

71/7413

Wednesday, April 10, 2024

10:11 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 7985 दिनांक: 10/04/2024

गावाचे नाव: चिकणघर

दस्तावेजाचा अनुक्रमांक: कलन2-7413-2024

दस्तावेजाचा प्रकार: विकसनकरारनामा

सादर करणाऱ्याचे नाव: मे. ओम डेव्हलपर्स तर्फे प्रोप्रायटर दिनेश लक्ष्मण सोनवणे,

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 31800.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:30 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

वाजार मूल्य: रु. 26716500/-

मोबदला रु. 32381500/-

भरलेले मुद्रांक शुल्क: रु. 1619100/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 1800/-

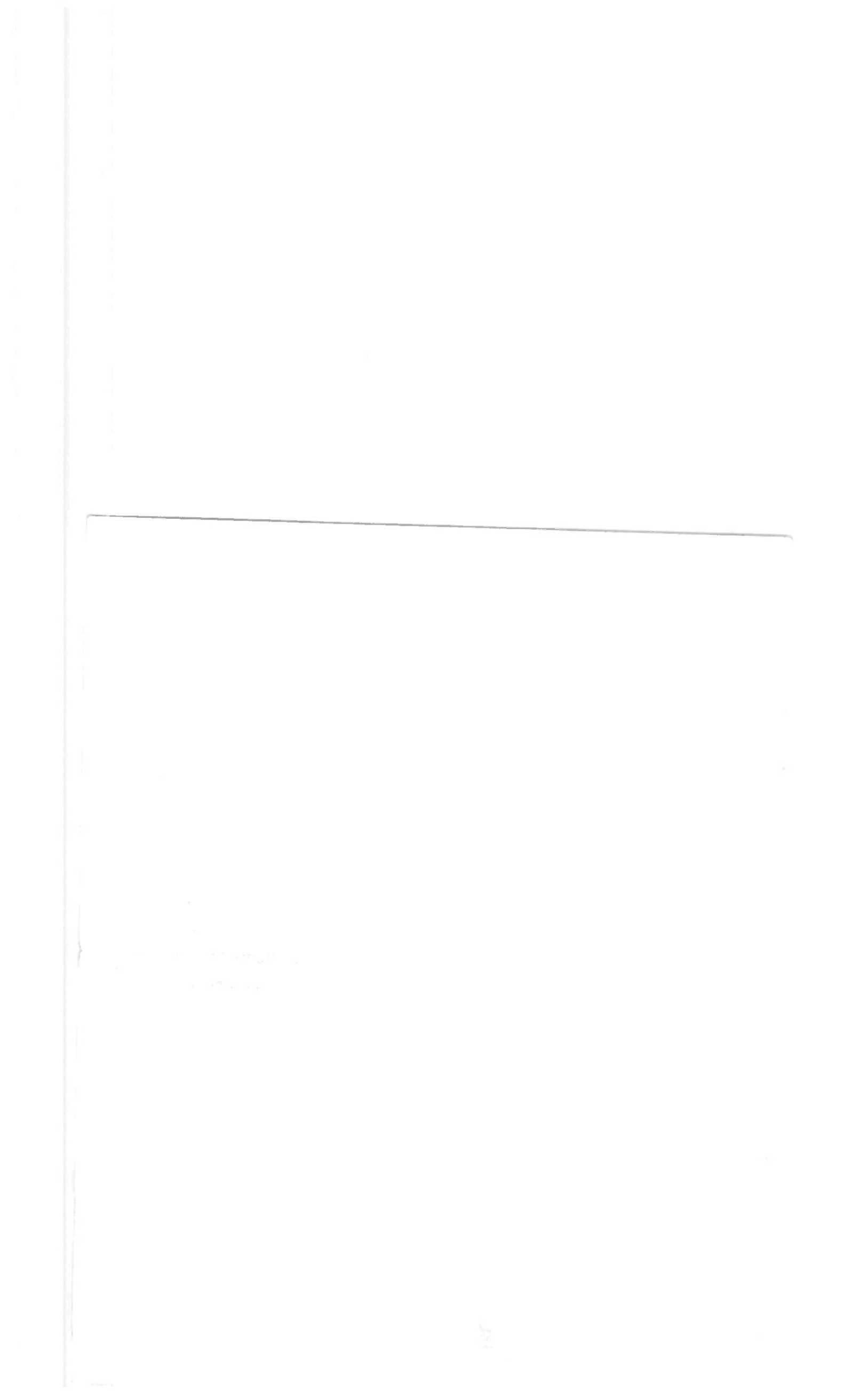
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424065604470 दिनांक: 10/04/2024

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000315754202425E दिनांक: 10/04/2024

वैकेचे नाव व पत्ता:



सह जिल्हा निबंधक कार्यालयातील सहाय्यक नगर रचनाकार यांनी करावयाच्या मूल्यांकन
अहवाल प्रपत्राचा नमुना

प्रकरण क्र. ADJ/१३६/२०२४

दिनांक :- ११/०३/२०२४

विषय :- मुल्यांकन अहवाल

मौजे-चिकणघर, ता. कल्याण जि. ठाणे येथील स.नं. ११०/१/अ/१
/बी/३ क्षेत्र ३२० चौ.मी. व स.नं. ११०/१/अ/१/बी/१६ क्षेत्र ३२०
चौ.मी. असे एकूण क्षेत्र ६४० चौ.मी.

- १) लिहून देणार :- स्वामी दत्तकृपा को. ऑ. हौ. सो. लि. तर्फे चेअरमन श्री. जयवंत यशवंत जाधव व इतर २ (सोसायटी/प्रथम पक्षिय)
- २) लिहून घेणार :- मे. ओम डेव्हलपर्स तर्फे प्रोपरायटर श्री. दिनेश लक्ष्मण सोनावणे (विकासक/दुसरे पक्षिय)
- ३) मान्यता देणार :- श्री. रघुनाथ कृष्णा मंडलीक व इतर १६ (सभासद/तिसरे पक्षिय)
- ४) दुय्यम निबंधक कार्यक्षेत्राचे नाव :- कल्याण-डोंबिवली मनपा क्षेत्र
- ५) दस्ताचा प्रकार :- पुनर्विकास करारनामा
- ६) दस्त निष्पादित आहे/नाही :- अनिष्पादित
- असल्यास निष्पादनाचा दिनांक :- सन २०२३-२४
- ७) मिळकतीचा प्रकार :- जमीन + इमारत
- ८) दस्त मिळकतीचे वर्णन :- मौजे-चिकणघर, ता. कल्याण जि. ठाणे येथील स.नं. ११०/१/अ/१/बी/३ क्षेत्र ३२० चौ.मी. व स.नं. ११०/१/अ/१/बी/१६ क्षेत्र ३२० चौ.मी. असे एकूण क्षेत्र ६४० चौ.मी.
- ९) सन २०२३-२४ चे बाजारमुल्य दर - मुल्यदर विभाग २/१६, (पान क्र. २९५ व २९६) खुली जमीन दर रु. २४०००/- प्रति चौ.मी. व बांधकाम दर रु. २६६२०/- प्रति चौ.मी.

सदर दस्तातील पुनर्विकास करणेकरीता असलेल्या ६४० चौ.मी. क्षेत्रावर इमारत स्थित आहे. सदर इमारती मध्ये एकूण १६ सदनिकाधारक सभासद आहेत. सदर सभासदांचे सध्याचे अस्तित्वातील बांधकाम क्षेत्र ७२०० चौ.मी. असल्याचे अनेकवार मध्ये नमूद आहे. सदर करारातील अटी व शर्ती खालीलप्रमाणे आहेत.

१) विकासक हे सोसायटीतील सभासदांना तळ + ७ मजली इमारतीमध्ये अस्तित्वातील बांधकाम क्षेत्रापेक्षा प्रत्येकी १०० चौ.फुट कारपेट क्षेत्र जास्तीचे देणार आहेत. (पान क्र. ११ परिच्छेद क्र. १० तसेच अनेकवार-२).



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२) विकासक हे सोसायटीतील सभासद यांना भाडे म्हणून रु. १,२०,०००/- प्रति वर्ष देणार आहेत. तसेच १२ महिन्यांनंतर सदर भाड्यात १० टक्के वाढ देण्यात येणार आहे. (पान क्र. १२ परिच्छेद क्र. ११)

३) विकासक हे सोसायटीतील सभासद यांना कॉर्पस फंड, डिपॉझिट, ब्रोकरेज व शिपिंग चार्जेस देणार नाहीत. (पान क्र. १२ परिच्छेद क्र. ११)

४) विकासक १६ सभासदांस कार पार्किंगच्या देणार आहेत. (पान क्र. १५ परिच्छेद क्र. १८).

५) बांधकाम पूर्ण करण्याचा कालावधी २४ महिने इतका नमुद आहे. (पान क्र. १४ परिच्छेद क्र. १६).

६) सदर जागेस दक्षिणेस ९ मी. रुंदीचा रस्ता असल्याचे चतुर्दिशांमध्ये नमुद आहे.

७) वास्तुविशारद श्री. विजय पांडे, मे. विजय पांडे अँड असोसिएटस्, कल्याण पश्चिम, यांचेकडील दि. १६/०२/२०२४ रोजीच्या दाखल्यामध्ये सदर जागेस ९.०० मी. रुंदीचा रस्ता असल्याचे नमुद आहे. सदर जागेतून रस्त्यासाठी २० चौ.मी. क्षेत्र वजा जाता शिल्लक क्षेत्र ६२० चौ.मी. इतके राहते. रस्त्याप्रमाणे १.१० बेसिक एफएसआयनुसार ६८२ चौ.मी., ०.५० प्रिमियम एफएसआयनुसार ३२० चौ.मी. व ०.४० टिडीआरनुसार २५६ चौ.मी. असे एकूण एफएसआय १२५८ चौ.मी. इतके होत आहे. सदर एफएसआयवर ६० टक्के अँन्सल्लरी एफएसआय ७५४.८० चौ.मी. इतका विचारात घेतल्यास अनुज्ञेय एफएसआय २०१२.८० चौ.मी. इतका होत असल्याचे दाखल्यात नमुद आहे.

सबब मुल्यांकन खालीलप्रमाणे परिगणित होत आहे.

(अ) सोसायटीस मिळणा-या मोबदल्याचे मुल्य :-

सभासदांना मिळणा-या बांधकामाचे मुल्य

$$= (७२०० + १६००) / १०.७६ \times १.१० \times २६६२० \times १.०५$$

$$= ८९९.६३ \times २६६२० \times १.०५$$

$$= \text{रु. } २,५१,४६,०००/- \text{ ————— (१)}$$

जास्तीच्या बांधकाम क्षेत्राचे मुल्य

$$= १६०० / १०.७६ \times १.१० \times २४००० \times ३०\%$$

$$= \text{रु. } ११,७८,०००/- \text{ ————— (२)}$$

विकसन शुल्क :-

$$= (८९९.६३ + ३५) \times २४००० \times २.५\%$$

$$= \text{रु. } ५१,०००/- \text{ ————— (३)}$$

महिन्याचे भाडे :-

$$\text{महिन्यासाठी} = १२०००० \times १६ = \text{रु. } १९,२०,०००/-$$

$$\text{महिन्यासाठी} = १९,२०,००० \times १.१० = \text{रु. } २१,१२,०००/-$$

$$\text{रु. } ४०,३२,०००/- \text{ ————— (४)}$$

$$\text{पार्किंगचे मुल्य} = १६ \times १३.७५ \times २६६२० \times २५\%$$

$$= \text{रु. } १४,६४,५००/- \text{ ————— (५)}$$

$$\text{एकूण (१ ते ५)} = २,५१,४६,००० + ११,७८,००० + ५,६१,००० + ४०,३२,०००$$

$$= \text{रु. } ३,१४,६४,५००$$

$$= \text{रु. } ३,२३,८१,५००/-$$



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(ब) विकसनकर्त्याला मिळणा-या मोबदल्याचे मुल्य :-

$$= (२०१२.८० - ८९९.६३) \times २४०००$$

$$= १११३.१७ \times २४०००$$

$$= \text{रु. } २,६७,१६,५००/-$$

म्हणून उपरोक्त अ व ब पैकी जास्तीचे मुल्य बाजारमुल्य = रु. ३,२३,८१,५००/- इतके विचारात घेणे आवश्यक राहिल.

ठाणे

दिनांक :- २०/०३/२०२४

रचना सहायक/सहायक नगररचनाकार



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मुद्रांक जिल्हाधिकारी, ठाणे (शहर) यांचे समोर
महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१ खालील प्रकरणातील आदेश
अर्जदार :- मे. ओम डेव्हलपर्स तर्फे प्रोपरायटर श्री.दिनेश लक्ष्मण सोनावणे

जा.क्र.अभिनिर्णय प्र.क्र. १३६/२४/ २०२४
सह जिल्हा निबंधक वर्ग-१ तथा मुद्रांक जिल्हाधिकारी,
ठाणे (शहर) यांचे कार्यालय, खोली क्र.४०६,४ था माळा,
जिल्हाधिकारी कार्यालय इमारत. आवार, ठाणे (प).
दि.२६/३/२०२४

प्रस्तावना -

- १.संलेखाचा प्रकार :- पुर्नविकास करारनामा
- २.संलेख लिहून देणार :- स्वामी दत्तकृपा को.ऑ.हौ.सो.लि. तर्फे चेअरमन श्री. जयवंत यशवंत जाधव व इतर
- ३.संलेख लिहून घेणार :- मे. ओम डेव्हलपर्स तर्फे प्रोपरायटर श्री.दिनेश लक्ष्मण सोनावणे
- ४.मान्यता देणार :- श्री.रघुनाथ कृष्णा मंडलीक व इतर
- ५.मिळकतीचे वर्णन :- सर्व्हे नं. ११०/१/अ/१/बी/३, क्षेत्र ३२० चौ.मी. व सर्व्हे नं. ११०/१/अ/१/बी/१६, क्षेत्र ३२० चौ.मी.असे एकूण क्षेत्र ६४० चौ.मी., मौजे- चिकणघर, ता- कल्याण, जि- ठाणे.

२/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१ पोटनियम (१) मधील तरतुदीनुसार मुद्रांक जिल्हाधिकारी, ठाणे (शहर) यांचेकडे दिनांक ११/०३/२०२४ रोजी अभिनिर्णय अर्ज दाखल केला आहे. अर्जासोबत निष्पादन न केलेले पुर्नविकास करारनामा व प्रतिज्ञापत्रा चे प्रारूप इत्यादी कागदपत्रे सादर केली असून संलेखातील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे. तसेच अर्जदार यांनी अभिनिर्णय ऑनलाईन अर्ज दि.७/०३/२०२४ रोजी केला असून, अभिनिर्णय फी रु.१००/- चलन क्र. MH०१६९३५६८६२०२३२४E दि.७/०३/२०२४ रोजी शासनाच्या लाभात जमा केली आहे.

