the undersigned being two members of the Committee of the Society and the Secretary of the Society.

D. N. Jayawant.

M. Kulkarni

Two members of the Committee of the Society
The Secretary.

The Common Seal of the Suryodaya Co-operative Housing Society Ltd. was affixed hereto and the

said D. N. Jayawant.

and M. Kulkarni

being two members of the Committee of the Society and the

said A. N. Kulkarni

being the Secretary of the Society have hereunto set their hands in the presence

of _____
SIGNED SEALED & DELIVERED

by the abovenamed M. Kulkarni

U. R. Raje in the presence of U. R. Raje



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Dated.....19.....

**The Suryodaya Co-Operative
Housing Society, Limited,
Ambarnath.**

Memo No. 222 is referred in the name of Smt.
Anuradha S. Jogalekar 2) Shri. Sharad. Umbar Jogalekar
3) Shri. Shridhar M. Jogalekar 4) Smt. Sushanta S.
Joglekar vide Transfer order NO. P-546/289/
2010-2011 dt. 20/01/2011

Asst. Secy
20/01/11

[Signature]
Secretary

For SURYODAYA CO-OP. HSG. SOC. LTD.
Ambarnath

FORM D

LEASE FORM

Copy No. 1 - Transfered to Smt. Anuradha S. Shridhar
Joglekar with the order no. 546/289/
2010-2011 dt. 20/01/2011

[Signature]
Secretary

For The Suryodaya Co-op. Housing Society, Ltd.
AMBARNATH



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Printing Press, Kalsewadi, Kalyan.



आधार सेवा निवास प्रमाण प्रमाणिका

भारत सरकार

Ministry of Information and Public Relations
Government of India

आधार सेवा निवास प्रमाण / Enrollment No. 12010015403644

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विनायक गुजराथ वरमा

Vinay Gurucharan Verma

S/O Gurucharan Verma

585 Basse Road

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आपला आधार क्रमांक / Your Aadhaar No. :

9946 3986 0891

आधार - सामान्य माणसाचा अधिकार



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आधार - सामान्य माणसाचा अधिकार



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WILLIS TOWERS WATSON



Year of Birth / 1980
Male

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आधार — आम आदमी का अधिकार



सामग्रीय विविधता सहमान प्राधिकरण

घर- 500, रामनाथ बाई, मेरठ विभाग
 पिन 205, राधा नं. 4, शिव मंदिर रोड,
 (उ) अरबाही मंडल, बी. बंगला, बड़ानगर
 (2) अरबाही मंडल, राधा, बड़ानगर,
 महाराष्ट्र 421501

Address- 500 Ramnath Verma,
 Dasmiswadi Post No 505 (Jalgaon
 No 4, Shiv mandir Road, Near
 Harabai Mandir, Bheri section,
 Ambarnath (E), Ambarnath,
 Ambarnath, Thane, Ambarnath,
 Maharashtra, 421501



1998



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DOI: 10.1002/for

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DATE: 07/12/01

Subj: NARAH NAYAR, J. 1920

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 399–406

April 22, 1974
 Date of Birth
 1905-1974

Jim Carver



उद्देश - ४

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भारत सरकार
Government of India

शरद वामन जोगलेकर
Sharad Vaman Joglekar
जन्म तिथि/DOB: 11/11/1959
लिंग/ GENDER: MALE

5081 3112 5040

VTD: 9157 1848 8135 6442

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
SHARAD V JOGLEKAR

WAMAN JOGLEKAR

11/11/1959

AARPJ2524K

भारत सरकार
GOVT OF INDIA



भारत सरकार
GOVERNMENT OF INDIA

श्रीधर मधुसूदन जोगलेकर
Shridhar Madhusudan Joglekar

जन्म वर्ष / Year of Birth: 1954

लिंग / Male

4581 8478 8864

आधार - सामान्य माणसाचा अधिकार

शरीरक संख्या / PERMANENT ACCOUNT NUMBER
AACPJ2622H

व्यक्तीचे नाव
SHRIDHAR MADHUSUDAN
JOGLEKAR

व्यक्तीचे नाव / FATHER'S NAME
MADHUSUDAN VISHWANATH
JOGLEKAR

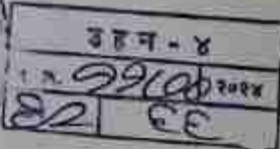
जन्म तिथि / DATE OF BIRTH
04-01-1954

व्यक्तीचे स्वाक्षरी



सहायक निर्देशक (प्रणाली)

DIRECTOR OF INCOME TAX (SYSTEMS)





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इसत गोपबारा भाग-1

उत्तराव

इसत क्रमांक: 1170/2024

इसत क्रमांक: उत्तराव 4 /1170/2024

बाजार मूल्य: ₹. 1,79,94,000/-

मोबिलिटी: ₹. 1,60,37,000/-

अन्योन्य मुद्रांक शुल्क: ₹. 9,00,000/-

इ. वि. म.ह. इ. वि. उत्तराव 4 लाई कार्यालय

पारबारी: 1241

पारबारी दिनांक: 29/01/2024

म. सं. 1170 का दि. 29-01-2024

मासिकतामासके मास: -- वि. म.ह. म.ह. एम. विधान प्रा. वि. म.ह. संभालक की मुद्राकरण उत्तराव मास

पेजी 3.20 म.न. का. इतर केला.