३/- अर्जदार यांनी प्रस्तुत पुर्नविकास करारनाम्याचे संलेखावर किती मुद्रांक शुल्क आकारता येईल.या प्रयोजनार्थ अर्जासोबत उक्त अधिनियमातील कलम ३१ (२) नुसार खालील कागदपत्रे सादर केली आहेत.

१. महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१(२) नुसार प्रतिज्ञापत्र.
२. पुर्नविकास करारनामा

४/- विषयांकित दस्तातील विषय वस्तू असलेल्या मुद्रांक शुल्क निर्धारण करणेकरिता पुर्नविकास करारनाम्यामधील मिळकत सर्व्हे नं. ११०/१/अ/१/बी/३ व ११०/१/अ/१/बी/१६, क्षेत्र ३२० चौ.मी.असे एकूण क्षेत्र ६४० चौ.मी. मौजे- चिकणघर, ता- कल्याण, जि- ठाणे येथील आहे.

५/- विषयांकित दस्त हा पुर्नविकास करारनाम्याचा अभिन, सदर दस्तातील पुर्नविकास करणेकरिता असलेल्या ६४० चौ.मी. क्षेत्रावर इमारत स्थित आहे. सदर नमुद संभासदांचे सध्याचे अस्तित्वातील बांधकाम क्षेत्र ७२०० चौ.मी. असल्याचे अनेकपत्र २७४७ नुसद् आहे. सदर करारातील अटी व शर्ती खालीलप्रमाणे आहेत.

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सप्त क्र. ७४९३	१०२४
४	८६

- १) विकासक हे सोसायटीतील सभासदांना तळ + ७ मजली इमारतीमध्ये अस्तित्वातील बांधकाम क्षेत्रापेक्षा प्रत्येकी १०० चौ.फुट कारपेट क्षेत्र जास्तीचे देणार आहेत. (पान क्र. ११ परिच्छेद क्र. १० तसेच अनेकचर-२)
- २) विकासक हे सोसायटीतील सभासद यांना भाडे म्हणून रु.१,२०,०००/- प्रति वर्ष देणार आहेत. तसेच १२ महिन्यांनंतर सदर भाड्यात १० टक्के वाढ देण्यात येणार आहे. (पान क्र. १२ परिच्छेद क्र. ११)
- ३) विकासक हे सोसायटीतील सभासद यांना कॉर्पस फंड, डिपॉझिट, ब्रोकरेज व शिपिंग चार्जेस देणार नाहीत. (पान क्र. १२ परिच्छेद क्र. ११)
- ४) विकासक १६ सभासदांस कार पार्किंगच्या देणार आहेत. (पान क्र. १५ परिच्छेद क्र. १८)
- ५) बांधकाम पूर्ण करणेचा कालावधी २४ महिने इतके नमूद आहे. (पान क्र. १४ परिच्छेद क्र. १६)
- ६) सदर जागेस दक्षिणेस ९ मी. रुंदीचा रस्ता व उत्तरेस ९.०० मी. रुंदीचा रस्ता असल्याचे चर्तुःसिमांमध्ये नमूद आहे.
- ७) सहाय्यक नगररचनाकार यांच्या मुल्यांकन अहवालामध्ये पुढीलप्रमाणे नमूद करण्यात आल्या आहेत, प्रकरणासोबत सादर असलेल्या वास्तुविशारद यांचेकडील दाखल्यामध्ये सदर जागेस ९ मी. रुंदीचा रस्ता असल्याचे नमूद आहे. सदर जागेतून रस्त्यासाठी २० चौ.मी. क्षेत्र वजा जाता शिल्लक क्षेत्र ६२० चौ.मी. इतके राहते. रस्त्याप्रमाणे १.१० बेसिक एफएसआय ६८२ चौ.मी., ०.५० प्रिमियम एफएसआय ३२० चौ.मी. व ०.४० टिडीआरनुसार २५६ चौ.मी. असे एकूण एफएसआय १२५८ चौ.मी. इतके होत आहे. सदर एफएसआयवर ६० टक्के अॅन्सल्लेरी एफएसआय ७५४.८० चौ.मी. इतका विचारात घेतल्यास अनुज्ञेय एफएसआय २०१२.८० चौ.मी. इतका होत असल्याचे दाखल्यात नमूद आहे.

६/- विषयांकित दस्तातील मिळकतीचे नगररचना सहाय्यक यांनी सोसायटीस मिळणा-या मोबदल्याचे मूल्य रक्कम रु.३,२३,८१,५००/- व विकसनकर्त्याला मिळणा-या मोबदल्याचे बाजारमूल्य रक्कम रु.२,६७,१६,५००/- इतके निश्चित केले आहे. विकसनकर्त्याला मिळणा-या मोबदल्याचे बाजारमूल्य रकमेपेक्षा सोसायटीस मिळणा-या मोबदल्याचे मूल्य रक्कम रु.३,२३,८१,५००/- हे जास्त असल्याने, यावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु- ५(g-a)(i) अन्वये ५% प्रमाणे रक्कम रु. १६,१९,०७५/- इतके म्हणजेच रक्कम रु.१६,१९,१००/- इतके मुद्रांक शुल्क वसूल करणे आवश्यक आहे.

खालील अटी व शर्ती यांच्या अधिन राहून सदर प्रकरणांत अंतिम आदेश पारीत करण्यात येत आहेत.

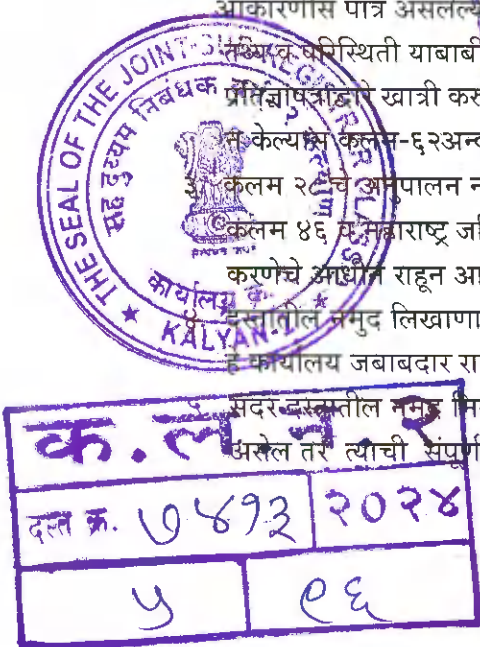
१. महाराष्ट्र मुद्रांक अधिनियम कलम ३२ B व कलम ५३ (१A) च्या अधीन राहून सदरहू आदेश पारीत करणेत येत आहेत.

२. महाराष्ट्र मुद्रांक अधिनियम कलम २८ मध्ये नमूद केल्याप्रमाणे मुद्रांक शुल्क /मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रक्कमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व संबंधित परिस्थिती याबाबी संलेखात पूर्णपणे व खरेपणाने नमूद केलेल्या आहेत असे अर्जदारांनी प्रतीज्ञापनाद्वारे खात्री करून दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम-६२ अन्वये शास्तीची कार्यवाही करणे अधिन राहून आदेश देत आहे.

३. कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास मुंबई मुद्रांक अधिनियम कलम ४६ मधील महाराष्ट्र जमिन महसूल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क वसूल करणेचे अधिन राहून आदेश देणेत येत आहे.

४. दस्तातील नमूद लिखाणाच्या व सोबत सादर केलेल्या कागदपत्राच्या खरेखोटेपणा संदर्भात हे कार्यालय जबाबदार राहणार नाही. याबाबतची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.

५. सदर दस्तातील नमूद मिळकतीच्या संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालू असले तर त्याची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.



अंतिम आदेश

वर नमुद केलेल्या बाबीच्या पार्श्वभूमीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी, ठाणे शहर प्रश्नाधिन पुर्नविकास करारनाम्याचे संलेखावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु- ५(g-a)(i) अन्वये ५% प्रमाणे एकूण रक्कम रु. १६,१९,१००/- (अक्षरी रक्कम रु. सोळा लाख एकोणवीस हजार शंभर मात्र) इतके मुद्रांक आकारणेचे आदेश देण्यात येत आहेत. सदरील मुद्रांक शुल्क आपणांस मान्य असल्यास हा अंतरीम आदेश प्राप्त झाल्यापासून ६० दिवसांच्या आंत दस्तावर मुद्रांक शुल्काचा भरणा GRAS या प्रणालीद्वारे ऑन-लाईन <https://gras.mahakosh.gov.in/ echallan> या वेबसाईटवरून करता येईल. उपरोक्त मुद्रांक शुल्क रक्कम रु. १६,१९,१००/- लेखाशिर्ष (HEAD) ००३००५१७०१ देय आहे. सदर रक्कम ऑन-लाईन भरल्यानंतर संबंधित पक्षकाराने चलनाची प्रत या कार्यालयात सादर करावी.

ठिकाण :- ठाणे

दिनांक :- / / २०२४




(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी,
ठाणे (शहर)

- प्रत:- १. मे. ओम डेव्हलपर्स तर्फे प्रोपरायटर श्री.दिनेश लक्ष्मण सोनावणे
२. सह दुय्यम निबंधक कल्याण क्र. १ ते ५.



क.ल.न.२	
दस्त क्र. ७४९३	२०२४
६	९६ ९४३



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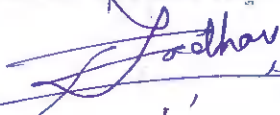
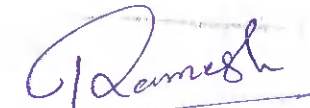
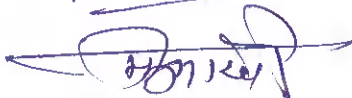
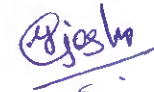
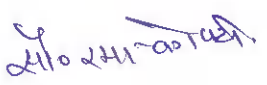
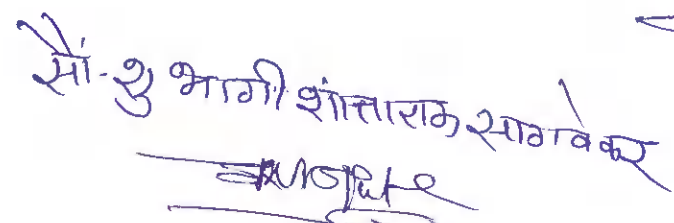
GRN	MH000315754202425E	BARCODE			Date	06/04/2024-15:30:02	Form ID
Department Inspector General Of Registration				Payer Details			
Registration Fee				TAX ID / TAN (If Any)			
Type of Payment Ordinary Collections IGR				PAN No.(If Applicable)	AVZPS4239B		
Office Name KLN2_KALYAN 2 JOINT SUB REGISTRAR				Full Name	Ms Om Developers		
Location THANE							
Year 2024-2025 One Time				Flat/Block No.	Survey No 110/1/A/1/B/3, 110/1/A/1/B/3/16		
Account Head Details			Amount In Rs.	Premises/Building			
0030063301 Amount of Tax			30000.00	Road/Street	Village Chikanghar		
				Area/Locality	Kalyan		
				Town/City/District			
				PIN	42001		
				Remarks (If Any)			
				SecondPartyName=Swami Datta Krupa CHS LTD.			
Total			30,000.00	Amount In Words	Thiry Thousand Rupees Only		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572024040676654	CK00ANEJF0
Cheque/DD No.				Bank Date	RBI Date	06/04/2024-15:24:30	Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID : 4078

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

Mobile No. : 9999999999

सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.


 Lazmi
Pandekar
 Jadhav
 (D) Mont
सो. मनिषा मोरे.
Tidsumwars
 Saprekar
S Shukla
 Hemant
Bhavan
 Shirke
Page 1/1
Print Date 06-04-2024 03:30:55
 Ramesh
 Ramesh
 Maharshi
 Gjosh
 सो. रमाकाशी
 सां. शु भागी शांताराम रागावेकर


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN U424U65bU44/U	Date 06/04/2024
Received from SRO KALYAN, Mobile number 9999999999, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 06/04/2024
Bank CIN 10004152024040604265	REF No. 409730579251
This is computer generated receipt, hence no signature is required.	



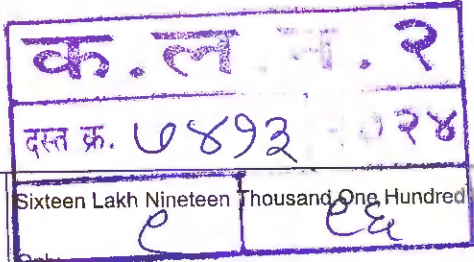
क.ल.न.२	
वसि क्र. ७४९३	१०२४
८	९६



CHALLAN
MTR Form Number-6



GRN	MH018078602202324E	BARCODE	Date		26/03/2024-12:44:44	Form ID
Department			Inspector General Of Registration			
Type of Payment			Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM			
Office Name			THD1_JT DIST REGISTRAR THANE URBAN			
Location			THANE			
Year			2023-2024 One Time			
Account Head Details		Amount In Rs.	Premises/Building			
0030051701 Amount of Tax		1619100.00	Road/Street			
			Area/Locality			
			Town/City/District			
			PIN			
			Remarks (If Any)			
			ADJ NO 136/2024			
			Amount In			
			Words			
Total		16,19,100.00	Sixteen Lakh Nineteen Thousand One Hundred Rupees			
Payment Details			STATE BANK OF INDIA			
Cheque-DD Details			FOR USE IN RECEIVING BANK			
Cheque/DD No.			Bank CIN	Ref. No.	00040572024032681639	
Name of Bank			Bank Date	RBI Date	26/03/2024-12:24:46	
Name of Branch			Bank-Branch	STATE BANK OF INDIA		
			Scroll No. , Date	Not Verified with Scroll		



Department ID : 7098222555
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

[Handwritten signatures and stamps]

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0009506721202324	26/03/2024-15:31:42	IGR108	1619100.00
Total Defacement Amount					16,19,100.00

प्रमाणपत्र

प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. १३६/२०२४ करिता मे. ओम डेव्हलपर्स यांनी मुद्रांक शुल्क रक्कम रु.१६,१९,१००/- (अक्षरी रु. सोळा लाख एकोणवीस हजार शंभर मात्र) GRAS प्रणाली अंतर्गत दिनांक २६/०३/२०२४ रोजी भरलेली असून, त्यांचा GRN NO. MH018078602202324E असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि. २६/०३/२०२४ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- / / २०२४



(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)



क.ल.न.२	
सं. क्र. ७४९३	२०२४
१०	९६



Office of the Collector of Stamp, Thane City
Certificate Under Sec.32 of Maharashtra Stamp Act. 1958



Received Adjudication Fee RS.
100/- vide e-Challan GRN No.
MH016935686202324E Dated
07-03-2024.

Collector of Stamps
Thane City

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम
अन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त
नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल
झाल्यास, नोंदणी अधिनियम, १९०८, च्या
तरतुदीनुसार नोंदणी अधिकारी दस्त
नोंदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी
Thane City



Case No. Adj/IGR108/136/2024

Certificate Number: CER-THA-ADJ-IGR108-136-2024

Market Value/Value (if any): Rs. 26716500

Consideration Amount (if any): Rs. 32381500

Received from Ms Om Developers Residing at
KARANJADE, PANVEL. Stamp duty of Rs. 1619100/-
(Rs. Sixteen Lakh Nineteen Thousand One
Hundred only). Vide e-Challan GRN No
MH018078602202324E Dated :- 26-3-2024 The
defacement number is 0009506721202324.

Certified Under Section 32 of the Maharashtra Stamp
Act, that the full duty of Rs. 1619100/- (Rs. Sixteen
Lakh Nineteen Thousand One Hundred only) with
which this instrument is chargeable under Article
5-Agreement of its records or Memorandum Of
Agreement of Schedule I of the said Act, has been
paid.

This Certificate is subject to the provisions of section
53(A) of the said Act.

क.ल.न.२	
दस्त क्र. ७४९३	२०२४
११	९६



Place: Thane City

Date:

26/3/24

सा.प्र. ८३०८६२६१०३१२०२२

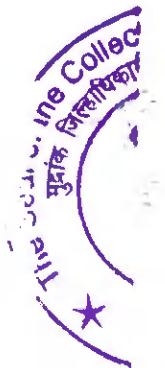
Collector of Stamps

Thane City

ADJ.NO	१३६	2024
Page/	१	३८



क.ल.न.२	
दस्ता क्र. ७४९३	२०२४
१२	८६





क.ल.न.२	
दस्त क्र. ७४९३	२०२४
१३	९६

RE-DEVELOPMENT AGREEMENT

This Agreement for RE-DEVELOPMENT is made and entered at KALYAN on this 10 day of April 2024;

BY AND BETWEEN

SWAMI DATTAKRUPA CO-OPERATIVE HOUSING SOCIETY LTD; a Co-Operative Housing Society duly registered under the Maharashtra Co-operative Societies Act, 1960 and having its Registration No. as TNA/KLN/HSG/(T.C.)/4296/1990-91, dated 10/06/1991 through its 1)Chairman- Mr. Jayavant Yashavant Jadhav. Aged 64 years, 2) Secretary- Mr. Anil Onkar More. Aged 56 years, & 3)Tressurer- Mr. Prasad Anil Dandekar. Aged 42 years all are residing at Swami Dattakrupa CHS Ltd, Beturkar Pada, Kalyan(w), Tal. Kalyan, Dist. Thane hereinafter collectively referred to as "THE SOCIETY" (which expression shall, unless repugnant to the context or meaning thereof, shall mean and include their legal heirs, representatives, agents, administrators and of any person claiming through them) OF THE FIRST PART.



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AND

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M/s. OM DEVELOPERS a Proprietary firm, through its Proprietor Mr. Dinesh Laxman Sonawane, aged 42 years, having PAN AVZPS4239B Aadhaar No. 298432554476, having its registered office at Sector 1, Plot No. 21, Near Mahatma Phule College, Karanjade, Panvel, Maharashtra hereinafter collectively referred to as "THE DEVELOPERS" (which expression shall, unless repugnant to the context or meaning thereof shall mean and include heir legal heirs representatives, agents administrators and or any person claiming through them) OF THE SECOND PART.

AND

- 1) Mr. Raghunath Krishna Mandlik age 52 years
(Aadhar No. _____ Pan-ATRPM4355L)
- 2) Mr. Prasad Anil Dandekar. aged 48 years
(Aadhar No. 693473212467 Pan-ALDPD0634P)
- 3) Mrs. Minal Suklal Narkhede. aged 65 years
(Aadhar No. 5388216655774 Pan-AATPN3746R)
- 4) Mr. Nivrutti Sanadu Khade. aged 69 years
(Aadhar No. 497611314848 Pan-ABLPK7579A)
- 5) Mrs. Pooja Prasad Shirke, Age 57 years.
(Aadhar No. 326076168852 Pan-CDOPS4706E)
- 6) Mrs. Ramabai Gopalrao Koshti, Age 68 years,
(Aadhar No. 328720835874 Pan-ADLPK4752E)
- 7) Mr. Pravin Bhaskar Lohar, Age 40 years,
(Aadhar No. 573846046884 Pan-ALDPL0912G)
- 8) Mr. Subhashchandra Kruparam Vispute, Age 69 years,
(Aadhar No. 353756665718 Pan-AANPV7842G)



मु. सुभाजी शिलाभक्त सांगवकर

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9) Mr. Jayavant Yashavant Jadhav aged 64 years

(Aadhar No. 595308209394 Pan-_____)

10/1) Mr. Anil Onkar More aged 56 years

(Aadhar No. 804978971432 Pan-_____)

10/2) Mrs. Manisha Anil More aged 52 years

(Aadhar No. 858758025031 Pan-_____)

11/1) Mr. Hemantkumar Suryamani Shukla aged 44 years

(Aadhar No. 287512245687 Pan-_____)

11/2) Mrs. Sushma Hemantkumar Shukla. aged 41 years

(Aadhar No. 396471621729 Pan-_____)

12) Mr. Chandrakant Krishna Mandlik aged 56 years

(Aadhar No. 254800101162 Pan-_____)

13/1) Mrs. Yogita Chandrakant Joshi. aged 48 years

(Aadhar No. _____ Pan-_____)

13/2) Mr. Chandrakant Anant Joshi. aged 48 years

(Aadhar No. _____ Pan-_____)

14) Mr. Ramesh Satyanarayan Ponnem. aged 56 years

(Aadhar No. 237772175529 Pan-_____)

15) Mrs. Lata Sanjay Phulsunde. aged 62 years

(Aadhar No. 389458810271 Pan-_____)

16/1) Mrs. Shubhangi Shantaram Sagwekar. aged 58 years

(Aadhar No. 819936957557 Pan- 94 06) herself

and power of attorney holder of Sameer Shantaram Sagwekar

16/2) Mr. Sachin Shantaram Sagwekar. aged 38 years

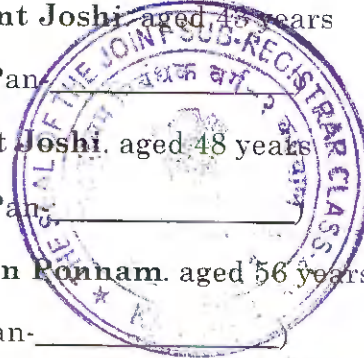
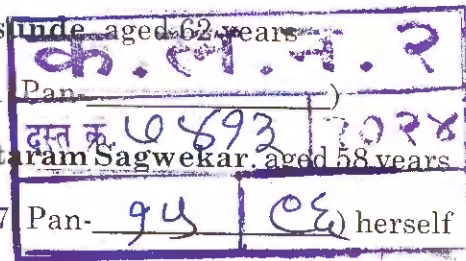
(Aadhar No. 246199145214 Pan-BPRPS3062P)

16/3) Mr. Sameer Shantaram Sagwekar. aged 35 years

through his power of attorney holder of Shubhangi
Shantaram Sagwekar

(Aadhar No. 599774836624 Pan-CYEPS555E)

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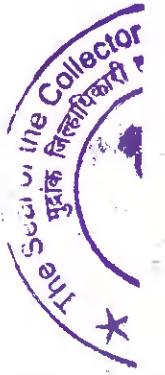
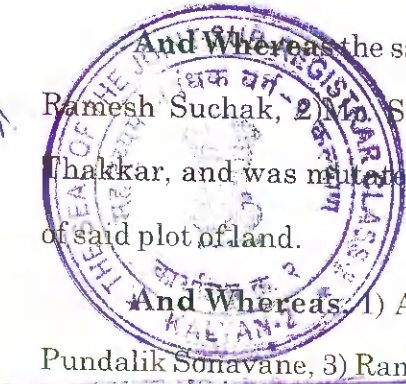
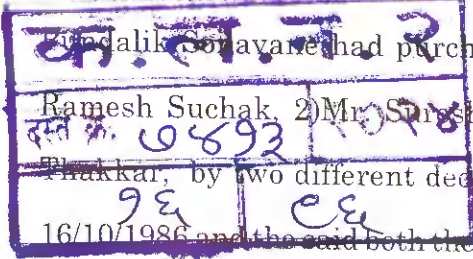
All are residing at Swami Datta Krupa Society, Panchamukhi Maruti Mandir, Beturkar Pada, Kalyan(w), Tal. Kalyan, Dist. Thane hereinafter collectively referred to as "All the existing members of the society/ THE CONFIRMING PARTY" (which expression shall, unless repugnant to the context or meaning thereof, shall mean and include their legal heirs, representatives, agents, administrators and or any person claiming through them) OF THE THIRD PART.

WHEREAS, Swami Dattakrupa Co-Operative Housing Society is owned and absolutely seized and possessed of or otherwise well and sufficiently entitled to the property, viz. all that, piece and parcel of non agricultural plot of land or ground bearing Survey No.110/1/A/1/B/3 Area admeasuring 320 Sq.Mtrs and Survey No.110/1/A/1/B/16 Area admeasuring 320 Sq.Mtrs (plot No. 2 & 3) of revenue Village Chikanghar, Tal. Kalyan, Dist. Thane (hereinafter collectively referred to as the said Plot of Land).

And Whereas the said land property was owned by 1)Mr. Ramesh Suchak, 2)Mr. Suresh Thakkar and 3)Mr. Balwant Thakkar, and was mutated their name in the revenue records of said plot of land.

And Whereas 1) Ashok Pundalik Sonavane, 2)Suresh Pundalik Sonavane, 3) Ramesh Pundalik Sonavane & 4)Pramod Pundalik Sonavane had purchased the said land from 1)Mr. Ramesh Suchak, 2)Mr. Suresh Thakkar and 3)Mr. Balwant Thakkar, by two different deed of conveyance on same dated 16/10/1986 and the said both the conveyance deed was registered

in the office of Sub Registrar Kalyan under No. 3837 & No. ____.



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And Whereas 1) Ashok Pundalik Sonavane, 2)Suresh Pundalik Sonavane, 3) Ramesh Pundalik Sonavane & 4)Pramod Pundalik Sonavane has decided to develop the said land, and therefore they obtained the building permission from Kalyan Corporation by permission No. KMC/NRV/B.P./Chikanghar - Kalyan/ 3898 dated 21/03/1987.

And Whereas, as per the sanction plan and building permission land owners 1) Ashok Pundalik Sonavane, 2) Suresh Pundalik Sonavane, 3) Ramesh Pundalik Sonavane & 4) Pramod Pundalik Sonavane intended to start construction and therefore they formed the partnership firm in the name and style of M/s. Shri Datta Builders and gave all rights for development of the said land.

And, as per the building permission they started construction on the said land in the name of Swami Dattakrupa, and sold various flat to the purchasers as a proposed member of the society.

AND WHEREAS ~~the building known as Swami~~
Dattakrupa is constructed in 1990 and since then the building
is in occupation of members of proposed Society.

AND WHEREAS, the members of THE SOCIETY among themselves formed a co-operative housing society in the name of Swami Dattakrupa Co-operative Housing Society Ltd. and got it registered duly under - The provisions of Maharashtra Co-operative Societies Act, 1960 (Act XXIV of 1961) vide

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Registration No. as TNA/KLN/HSG/(T.C.)/ 4296/1990-91 dated 10/06/1991.

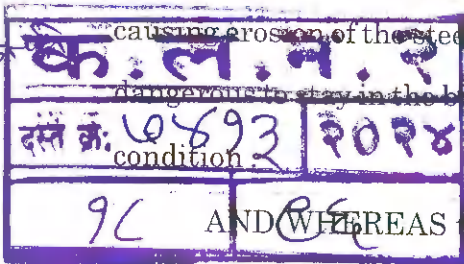
AND WHEREAS the order given by the Kalyan Tahasildar the survey No. 110/1/A/1/B/4 is replace by Survey No. 110/1/A/1/B/16 by mutation No. 4908.

AND WHEREAS, Vide Conveyance deed registered with the Joint Sub- Registrar Kalyan-2 having serial number 3837 dated 03/04/2018 of said land alongwith rights, title and interest transfered in favour of THE SOCIETY-.

AND WHEREAS The Old Building consists 16 flats which are legally occupied by the members of THE SOCIETY (hereinafter referred to as the Existing Members'). A detailed list of all the members of THE SOCIETY, their respective shares and flats occupied by them, are set out in the ANNEXURE - attached hereto.

AND WHEREAS, since the building more then 33 years old and further there are several leakage from the terrace on the top floor and also from the side walls of the building which is causing erosion of the steel and the R.C.C. structure and making dangerous to stay in the building, structure is now in dilapidated condition.

AND WHEREAS the SOCIETY has, after a requisition from its members for Redevelopment of the said building structure and as per the Resolution passed in the Special General Body Meeting held on 15.01.2023, decided to go for redevelopment of the building of the SOCIETY. AND WHEREAS, the DEVELOPERS submitted a Quotation dated 09.10.2023 to the SOCIETY.



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THE DEVELOPERS is selected for Redevelopment of said building by the society in its Special General Body Meeting dated 03.12.2023 in presence of Dy. Registrar of Co-op. Societies, Kalyan and the same is approved by Dy. Registrar of Co-op. Societies, Kalyan on 08.12.2023 vide its letter no. UPN/ Kalyan / B-2/ SwamiDattakrupa / Hou. punarvikas / 3029 / year 2023 dated 08.12.2023.

AND WHEREAS, THE DEVELOPERS are in building construction and development business since last many years and has consented and shown his willingness for the said redevelopment work during the special General Body Meeting of THE SOCIETY.

AND WHEREAS ~~All the casting members of~~ THE SOCIETY have for the Redevelopment of the Building have given consent to Chairman, Secretary & Treasurer Vide Resolution No.____ and hence they shall sign all required letters, applications, agreements, documents, court processing affidavits and such other papers containing true facts and correct particulars as may from time to time required in the behalf of THE SOCIETY. AND WHEREAS This is a Redevelopment Agreement between Swami Dattakrupa Co-Op Housing Society Ltd and M/s. Om Developers but since all the member of THE

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SOCIETY are beneficiary, they have joined herein as THE CONFIRMING PARTY.