मोबिलिटी की

₹. 30000.00

इसत हाताकणी की

₹. 1320.00

मुद्रांची संख्या: 66

इसत इतर कारणाचारी मही.

म.स. 31320.00

Joint S.R. Ulhasnagar 4

Joint S.R. Ulhasnagar 4

उत्तराव प्रकाश, विरमनकरावतामा

मुद्रांक शुल्क (दोन) कोषाचारी नगरपालिका विद्या नगर पंचायत विद्या नगरपालिका असेलया कोषाचारी नगर कोषाचारी हद्दीत विद्या मुंबई महानगर प्रदेश ४ विभाग प्रा. वि. विभाग असेलया कोषाचारी प्रा. वि. विभाग, विद्या मुंबई मुद्रांक (मासिकतामास प्रकाश बाजार मुद्राचि विभाग) नियम, 1995 अन्वये प्रकाशित आलेल्या मासिक विवरणमासाला उत्तरावमास प्रकाश कोषाचारी.

दिनांक: 1 29 / 01 / 2024 03 : 20 : 42 PM की वेळ (मासिकतामास)

इसत उत्तरावमास कोषाचारी कागदपत्र कुलमुद्राचारी

दिनांक: 2 29 / 01 / 2024 03 : 21 : 46 PM की वेळ (मासिकतामास)

मासिकी मुद्राचारी नगरपालिका आउटपुट आउटपुट बाकी

उत्तराव जबाबदारी निष्पत्तीकाची राखीव

इसत गोपबारा

इसत गोपबारा



19/01/2024 4:16:42 PM

सं. अ. सं. १७०/२०२४

हस्तशिल्प कलाकार, विधानसभा, गुरुवागवा

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TABLE 4
continued

11702924

[illegible][illegible]

付加価値を上げるには、

अनुसंधान विभाग

अथ - ४३

अवकाश

1992

150

[illegible]

Living Center

पृष्ठ : १०८

STRENGTH

7

2

[illegible]

Figure 4

附註 1: 64

1998

0

Yes

[illegible]

सिद्धांत विचार

44-33

SAFETY

de



श्रीमद्दत्तात्रेय ब्रह्म देवार्चन त्रयाक्षरीतः विकसनवर्गनामा भा. इति त्रैलोक्यनाथ जिनार्चनं कृतं महापात्र
लेख्य 3 की दिनांक 26/01/2024 04:12:32 PM

100

उत्पत्तिः - लिप्याश्रयान्ता कवली जन्तव्यं देहाभ्या मयं पथकारा ये। शेषाश्च समुदा-याधारितः । आचार्य प्रणालीद्वारे एकाग्रज्ञापनान् जानी भवे। स्वाभाविक राज्य माहुरी पूर्व-प्रमाणे अस्ति

Sr No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विदुल केदार -- वि. जय. जय. गम. निर्वाचन प्र. सी. तर्फे संघालक श्री मुन्करण मल्लवार बर्मा	29/01/2024 04:16:55 PM	मुन्करण मल्लवार बर्मा M 1201478223312025800
2	विदुल केदार -- वि. जय. जय. गम. निर्वाचन प्र. सी. तर्फे संघालक श्री विजय मुन्करण बर्मा	29/01/2024 04:16:27 PM	विजय मुन्करण बर्मा M 1201478456976105472
3	भास्वत रेभार -- श्री बीधर मधुसूदन जोराडेकर	29/01/2024 04:16:19 PM	बीधर मधुसूदन जोराडेकर M 1201478131854630912
4	विदुल रेभार -- श्री भास्वत धामन जोराडेकर	29/01/2024 04:13:33 PM	भास्वत धामन जोराडेकर M 1201477731453849600

निर्देश 2.4 को संख्या 29 / 01 / 2024 04 : 16 : 30

2019-2020



Payment Details:

Sr.	Purchaser	Type	Verification no./endor	GRN/Licence	Amount	Used A1	Deface Number	Deface Date
1.	GRRS NIRMAN PVT LTD THROUGH DIRECTOR GURUCHARAN R VERMA AND OTHERS	eChallan	00040572024012525831	MH014542363202324E	500000.00	SD	0007714864202324	28/01/2024
2.		DHC		0124253814705	1320	RF	0124253814705D	28/01/2024
3	GRRS NIRMAN PVT LTD THROUGH DIRECTOR GURUCHARAN R VERMA AND OTHERS	eChallan		MH014542363202324E	30000	RF	0007714864202324	28/01/2024

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 पुस्तक क्रमांक..... 9 वर नोयला
 दिनांक 28-01-2024

स. १२ नवेक र्क-२, ल्कासगल्ह.



उद्भव - ४	
र. नं. 99/00	२०२४
६६	६६