AND WHEREAS, The parties hereto are desirous of recording in writing the terms and conditions mutually agreed between them, which are as hereinafter appearing.

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

1. THE SOCIETY agrees to grant to THE DEVELOPERS the rights to redevelop the said plot of land by utilizing the available FSI /premium FSI, TDR granted upon payment of premium / compensation, fungible FSI and all other development potential thereof in construction of the said new building the consideration and upon the terms and condition hereinafter appearing.

THE DEVELOPERS shall construct a new building structure consisting of Stilt parking plus Seven floors as per the sanction by Kalyan Dombivli Municipal Corporation by demolishing the present building structure of "Swami

Dattakrupa CO-OPERATIVE HOUSING SOCIETY LTD" consisting of 16 Flats lying, being and situated at Panchmukhi Maruti Colony, Beturkar Pada, Kalyan(w), Tal. Kalyan, Dist. - Thane

3. THE DEVELOPERS had already submitted the proposal to THE SOCIETY which was approved by all THE SOCIETY members.



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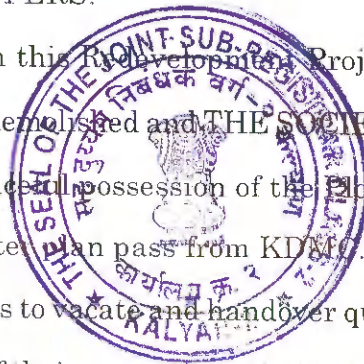
4. THE DEVELOPERS for the said Redevelopment, will obtain all the requisite permissions including sanction to the NEW building plan on their own expenses.

5. THE DEVELOPERS have right to Purchase Transfer of Development Rights (T.D.R) in the name of THE SOCIETY for utilisation on the said Plot of land.

6. It is agreed that, the Registration, Stamp duty charges, professional and legal expenses, all taxes including GST, along with out of pocket expenses for this Re-Development Agreement shall be borne by THE DEVELOPERS.

7. Time being the essence in this Redevelopment Project, the existing old structure will be demolished and THE SOCIETY shall hand over Vacant and Peaceful possession of the Plot of Land to THE DEVELOPERS after an order from KDMC. In the event any of the members fails to vacate and handover quiet vacant and peaceful possession of their respective existing flats, it is the sole responsibility of THE SOCIETY and existing members to give timely vacant possession of the building to THE DEVELOPERS.

8. The Property tax, water bill, common electricity charges, maintenance charges and any other Govt. and statutory taxes and expenses in respect of any flats, building or said plot of land prior to the date of possession being handed over to the developers shall be borne by THE SOCIETY, However, if any retrospective amount is found payable, THE SOCIETY will forthwith pay the same as and when informed by THE DEVELOPERS. The same for the period thereafter including the taxes levied or Leviable for land under construction until



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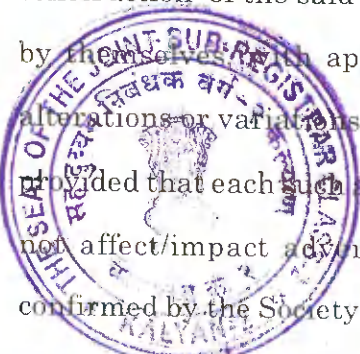
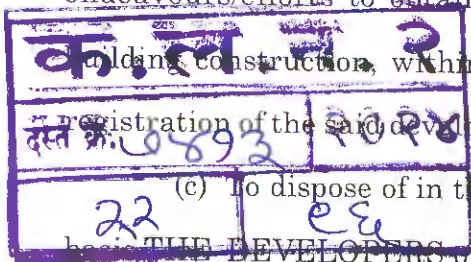
the date of the Occupation Certificate of the said New Building being issued shall be borne and paid by THE DEVELOPERS.

9. Upon all the existing members fully vacating their respective flats in the old building, THE SOCIETY will grant to THE DEVELOPERS and their contractors and/or agents irrevocable license to enter upon and remain on the possession of the said Property with the rights and authorities to do the following:-

(a) To put up and/or erect sign boards and issue advertisements including the advertisement in newspapers as THE DEVELOPERS may deem fit announcing the construction of the said New Building and for the sale/allotment of THE DEVELOPERS Premises.

(b) To carry out and complete in their own name the construction of the said New Building on the said Plot of land by themselves or through approved and authorized amendments alterations or variations if any from time to time to the same, provided that each such amendment, alteration, variation shall not affect/impact adversely the approved sanctioned plan, confirmed by the Society, Further the Developers shall take all endeavours/efforts to obtain commencement certificate for building construction, within 04 months (Four months) from registration of the said development agreement.

(c) To dispose of in their own name and on ownership basis THE DEVELOPERS premises in the said New Building to the persons or person of their choice for such consideration and on such terms and conditions as they may deem fit without the prior consent/confirmation of THE SOCIETY.



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(d) To enter into in their own name all the Agreements for sale / lease etc., of THE DEVELOPERS Premise to be constructed in the said New Building;

(e) To apply for and obtain the Part or Full Occupation Certificate from Kalyan Dombivli Municipal Corporation in respect of the said New Building.

10. THE DEVELOPERS shall construct a new multi storied building structure with Stilt plus Upper Seven Floors as Sanctioned and Approved and Authorized by Kalyan Dombivli Municipal Corporation from time to time and provide allot to existing members of the agreed carpet area i.e. present existing residential carpet area plus 100 Sq.Ft rera carpet/carpet area as shown in KDMC sanction plan extra residential area per member as mentioned in Schedule-2 herein annexed, FREE OF COST.

And it is agreed by the Developers that, the said society has given construction permission including reversion if any upto 7th floor only to the Developers, but if the Developers get more FSI, TDR, Premium and the KDMC allowed to construct eight's floor, than the Developers will have to obtain written permission from the said society and the existing members subject to terms & conditions as will be mutually decided by the Society and its existing members at that time.

As agreed by all THE SOCIETY members as per the offer letter submitted to THE SOCIETY which was accepted by all the existing members. However, a working error of maximum 10 Sq Fts in the total area of flat more or less is chargeable at the both ends. if any member of the society has to purchase additional area other than free area, in that case the builder will give @ rate of

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Rs.6500/- to the existing member for the per sq.ft.(as per society book).

It is agreed between the parties that the Developer at all material times shall ensure that the members of the Society shall not be put unnecessarily in any financial burden by providing and/or constructing higher carpet area as against agreed carpet area. It is mutually agreed between the parties that if there is any marginal increase or decrease in the area of the new flat for completing the flat as per sanction plan then the same shall be compensated by and between the parties at the as agreed mutually by & between the developers and the society & its existing members.

11. THE DEVELOPERS further agrees to pay Rs.1,20,000/- per year by cheque as rent to every member of the SOCIETY till they get possession of new flat in new building, and it is agreed by the developers that, such rent shall be increased by 10% each years. The Developer will pay said rent when each member vacate his / her flat and handover the possession of said flat to Developer for demolition of said building, and developers will pay rent amount of all 16 members directly through society by post dated cheque at the time of handing over the vacant possession to the developers for redevelopment. The developers will not given any corpus fund to the society and will not give deposit, brokerage and any shifting charges to any member of the society.

12. THE DEVELOPERS shall build the structure with good and IS marked quality material and/or material as mentioned in "Specifications and Amenities SCHEDULE 3. THE DEVELOPERS will use equivalent quality materials, if the



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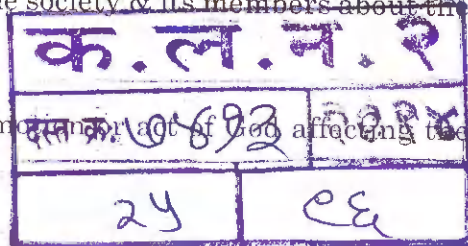
materials mentioned in SCHEDULE 3 are not available in the market.

13. The amenities provided for the flats to be allotted to the existing members of the SOCIETY shall be exactly as provided for sale flat of the developers premises and there shall not be any variation in the amenities provided.

14. It is mutually agreed that, THE DEVELOPERS shall develop the building structure by adhering to the sanctioned plan and the terms, conditions laid down by the concerned authorities and as per advice of the Architect, R.C.C. consultant and for the said Redevelopment work and shall bear the costs and expenses thereof.

15. Time is essence of this agreement and THE DEVELOPERS undertakes to complete the said redevelopment work within a maximum stipulated period of 24 Months from the date of commencement certificate. If the progress of the work is expected to be delayed, THE DEVELOPERS shall forthwith give written intimation to the society & its members about the cause of the delay due to

- i) War, civil commotion, act of God affecting the said Property;
- ii) any notice, order, rule, notification of the Government act other public, judicial or Competent Authority, Tahsildar, T.I.L.R regarding Title of the plot, affecting the development in respect of the said Property which are not attributable to any act or omission of THE DEVELOPERS;



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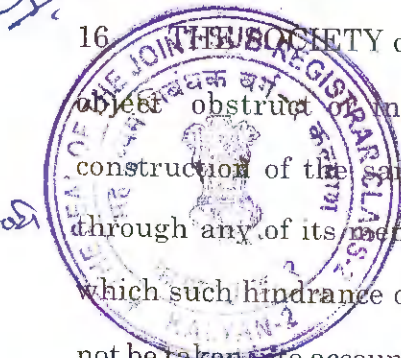
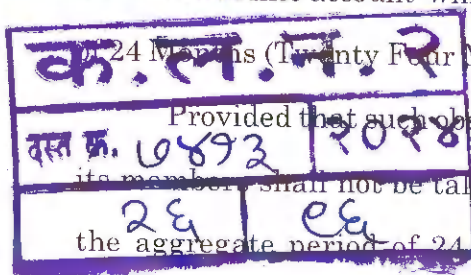
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- iii) Litigation (including any stay order/ injunction not due to fault of THE DEVELOPERS)
- iv) force majeure, or acts of God or due to acts, notification rules, regulation of the State, reasons beyond control of THE DEVELOPERS, due to any objection/hindrane by Society/Member, materials and/or goods/labor/steel, etc. or due to a force majeure condition, restraining orders of the court, litigations, delay in grant of permissions, sanctions permission, OC from Kalyan Dombivli Municipal Corporation or any permissions or sanctions from state or central government authority etc. affecting the free and smooth redevelopment of the said Property and completion, by any act which are not attributable to any act/ommission of the developers.

16. THE SOCIETY does hereby agree and undertake not to obstruct or in any manner hinder or hamper the construction of the said New Building directly or indirectly through any of its members or otherwise. The period during which such hindrance or obstruction occurs or continues shall not be taken into account while calculating the aggregate period

of 24 Months (Twenty Four Months) as hereinabove stated.

Provided that such obstruction / hindrances by society or its members shall not be taken into account while calculating the aggregate period of 24 months, if such obstruction/hindrances are created/caused due to any unauthorised / illegal acts/activities by the developers and/or any of his/its workmen, agent, contractor etc. with regard to construction and re-development



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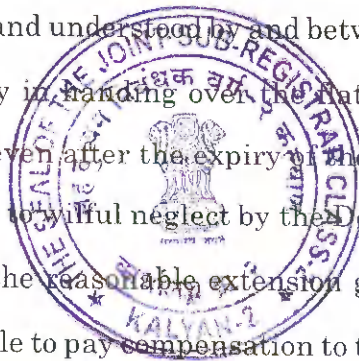
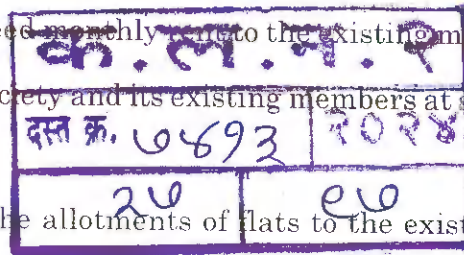
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17. It is agreed by both the parties, If the redevelopment work is delayed beyond the said stipulated period of said 24 Months (Twenty Four Months) due to any reason attributable to THE DEVELOPERS, other than the causes mentioned above herein, in that case THE DEVELOPERS will pay only Rent according to the rate mentioned hereinabove.

It is mutually agreed and understood by and between the parties that if there is delay in handing over the flats to the members of the Society for even after the expiry of the agreed period and such delay is due to wilful neglect by the Developer and beyond the reasons of the reasonable extension given by society, the Developer is liable to pay compensation to the Society in addition to the agreed monthly rent to the existing members, as per demand by society and its existing members at said time.

18. Save and Except the allotments of flats to the existing Members in New Building by THE SOCIETY (Copy attached hereto), all remaining Flats, 50% car parking spaces (50% will be remain with existing society member) etc., in the municipal Plans as per authorized, approved and sanctioned plan from time to time by the Kalyan Dombivli Municipal Corporation shall be the absolute property of THE DEVELOPERS (hereinafter referred to THE DEVELOPERS Premises) and the developers agrees that he will not Dispose/Sale/lease such of parking premises out of developers premises in any manner, and thus THE SOCIETY shall not raise any claim, objection or demand. the balconies, patios, Elevation projections, terraces appurtenant adjacent/ adjoining to any of THE DEVELOPERS



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Handwritten signature 'Santosh' on the right margin.

Handwritten signatures and notes on the left margin, including 'Stamps Thane (City)', 'महाराष्ट्र', 'Joshi', 'Bhakar', 'Kishor', 'Anand', 'Santosh', 'Handkar', and 'सो. मनिषा जोरे'.

Handwritten signatures and notes at the bottom, including 'Santosh', 'Handkar', and 'सो. मनिषा जोरे'.

20. KAL. It is further agreed that, if there is any change in the Government / Kalyan Dombivli Municipal Corporation policy whereby additional FSI premium F.S.I. or further loading by the way of potential T.D.R. is permissible for the full development potential of the said Plot of Land. THE DEVELOPERS shall be entitled, to develop, utilize it exclusively and receive price consideration thereof. However it

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Fragebogen
(Aman)

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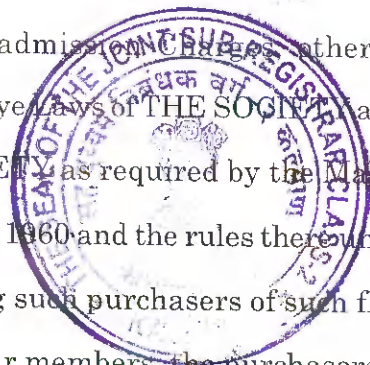
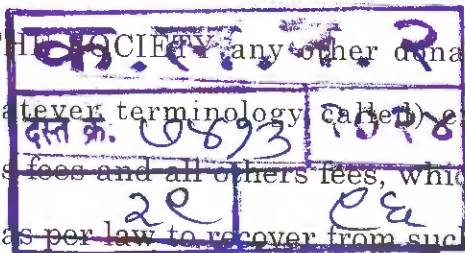
should be authorized approved and sanctioned by Kalyan Dombivli Municipal Corporation. The balance F.S.I, Fungible FSI, Premium FSI, T.D.R shall be utilized up to the date of Building Completion or FULL Occupation Certificate Obtained by THE DEVELOPERS from Kalyan Dombivli Municipal Corporation.

21. It is agreed that after premission from THE SOCIETY and all existing members, THE DEVELOPERS may accordingly amend the plans for loading of such additional FSI / premium F.S.I. or loading by the way of potential T.D.R and get it authorized, approved and sanctioned from the Kalyan Dombivli Municipal Corporation thus shall become absolute property of THE DEVELOPERS premises.

22. THE DEVELOPERS and THE SOCIETY ensure each other that the Prospective purchasers of the new flats sold by THE DEVELOPERS from Developer premises, shall become the members of THE SOCIETY on payment of their proportionate share for admission to the Society, other fees and deposits as prescribed in Bye-laws of THE SOCIETY and submit documents to THE SOCIETY as required by the Maharashtra Co-operative societies Act, 1960 and the rules thereunder. Upon THE SOCIETY admitting such purchasers of such flats in the said New Building as their members, the purchasers shall not be liable to pay to THE SOCIETY any other donation / contribution (by whatever terminology called) except membership & shares fees and all others fees, which the society is authorized as per law to recover from such new members.



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23. It is further agreed that THE DEVELOPERS once sold the flats to the prospective buyers, and then if the buyer sells the flat to the third party, THE DEVELOPERS shall not be held responsible for the same. However, THE DEVELOPERS shall mention the conditions of THE SOCIETY about their prospective buyers at the time of making an individual agreement with the prospective buyer.

24. The existing members of THE SOCIETY are at liberty to create rights or transfer or sell their respective flats during the period of redevelopment only with the consent of THE SOCIETY and THE DEVELOPERS Both. The transfer of membership formalities shall be taken care of by THE SOCIETY. THE SOCIETY shall intimate the same to THE DEVELOPERS and if any liabilities arise on that the existing member shall bare the cost of the same.

25. THE SOCIETY hereby declares and agrees in respect of the said Building and Plot of Land that :-

(a) Each existing Members, whose name appear in the Annexure - 1 hereunder written, is absolutely and exclusively entitled to the right, title and interest in his/her/their respective flats and there are no other persons having any right, title, claim or interest in the respective flats and/or the respective shares or any part thereof.

(b) None of the existing members have created any mortgage (equitable or otherwise), charge, pledge, loan, any third party right in respect of the individual flats therein, as per the records of THE SOCIETY ;

(c) The said property is not the subject matter of any pending suit or litigation and there is no injunction or



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prohibitory orders against THE SOCIETY restraining them from redeveloping the said Property;

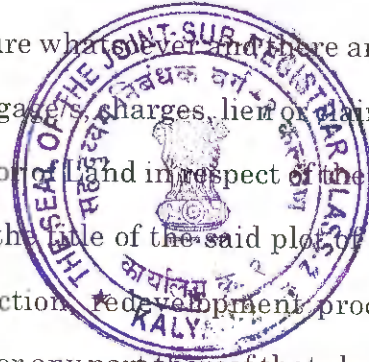
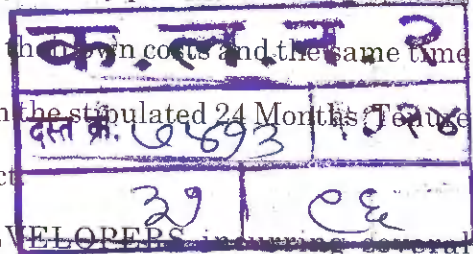
(d) THE SOCIETY is absolutely entitled to enter into this Re- development Agreement and in future shall not do an act, whereby the right of THE DEVELOPERS CREATED HEREIN may prejudicially be affected:

(e) THE SOCIETY has not in any way made any Commitment to anyone for allowing the right to use FSI of the said Property on other properties and/or by way of TDR/FSI for putting up new building on the said Property;

(f) There are no petitions or proceedings for insolvency and there is no injunction or prohibitory order against THE SOCIETY restraining if from redeveloping the said Property;

(g) THE SOCIETY hereby indemnifies THE DEVELOPERS that they have clear and marketable title to the said Property free from all encumbrances, claims, charges, tenancy or demands of any nature whatsoever and there are no encumbrances, tenancies, mortgages, charges, lien or claim by any persons or T.I.L.R / Collector Land in respect of the said Property; any issue related to the title of the said plot of land affecting the ongoing construction, redevelopment process, alienation of the said Property, or any part thereof that shall be cleared by THE SOCIETY at their own costs and the same time period shall be exempted from the stipulated 24 Months Tenure of this Redevelopment Project.

In view of THE DEVELOPERS incurring several financial obligations / costs, the development rights hereby agreed to be granted by THE SOCIETY to THE DEVELOPERS herein shall subsist and the same shall not be cancelled or



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सर्वोच्च न्यायालय

बिना 11/02/2024

श्री. सुभाष

Schukla

Shirke

Agarkar

(Aman)

Manekar

सौ. मनिषा मोरे

वसुदेव

मनोहर

Shukla
Goshwami
Tulsimale

Sharma

Bhavan

Sharma

Manish

Sharma

terminated by THE SOCIETY provided that if the developers Contravenes any of the provisions / clauses / conditions of this development agreement and or do/does any kind of illegal/ unauthorised act on/in respect of said plot of land and/or with regard to this Re-development process / agreement / construction of new building, the society and / or any of its members will have the right to cancel this development agreement and to stop the work immediately and to claim for compensation from the developers and for the said purpose all such legal procedures and steps shall be followed by society and its existing members against the developers.

(i) Rights of easements, path ways, traditional rights of use as access or otherwise given by THE SOCIETY or their respective predecessors-in-title and that there are no circumstances that would affect such free ingress and egress to the said Property.

(j) There is no restraining order of any court / tribunal authority or any authority prohibiting or restraining the development or alienation of the said Property or any part thereof in the manner herein contemplated nor is there any legal impediment or bar of whatsoever nature as on date;

(k) That there is no order of attachment by the Income Tax Authority or any other authority for the time being in force nor there is any order or any notice of acquisition / attachment

sealing / demolition or charge of any kind whatsoever in respect of the said Property or part thereof from any court or authority;

(l) That except the existing old members of THE SOCIETY, nobody else has any right, title, interest, claim or

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Gjasha

John



सौ. सुभाषी शास्त्राणि सावित्री

Subundals
Remesh
Sharma

सौ. मानिका मोरे.

demand whatsoever or howsoever in respect of the said Property or any part thereof;

(m) That there are no notice or actions or proceeding pending against THE SOCIETY instituted by any party whomsoever in respect of the said Property for non-payment or recovery of moneys borrowed against the said Property, land revenue, municipal taxes, statutory outgoings, duties, charges, or any other government levies in respect of the said Property and that all property taxes, statutory /electricity dues etc. in respect of the said Property has been paid up to date of Possession of the Plot of Land and Building thereon to THE DEVELOPERS of Second Part. If any amounts are pending prior to the date hereof, the same shall be jointly and severally become and paid by THE SOCIETY / members at its / their costs and expenses.

(n) THE SOCIETY does hereby declare to Developer that each of its existing members have paid all outgoings in respect of the said Property including Govt. taxes, Tax assessments, cesses etc pertaining to the flats or THE SOCIETY upto the date of possession of Flat, Building and Plot and nothing remains payable.

26. The Members do and each of them do hereby declare and agree in respect of their respective flats and shares in THE SOCIETY that:-

(a) The member is the absolute legal and beneficial owner of the Member's flat and shares and has a clear and marketable title to the same and free from all encumbrances, doubts and litigation;

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सो. गानेबा मोरे

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श्री. धीरु

श्री. शुक

श्री. विपुल

श्री. रमेश
श्री. गणेश

श्री. पान्देकर

श्री. गानेबा मोरे

श्री. ज्योति
श्री. तुलसीदास

श्री. ज्योति

श्री. बलराम

श्री. विपुल

श्री. गानेबा मोरे

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(b) As per Annexure - 1, the existing member's flats are free from encumbrances of any nature whatsoever and the same are not attached either before or after judgment or at the instance of any court or taxation authority or any other statutory authorities and the members have not given any undertaking to any taxation authorities so as to not to deal with or dispose of their right, title and interest in the said flat and that the members have full and absolute power and authority to deal with his/her/their respective share;

(c) No other person, Banks or Any financial Institute has any claim, share, right, title or interest of whatsoever nature including by way of sale, exchange, lease, sub-lease, mortgage, (equitable or otherwise), gift, trust, inheritance, license, tenancy, lien or otherwise howsoever in the member's flat and the members are competent and entitled to sell, transfer and/or redevelop the same in the manner provided in these presents;

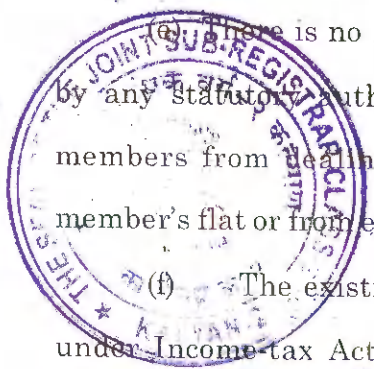
(d) There are no proceedings pending in any Court as on date concerning, touching and affecting the member's flat.

(e) There is no attachment or prohibitory order issued by any statutory authority or court prohibiting the existing members from dealing with or selling or transferring the member's flat or from executing these presents;

(f) The existing members are not restrained either under Income-tax Act or any other statute from selling or transferring or dealing the member's flat;

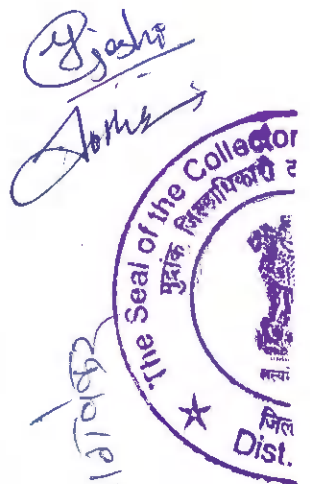
(g) No notice has been issued for acquisition or requisition of the membership, flat or any part thereof;

(h) No petitioner proceedings for insolvency of the existing Members have been filed or initiated before any court



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श्री. सुभाषी शालराज सागर्वर

सहस्रकृष्ण शर्मा
अ. सुगुणकर
(A. Mani)

सौ. मानिषा मोरे
Tulsundels
A. Mani

of law or other competent authority by or against the existing members by their creditors or any other person or persons;

(i) The existing members have not entered into any agreement or arrangement with any other person or persons for sale, transfer or assignment of the member's flat and have not accepted any token deposit earnest money or any other consideration from any person or persons and the member hereby agrees to indemnify THE DEVELOPERS against any third party claims of whatsoever nature in respect of the same.

(j) In case however, if any existing member during the subsistence of this Re-Development Agreement, Transfer by sale, gift, exchange, lease or otherwise his/her flat/shop, then the transfer shall be subject to the terms of this Re-Development Agreement and the new transferee shall abide by this Re-Development Agreement hereby envisaged and shall sign and execute a Declaration in favor of THE DEVELOPERS before completing the transaction. THE SOCIETY further undertakes not to transfer such flat(s) in its records unless the new Transferee executes the Declaration in favor of THE DEVELOPERS and furnish a copy of the same. The new transferee shall not be entitled to receive any further compensation save and except as stated in this writing from THE DEVELOPERS or THE SOCIETY or claim any right adverse to the rights/interest of THE DEVELOPERS.

(k) Subject to THE DEVELOPERS complying with the terms and conditions of this Re-Development Agreement, the existing member shall not do any act, whereby the right of THE DEVELOPERS created herein may prejudicially be affected;

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Gjash
Tubandis

John

Bloha

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Stamps Thane (City)
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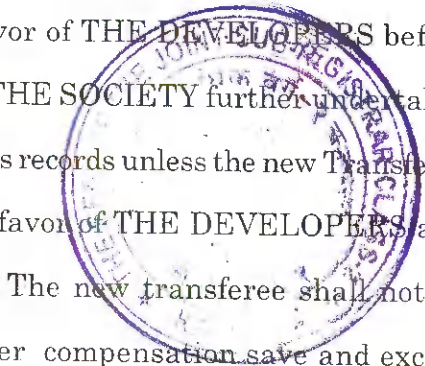
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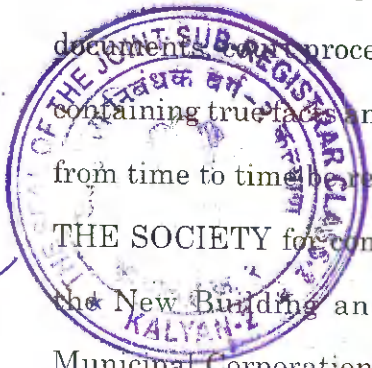
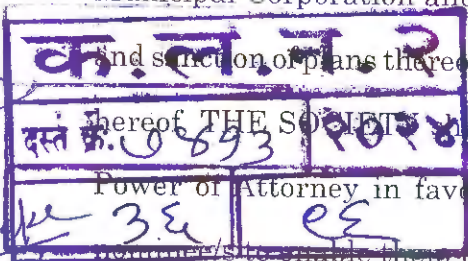


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27. Simultaneously upon execution hereof each of the existing members of THE SOCIETY have executed separate Declarations cum Undertakings in respect of the old premises in their respective occupation. Simultaneously upon the Existing members of THE SOCIETY vacating the premises in their respective occupation THE DEVELOPERS shall enter into and execute separate permanent Alternative Accommodation Agreement being the said member premises to be provided in the said new Building as aforesaid. The stamp duty and registration charges if any on said individual agreement shall be borne and paid by THE DEVELOPERS. The stamp duty and registration charges in respect of any further additional area purchase over and above the free of cost area offered by THE DEVELOPERS shall be borne and paid by the respective existing members purchasing the same.

28. THE SOCIETY and all its existing members agree to subsequently execute Irrevocable Power of Attorney getting it registered with the Jt. Sub Registrar, authorizing THE DEVELOPERS to sign all letter, applications, agreements, documents, and processing, affidavits and such other papers containing true facts and correct particulars as may be required from time to time be required on behalf existing members and THE SOCIETY for commencing development and completing the New Building and also to deal with Kalyan Dombivli Municipal Corporation and other authorities for the Approval and sanction of plans thereof. Simultaneously with the execution thereof THE SOCIETY shall grant and execute a Irrevocable Power of Attorney in favor of THE DEVELOPERS or their representatives to enable them to carry out the acts, deeds, matters



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सौ. मनिषा मोरे

29. Upon execution hereof, THE SOCIETY hereby irrevocably permits THE DEVELOPERS to raise any loan or any other financial facilities against the Flats remaining with him after the allocation of flats to all the existing members. This consent is granted to THE DEVELOPERS on the express understanding that such liability shall be cleared by THE DEVELOPERS at their own expenses and that THE DEVELOPERS will indemnify and keep indemnified and harmless THE SOCIETY and its existing members in that behalf.

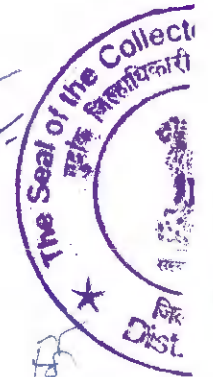
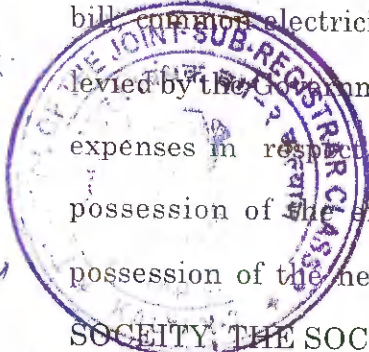
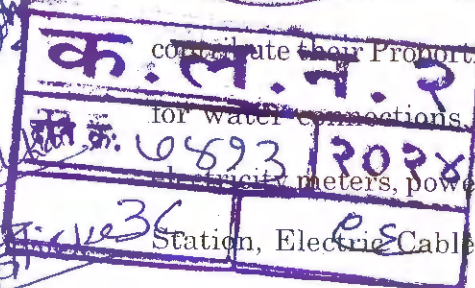
30. The prospective buyers of the flats in THE DEVELOPERS Premises shall be free to borrow / avail of housing loan from any financial institution / bank / organization / employer by mortgaging the flats allotted to them. The repayment of the loans interest and other charges on such loan

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shall be the sole responsibilities of the new member availing such loan. THE SOCIETY shall grant the NOC to the flat allottee/s to raise a housing loan (Subject to all legal issues/conditions as may arise).

31. Upon the said members Flat being constructed and completed, and Part or Full Occupation Certificate being granted by KALYAN DOMBIVLI MUNICIPAL CORPORATION in respect thereof, The society will make sure the area of new construction by their appointed Architect with verifying/satisfying the area with approved by KDMC plan, THE DEVELOPERS shall offer/handover possession of the Flats to the existing Members respectively as per the allotments made by THE SOCIETY in respect thereof and subsequently to the New Prospective Flat Purchaser. The handover and possession of the new flats in New building shall be granted to the existing members only after obtaining the No Objection Certificate from THE SOCIETY.

32. THE DEVELOPERS shall bear the property tax, water bill, common electricity charges, service tax, and other taxes levied by the Government authorities and local authorities and expenses in respect of the scheduled property after getting possession of the existing building structure till giving possession of the new flat to the existing members of the SOCIETY. THE SOCIETY and its existing members shall not contribute their Proportion of share of deposits cost and expenses for water connections, individual electricity meters common electricity meters, power meters and water meters. Electric Sub Station, Electric Cables, Telephone Cables etc at the time of handing over the possession of the Flats of redeveloped building.



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Add.:Panchamukhi Maruti Colony, Beturkar Pada,
Kalyan 421301.

Any correspondence in regard to THE DEVELOPERS
BY THE SOCIETY shall be done at the address mentioned
herein below.

Email - omdevelopers1980@gmail.com

Sector 1, Plot No. 21, Near Mahatma Phule College,
Karanjade, Panvel

34. The Developers hereby agreed and confirm that after handed over the possession of old society member and after sold of all flats to the new purchaser are sold, the developers will have no rights in the said new building.

35. THE SOCIETY does hereby agree and undertake not to sale dispose off or in any manner transfer or create any third party rights in respect of the said property and/or the said Old Building or any part or portion thereof. THE SOCIETY does hereby agree not to create any third party rights or otherwise grant any lease, license, tenancy, sub-tenancy or in any manner part with actual physical possession of the said property and/or the said Old Building thereon or any part or portion thereof or induct any person or persons in the same. THE SOCIETY does hereby agree not to accept entertain or transfer the share of its

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existing members until the completion of the redevelopment of the said Old Building.

36. The entire redevelopment work shall be carried out by THE DEVELOPERS at his own risks, costs and expenses. THE DEVELOPERS shall bear and pay the bill of suppliers of building materials, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the construction work as also other costs, charges and expenses that may be incurred in regards to the development work. THE DEVELOPERS may engage contractors, labors and transact with other supplier in its own name. THE DEVELOPERS shall be responsible and liable for any compensation, claims and damages arising out of accident, loss or injury at the site of redevelopment till handing over the possession of newly constructed building to THE SOCIETY.

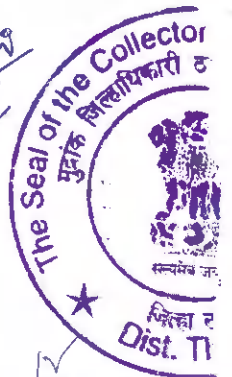
37. THE DEVELOPERS shall be entitled at their own risk and costs to mortgage, charge, and pledge or encumber for raising funds the flats, excluding the flats to be allotted to the existing members of THE SOCIETY as mentioned in Annexure

It is agreed by both the Parties herein that, the name of existing Society shall remain subsisting and the newly constructed building will be known by the same name or new name which may be mutually decided upon.

It is Understood and agreed that, the Re-Development Agreement and the subsequent Irrevocable Power of attorney are non-transferable and without any substitution on the part of THE DEVELOPERS.

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OF THE DEVELOPERS		

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श्री. रामेश

Tulsundels

श्री. मनिषा मोरे

41. It is mutually agreed between the parties that the defect liability period will be for five years from the date of possession and if any of the members carries out the renovation or interior work in the flat then the defect liability of the Developer shall not be applicable for such flat only. It is hereby mutually agreed to and by and between the parties hereto that the Developer shall be responsible and liable for a period of five (5) years from the date of receipt of Occupation Certificate in respect of the new building constructed by him for water proofing of terrace and the entire building, to repair and remove all the defects in construction work as may be pointed out by the existing members / purchaser of new flats, without any charges from flat owners (existing and new). Upon any complaint of such issues / defects / problems, the developer shall immediately remove all such defects / issues / problems without any undue delay. The builder hereby undertake to indemnify the society and all flat owners (Existing and new) on such account of defective construction and or due to inferior quality construction materials used for construction. Provided that if any such issue caused to any member's flat due to renovation work or any kind of work in structure of flat including walls, floors etc. by any member, such member shall be liable to compensate to said earlier member whose flat is affected due to such works.

42. It is exclusively agreed to by and between the parties that the proposal of amalgamation merger of adjoining land / nearby properties / adjacent societies with this Redevelopment project

42. It is exclusively agreed to by and between the parties that the proposal of amalgamation merger of adjoining land / nearby properties / adjacent societies with this Redevelopment project

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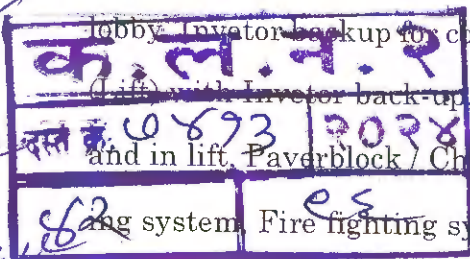
Ganesh
श्रीगुरुदेव
सो. मनिबाबोरे.
Handekar. मनिबाबोरे

is not acceptable to the society and existing members.

43. It is further agreed that this development agreement is executed by society and existing members in favour of M/s. Om Developers i.e. the party of second part. It is further agreed that M/s. Om Developers shall not assign any part of this Development agreement to any other developers. All the permissions, commencement certificate, completion certificate, occupation certificate shall be obtained by M/s. Om Developers and shall not assign any other builder / developer for such purposes.

44. The developer shall take all endeavours/ efforts to obtain commencement certificate of new building to be constructed immediately within 04 months of registration of this Development Agreement. Allotment letter shall be issued by society to each existing member, immediately within one month after receipt of commencement certificate from KDMC. Further after getting the area confirmation certificate thereof of each new flat constructed in new building, from appointed Architect of the society the developer shall as soon as possible, enter into and execute & register the Individual agreement (Permanent Alternate Accommodation Agreement) with each of existing flat members of society.

45. The developer shall provide a Beautiful designed entrance lobby, Inverter backup for common lighting, High-tech elevator (Lift) with Inverter back-up, C.C.TV facility at prime locations and in lift, Paverblock / Chequered Tile, Rain Water Harvesting system, Fire fighting system, bore work etc. alongwith all other amenities as per annexure herewith annexed.



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सौ. मनिषा मोरे.

46. In case of any dispute or disputes arising between the parties hereto in respect of quality and/or workmanship and/or carrying out the construction work or any other matter or in dispute relating to or concerning this contract or to the rights, duties of the parties hereto will be referred to the Court of Law within the jurisdiction of Kalyan.

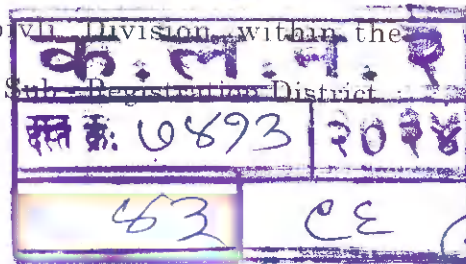
It is agreed by the both parties that the said Development agreement read and understand by all the existing members, and verify the terms and condition properly mention in the said agreement.

SCHEDULES AS MENTIONED HEREINABOVE

SCHEDULE-1

ALL THAT Piece and parcel of Non Agricultural plot of land or or ground bearing Survey No. 10/1/A/1/B/16 admeasuring 320 Sq.Mtrs and Survey No. 10/1/A/1/B/16 admeasuring 320 Sq.Mtrs (plot No. 2 & 3) of revenue Village Chikanghar, Tal. Kalyan, Dist. Thane and Municipal property No. _____ and within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division, within the Registration District; Thane and Sub-Registration District Kalyan and bounded as under:

On or towards East : Sunder Darshan Society
On or Towards West : Panchamukhi Society
On or Towards South : As per layout 9.0mtrs Road
On or Towards North : _____ Society



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शुभाजी शिलासंग साठे/दकर
१००२०१-००१

Sohukga
A. G. S.

Chirve Ramesh

(Amon)

Handekar.

सो. मनिषा मोरे

Signature

Shah
Gjash
Talewale

Shah

Blehan

Amisri

Signature

SCHEDULE- 2

Name of Owner(s)	Existing Area Sq. Ft Carpet	Additional Area Sq.ft Carpet	Total Area in Sq. Ft Carpet
------------------	-----------------------------------	------------------------------------	-----------------------------------

1)Raghunath Krishna Mandlik	466	100	566
2)Prasad Anil Dandekar.	434	100	534
3)Minal Suklal Narkhede.	434	100	534
4)Nivrutti Sahadu Khade.	466	100	566
5)Pooja Prasad Shirke,	466	100	566
6)Ramabai Gopalrao Koshti,	434	100	534
7)Pravin Bhaskar Lohar,	434	100	534
8)Subhashchandra Kruparam Vispute,	466	100	566
9)Jayavant Yashavant Jadhav	466	100	566
10/1)Anil Onkar More	434	100	534
10/2)Manisha Anil More	-	-	-
11/1)Hemantkumar S. Shukla	434	100	534
11/2)Sushma H. Shukla.	-	-	-
12)Chandrakant Krishna Mandlik	466	100	566
13/1) Yogita Chandrakant Joshi.	466	100	566
13/2) Chandrakant Anant Joshi.	-	-	-
14)Ramesh Satyanarayan Ponnarn	434	100	534
15)Lata Sanjay Phulsunde.	434	100	534
16/1) Mrs. Shubhangi Shantaram Sagwekar	466	100	566

16/2) Mr. Sachin Shantaram Sagwekar. -

16/3) Mr. Sameer Shantaram Sagwekar -

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7200 1600 8800



शुभांगी शांताराम सागवेकर

Amor

Filsundeles

सौ. मानिषा मोरे.

IN WITNESS WHEREOF THE PARTIES HEREIN
HAVE HEREUNTO SET THEIR RESPECTIVE HAND AND
SIGNATURE ON THIS 10 DAY OF April 2024; AT
KALYAN.

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED

Swami Dattakrupa CHS LTD, through its

Chairman- Jayavant Yashavant Jadhav



Jadhav

(Chairman)



Secretary- Anil Onkar More



Amant

(Secretary)



Tressurer- Prasad Anil Dandekar.



Dandekar

(Tressurer)



Herein referred to as

(THE SOCIETY OF THE FIRST PART)

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED

M/s Om Developers through

its Proprietor

Mr. Dinesh Laxman Sonawane

Herein referred to as

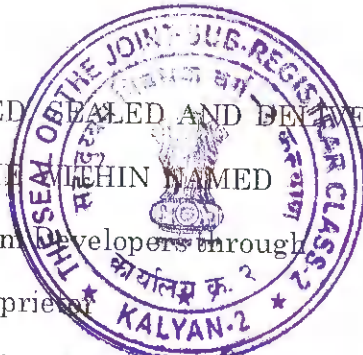


Sonawane



(THE DEVELOPER OF

THE SECOND PART)



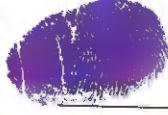
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SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
EXISTING MEMBERS OF THE SOCIETY

1) Raghunath Krishna Mandlik



Raghunath



2) Prasad Anil Dandekar.



Dandekar



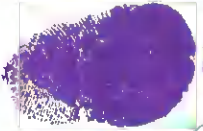
3) Minal Suklal Narkhede.



Narkhede



4) Nivrutti Sahadu Khade.



Khade



5) Prasad Shirke,



Shirke



6) Ramasai Gopalrao Koshti,



Koshti



7) Pravin Bhaskar Lohar,



Lohar

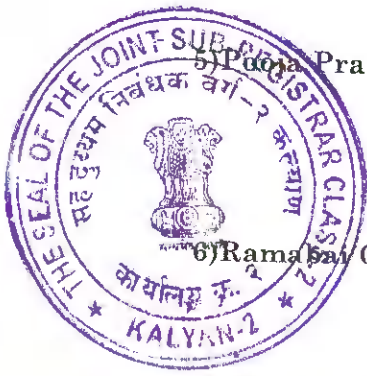


8) Subhashchandra Kruparam

Vispute,



Vispute



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9) Jayavant Yashavant Jadhav



10/1) Anil Onkar More



10/2) Manisha Anil More



11/1) Hemantkumar Suryamani
Shukla



11/2) Sushma Hemantkumar
Shukla.



12) Chandrakant Krishna Mandlik



13/1) Yogita Chandrakant Joshi.



13/2) Chandrakant Anant Joshi.



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14) Ramesh Satyanarayan Ponnam.

Ramesh

15) Lata Sanjay Phulsun

Tulsundelsश्री. शुभांगी शांताराम सागवेकर

16/1) Shubhangi Shantaram

Sagwekar herself and power
of attorney holder of Sameer

Sagwekar



16/2) Sachin Shantaram

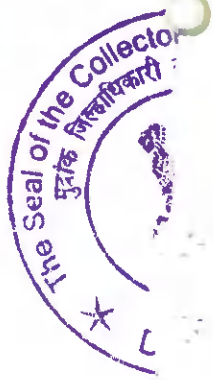
Sagwekar

Sagwekar

Herein referred as

THE CONFIRMING PARTY

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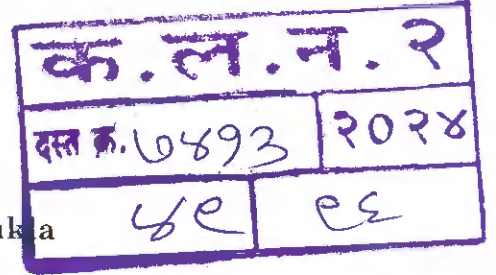
1. Name Anil Yashawant JadharअनिलAdd E/1, Heena Ashish CHS.BETURKAR Pada, Kalyan 4213012. Name Pintoo ShuklaPintooAdd 11/2 Swarni clattu kumarblky. panchmukhi murchi kg.Colony beturkar pada Kalyan West

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ANNEXURE

LIST OF MEMBER OF THE SOCIETY

- 1)Raghunath Krishna Mandlik
- 2)Prasad Anil Dandekar.
- 3)Minal Suklal Narkhede.
- 4)Nivrutti Sahadu Khade.
- 5)Pooja Prasad Shirke,
- 6)Ramabai Gopalrao Koshti,
- 7)Pravin Bhaskar Lohar,
- 8)Subhashchandra Kruparam Vispute,
- 9)Jayavant Yashavant Jadhav
- 10/1)Anil Onkar More
- 10/2)Manisha Anil More
- 11/1)Hemantkumar Suryamani Shukla
- 11/2)Sushma Hemantkumar Shukla.
- 12)Chandrakant Krishna Mandlik
- 13/1)Yogita Chandrakant Joshi.
- 13/2)Chandrakant Anant Joshi.
- 14)Ramesh Satyanarayan Ponnarn.
- 15)Lata Sanjay Phulsunde.
- 16/1)Shubhangi Shantaram Sagwekar.
- 16/2)Sachin Shantaram Sagwekar.
- 16/3)Sameer Shantaram Sagwekar.



Tulsiwale

Joshi
Goshe

Ramesh

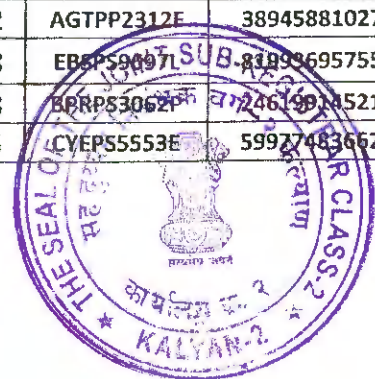
Sachin

Bhaskar

Shirke
Prasad
Shukla
Mandlik
Yogita
Chandrakant
Phulsunde
Shubhangi
Sachin
Sameer
Manisha More
Subhashchandra

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Swami Dattakrupa CHS Ltd					
Name and Other Details of All Members					
Sr. No.	Flat No.	Name of Member	Age	PAN NUMBER	ADHAR NUMBER
1	1	SHRI RAGHUNATH KRISHNA MANDLIK	53	AJRPM4355L	913908481240
2	2	SHRI PRASAD ANIL DANDEKAR	42	ALDPD0634P	693473212467
3	3	SHRIMATI MINAL SUKALAL NARKHEDE	68	AAJPN3746R	538821665774
4	4	SHRI NIVRUTTI SAHADU KHADE	69	ABLPK7579A	497611314848
5	5	SHRIMATI POOJA PRASAD SHIRKE	57	CBOPS4706E	326076168852
6	6	SHRIMATI RAMABAI GOPALRAO KOSHTI	66	ABLPK4752F	328720837874
7	7	SHRI PRAVIN BHASKAR LOHAR	41	ALDPL0912G	373846046884
8	8	SHRI SUBHASHCHANDRA KRUPARAM VISPUTE	69	AANPV7842G	353756665718
9	9	SHRI JAYAVANT YASHAVANT JADHAV	64	AACPJ4435G	595308209395
10	10	A)SHRI ANIL ONKAR MORE	56	ALAPM6952E	804978971432
		B)SHRIMATI MANISHA ANIL MORE	49	CACPM5200L	858758025031
11	11	A) SHRI HEMANTKUMAR SURYAMANI SHUKLA	44	AXAPS0647N	287512245687
		B) SHRIMATI SUSHMA HEMANTKUMAR SHUKLA	41	BGTPS6809P	396471621729
12	12	SHRI CHANDRAKANT KRISHNA MANDLIK	55	AHGPM4055J	254800101162
13	13	A) SHRIMATI YOGITA CHANDRAKANT JOSHI	43	AEJPL7799A	271165863692
		B) SHRI CHANDRAKANT ANANT JOSHI	48	AHVPJ9523B	725245122372
14	14	SHRI RAMESH SATYANARAYANA PONNAM	56	BKOPP7116F	237772175529
15	15	SHRI LATA SANJAY PHULSUNDE	62	AGTPP2312E	389458810271
16	16	A) SHRIMATI SHUBHANGI SHANTARAM SAGWEKAR	58	EBEPS9097SUB	818936957557
		B) SHRI SACHIN SHANTARAM SAGWEKAR	38	BRRPS3062P	246199185214
		C) SHRI SAMEER SHANTARAM SAGWEKAR	35	CYEPS5553E	599274836624



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Mob. : 7098222555
9821847058

OM DEVELOPERS

Sector 1, Plot No. 21, Near Mahatma Phule College, Karanjade, Panvel

Ref. No.

SCHEDULE-3

Date

दिनांक : 9/10/2023

प्रती,
अध्यक्ष,
स्वामी दत्तकृपा CHS लि, पंचमुखी मारुती मंदिर मागे,
बेतूरकर पाडा, कल्याण (प), जिल्हा ठाणे - 421301.

विषय : स्वामी दत्तकृपा सोसाइटीच्या पुनर्विकाससाठी, १७-सप्टेंबर-2023 पर्यंतच्या सभेत, विकासकाने मान्य केलेल्या, सुधारित "FINAL OFFERS" बाबत.

1. प्रत्येक सदनिका धारकास, आहे त्यापेक्षा, 100 sq feet कारपेट एरिया वाढवून दिल जाईल.
2. इमारत (तळमजला+सात) माळ्याची असेल.
3. सध्या वापरत असलेली गॅलरी, ब्लॉक च्या carpet area मध्ये, 100 % पकडून, KDMC प्लान पास प्रमाणे, कारपेट एरिया देण्यात येईल
4. फ्लॅट खाली केल्यापासून फ्लॅटचा ताबा देईपर्यंत बिल्डरकडून, संभासदाला, 10,000 रु, भाडे, चेक ने, देण्यात येईल व पुढील वर्षाकरिता 10 % भाडे वाढवून, चेकने देण्यात येईल.
5. प्रथम वर्षाचे एक रक्कमी advance भाडे आणि दुसऱ्या वर्षाचे एक रक्कमी, 4 महिने आधी, advance मध्ये, चेक च्या रूपात भाडे देण्यात येईल. DEPOSIT दिले जाणार नाही.
6. मूल संभासदांना, नवीन युनिट खरेदी करताना तसेच वाढीव एरिया खरेदी करताना, बाजारव्यवहारा प्रमाणे, रु ६५००/ sq feet चा रेट, लावणार.
7. कार पार्किंग संदर्भात --फोर व्हीलरसाठी, फुकट स्टील्ट पार्किंग (अर्धी मूळ संभासदासाठी आणि अर्धी नवीन संभासदांसाठी), दिले जाईल.
8. KDMC प्लान पास रुलप्रमाणे आणि RERA कायदानुसारच, (इमारतीच्या पुनर्विकासची/बांधकामाची, सगळी कामे / FOLLOW UP), केली जातील.
9. RERA प्लान प्रमाणे, (ISI standard ची TOPAZ कंपनी ची), एक लिफ्ट आणि एक जिना देणार.
10. लिफ्ट साठी बॅटरी बॅकअप म्हणून, INVERTER देणार.
11. प्रोजेक्ट ला लागणारे मटेरियल (रेती, सीमेंट, लोखंड, इलेक्ट्रिकल equipment, इलेक्ट्रिकल सामान, बॅटरी) प्रमाणित असलेलेच वापरले जाईल.
12. पॉइंट नंबर १ आणि ३ मध्ये दाखवल्याप्रमाणे, असलेल्या क्षेत्रफळावर, GST, स्टॅम्प ड्युटी आणि रजिस्ट्रेशनचे (सर्व बिल्डर करणार व त्यापेक्षा वाढीव करपेटची stamp duty ,GST, रजिस्ट्रेशन फी संभासदाला करावी लागणार)
13. सर्व फ्लॅट मध्ये इलेक्ट्रिक fitting साठी, सुरक्षेच्या दृष्टीने MCB अथवा ELCB (Siemens / Havells/Polycab) ची सोय करणार.
14. सोसाइटी मध्ये पावसाळ्यात पाणी जमा होऊ नये म्हणून, इमारतीची BASE लेवल, आत्ताच्या पेक्षा 2 फुटांनी उंच देणार.

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FOR SWAMI DATTAKRUPA CHS LTD

CHAIRMAN

SECRETARY

TREASURER

OM DEVELOPERS

Sector 1, Plot No. 21, Near Mahatma Phule College, Karanjade, Panvel

Ref. No.

Date

दिनांक : 9/10/2023

15. सोसाईटीची, प्लान ला मान्यता (approval) घेऊनच, प्लान पास साठी जाणार.
16. "ALLOTMENT" ची जबाबदारी सोसाईटीची असणार.
17. बेडरूम आणि हॉल च्या बाहेरील बाजूस, सज्जा देऊ करणार.
18. टेरेस वॉटर प्रूफ करून देणार.
19. Railing टाइप गेट देणार (पूर्ण OPEN).
20. सरकारने FSI वाढवल्यास, वाढीव construction करण्यात येईल.
21. भिंतीला आतून, बिर्ला व्हाइट PUTTI वापरणार. जिप्सम वापरणार नाही. बांधकामासाठी मातीच्या विटा वापरणार.
22. सगळ्या भिंतींना, आतून बाहेरून सीमेंट plaster करून देणार.
23. Asian Paint किव्वा तत्सम, ISI grade च्या, पेंट ने बाहेरून waterproof पेंट लावून देणार
24. बाथरूम, संडास आणि कीचनमध्ये ओट्यावर पूर्ण भिंतीला टाइल्स लावून देणार.
25. सोसाईटीने दाखवलेल्या जागी/हव्या असलेल्या जागी, एक बोर पाडून दिले जाईल.
26. लवकर प्रोजेक्ट स्टार्ट करण्याच्या दृष्टीने, सोसाईटी तयार झाल्यास/होकार दिल्यास/मान्यता दिल्यावर, लगेच प्लान पास साठी जाणार आणि प्रोजेक्ट पूर्ण करण्यासाठी, कमीतकमी, 24 महीने तरी लागतील.
27. CCTV आणि सेक्युरिटी सिस्टम, ("C P PLUS" कंपनी चे), महत्वाचे लोकेशन आणि लिफ्टमध्ये दिले जाईल.
28. सगळे फ्लॅट विकले गेल्यावर, एक वर्षात, सोसाईटी चे रजिस्ट्रेशन आणि conveyance करून देणार.
29. फ्रेंच विंडो टाइप विंडो देणार.
30. टेरेस वरील पाण्याच्या टाकीतून, पहिल्या-दुसऱ्या-तिसऱ्या मजल्यावरील ब्लॉक साठी एक कॉमन तसेच चवथ्या-पाचव्या-सहाव्या मजल्यावरील ब्लॉक साठी एक कॉमन आणि सातव्या मजल्यावरील ब्लॉक साठी एक कॉमन असे तीन ग्रुप मध्ये वेगळे वेगळे लाईन द्वारे, पाण्याचे कनेक्शन देण्यात येईल.
31. इमारतीच्या entrance मध्ये, noticeboard लावून देणार.
32. जगवार कंपनी चे नळ बसवण्यात येतील.
33. कजारीया कंपनी च्या, 2' X 2' VITRIFIED TILES, सर्व फ्लॅटमध्ये देणार.
34. जिंदाल कंपनी च्या प्लम्बिंग विंडो, सर्व फ्लॅट मध्ये देणार.

धन्यवाद. 0893 2028
52 22



FOR SWAMI DATTAKRUPA CHS LTD.

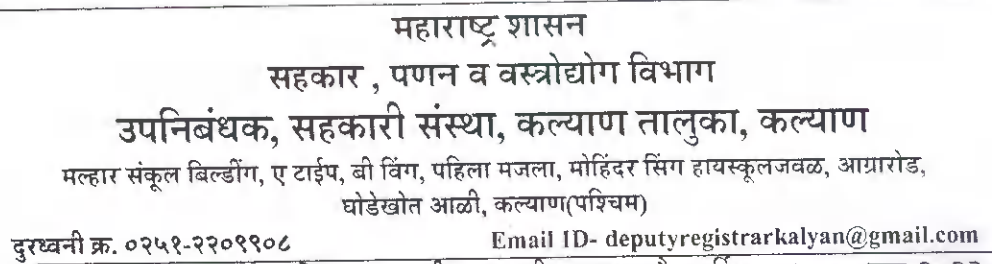
Page 2 of 2

Chairman *Secretary* *Treasurer*

CHAIRMAN SECRETARY TREASURER

OM DEVELOPERS

PROPRIETOR
Mr. Dinesh L. Sonawane



जा.क्र.उपनि/कल्याण/बी-२/स्वामी दत्तकृपा/हौ/पुनर्विकास/सन २०२३
दिनांक :- ०८ / १२ / २०२३

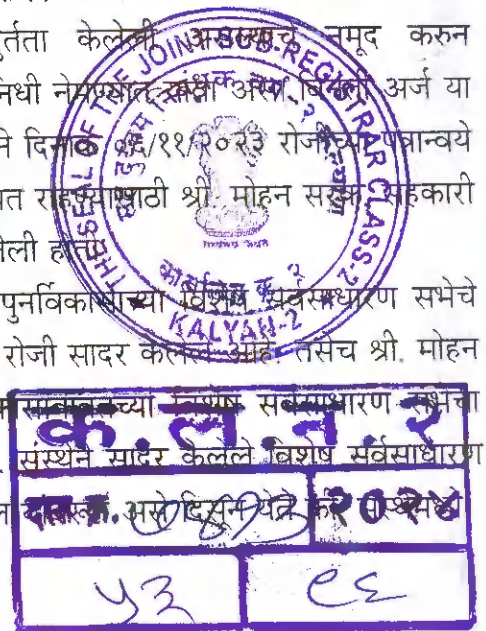
विषय:- स्वामी दत्तकृपा को ऑप. हौसिंग सोसायटी लि., कल्याण(प), जि. ठाणे या संस्थेच्या इमारतीच्या पुनर्विकासाबाबत.

६. महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ७९(अ) मधील तरतूद.



स्वामी दत्तकृपा को ऑप. हौसिंग सोसायटी लि., पंचमुखी मारुती हौसिंग कॉलनी, बेतूरकरपाडा, कल्याण (पश्चिम), ता. कल्याण, जि. ठाणे या संस्थेने दिनांक ०३/११/२०२३ अन्वये संस्थेच्या इमारतीचा पुनर्विकास करावयाचा असून त्यासाठी आवश्यक असणारी पुर्तता केलेली असल्याचे नमूद करून पुनर्विकासाबाबतच्या विशेष सर्वसाधारण सभेस या कार्यालयाचा प्रतिनिधी नेमण्यात यावा. या अर्ज या कार्यालयास सादर केलेला आहे. आपल्या मागणीनुसार या कार्यालयाने दिनांक ०३/११/२०२३ रोजीच्या पत्रान्वये संस्थेच्या पुनर्विकासाबाबत होणाऱ्या विशेष सर्वसाधारण सभेस उपस्थित राहण्यासाठी श्री. मोहन सदाशिव सहकारी अधिकारी (प्रथम श्रेणी) यांची प्राधिकृत अधिकारी म्हणून नियुक्ती केलेली होती.

त्यास अनुसरून संस्थेने दि.०३/१२/२०२३ रोजीच्या पुनर्विकासाच्या विशेष सर्वसाधारण सभेचे इतिवृत्त व चलचित्रणाचा पेनड्राईव्ह या कार्यालयात दि.०७/१२/२०२३ रोजी सादर केलेला आहे. तसेच श्री. मोहन सरक, प्राधिकृत अधिकारी यांनी दि.०३/१२/२०२३ रोजीच्या पुनर्विकासाच्या विशेष सर्वसाधारण सभेचा अहवाल या कार्यालयात दि.०८/१२/२०२३ रोजी सादर केलेला आहे. संस्थेने सादर केलेले विशेष सर्वसाधारण सभेचे इतिवृत्त आणि प्राधिकृत अधिकारी यांनी सादर केलेला अहवाल याबाबत असे दिसून येते की २०२४



एकूण १६ सभासदांपैकी १५ सभासद विशेष सर्वसाधारण सभेमध्ये उपस्थित होते. उपस्थित १५ सभासदांपैकी १५ सभासदांनी मेसर्स ओम डेव्हलपर्स या विकासकास संस्थेच्या इमारतीचा पुनर्विकास करणेसाठी लेखी संमती दर्शविलेली आहे. तसेच एकूण १५ सभासदांचे लेखी संमतीपत्रे प्राप्त झालेले आहे. संस्थेच्या उपस्थित १५ सभासदांपैकी १५ सभासदांनी मेसर्स ओम डेव्हलपर्स विकासक यांना १०० टक्के संमती दिलेली आहे. सदर सभेचे दृश्य चित्रीकरण (व्हीडीओ शुटींग) करण्यात आलेले असून त्याचा पेनड्राईव्ह संस्थेने या कार्यालयास सादर केलेला आहे. सदर विशेष सर्वसाधारण सभेमध्ये संस्थेने मेसर्स ओम डेव्हलपर्स यांची संस्थेच्या पुनर्विकासाकरिता विकासक म्हणून निवड केलेली आहे.

स्वामी दत्तकृपा को ऑप. हौसिंग सोसायटी लि., पंचमुखी मारुती हौसिंग कॉलनी, बेतूरकरपाडा, कल्याण (पश्चिम), ता. कल्याण, जि. ठाणे या संस्थेच्या दि.०३/१२/२०२३ रोजीच्या विशेष सर्वसाधारण सभेत सर्वानुमताने पारीत केलेल्या ठरावाच्या / निर्णयाच्या अधिन राहून सभासदांनी निवड केलेल्या मेसर्स ओम डेव्हलपर्स या विकासकाबरोबर विकास करारनामा करण्यास व संस्थेच्या इमारतीचा पुनर्विकास करण्यास या कार्यालयाची हरकत नाही. सदरचा करार करताना विशेष सर्वसाधारण सभेने पारीत केलेल्या ठरावातील अटी-शर्तीचे तसेच संदर्भ क्र. ५ मधील शासन निर्णयामध्ये नमूद तरतूदींचे तंतोतंत पालन व पूर्तता करण्यात यावी. याशिवाय इमारतीचा पुनर्विकास करण्यासाठी संबंधित स्थानिक प्राधिकरण व इतर शासकीय, निमशासकीय विभागांच्या आवश्यक त्या सर्व पूर्वपरवानग्या घेण्यात याव्यात.



(विशाल जाधवर)
(विशाल जाधवर)

उपनिबंधक

सहकारी संस्था, कल्याण तालुका
कल्याण

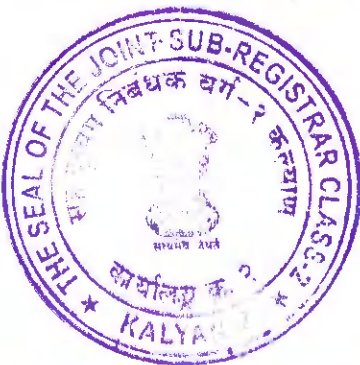
प्रत माहितीसाठी व पुढील कार्यवाहीसाठी सज्जित सादर:-

१. मा.आयुक्त, कल्याण-डोंबिवली महानगरपालिका, कल्याण.

२/-

आपणांस विनंती करण्यात येते की, स्वामी दत्तकृपा को ऑप. हौसिंग सोसायटी लि., पंचमुखी मारुती हौसिंग कॉलनी, बेतूरकरपाडा, कल्याण (पश्चिम), ता. कल्याण, जि. ठाणे या संस्थेच्या इमारतीचा पुनर्विकास करण्यासाठी संस्थेने आपल्या कार्यालयाकडे रितसर प्रस्ताव दाखल केल्यास आपल्या नियमानुसार तो प्रस्ताव मंजूर करण्यास या कार्यालयाची हरकत नाही.

२. मेसर्स ओम डेव्हलपर्स, सेक्टर १, प्लॉट नं. २१, महात्मा फुले कॉलेज जवळ, करंजाडे, पनवेल.



(विशाल जाधवर)
उपनिबंधक

सहकारी संस्था, कल्याण तालुका
कल्याण

क.ल.न.२	
क्र. ७४९३	२०२४
५४	९६



M/s. VIJAY PANDEY & ASSOCIATES

Architects | Registered Valuers | PMC | Interior Designers

REF: - VK/VPA/23-24/

DATE - 16/02/2024

To,
Om Developers
Mr. Dinesh Sonawane.

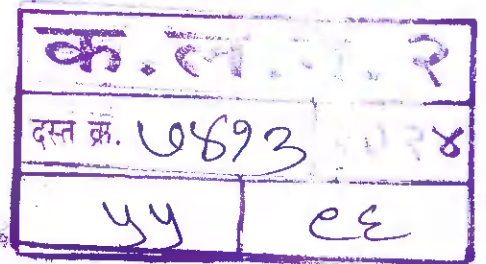
Swami Dattakrupa Co. Op. Hsg.Soc.
Plot: - S.no.110/1/A/1/B/3 & S.no.110/1/A/1/B/16 (Plot No. 2&3)
Village: - chikanghar, Tal: - Kalyan, Dis:- Thane.

Plot Area as per (7/12)	= 640.00 M ²
Area under road (9.0M.W.)	= 20.00
Balance area	= 620.00 M ²
Basic FSI (1.10)	= 682.00 M ² (7341sq.ft.)
Premium (0.50)	= 320.00 M ² (3444sq.ft.)
T.D.R.(0.40)	= 256.00M ² (2755sq.ft.)
Ancillary (0.60)	= 754.80 M ² (8124sq.ft.)
Total Permissible P-Line	= 2012.80 M ² (21,666sq.ft.)

Note:- Above calculation is without KDMC D.P. Remark.

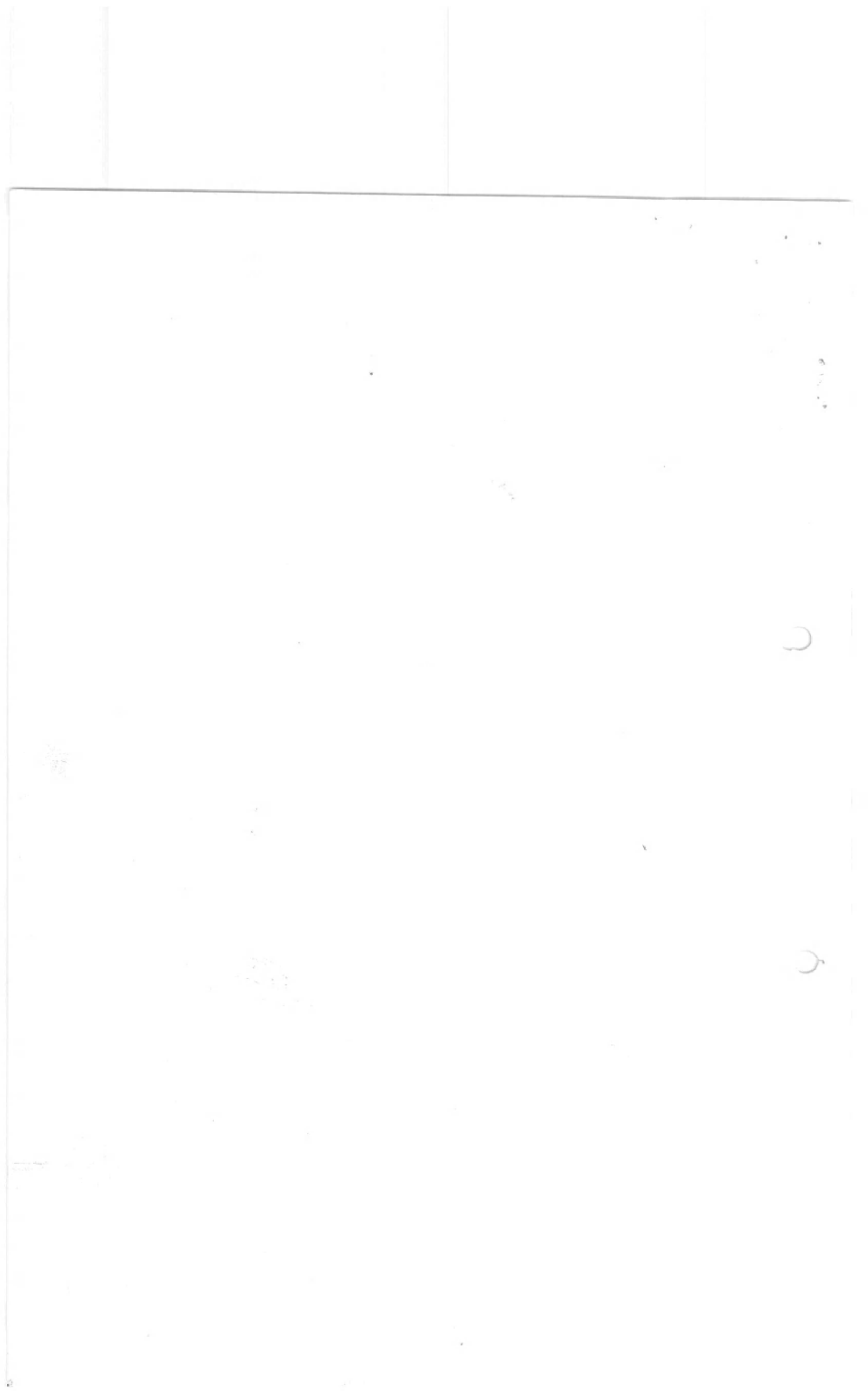
Regards

Ar.Vijay Pandey
M/s. Vijay Pandey & Associates



303, Raj-Kamal Tower, Above Kotak Mahindra Bank, Santoshi Mata Road, Kalyan (W) - 421301.

9422480016 / 9370480016 0251-2204441 vijaypandeyandassociates@gmail.com www.architectvijaypandey.com



अहवाल दिनांक : 15/12/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव :- चिकणघर
(943679)

तालुका :- कल्याण

जिल्हा :- ठाणे

ULPIN : 37847645337 भूमापन क्रमांक व उपविभाग : 110/1/अ/1/ब/3

37847645337

भू-धारणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे आर.चौ.मी.चौ.सं.मी. एकक अकृषिक क्षेत्र बिन शेती 3.20.00 आकारणी 32.00	652	अशोक पुंडलिक सोनावणे सुरेश पुंडलिक सोनावणे रमेश पुंडलिक सोनावणे प्रमोद पुंडलिक सोनावणे सामाईक क्षेत्र				(4949) (4949) (4949) (4949) 0.00.00 0	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 4949 व दिनांक : 28/06/2018
	10467	स्वामी दत्तकृपा को ऑप हो सो लि	3.20.00	0.80		(4949)	सीमा आणि भूमापन विहः

जुने फेरफार क्र. (2001) (2251) (2337) (3371) (4908)

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

गाव :- चिकणघर (943679)

तालुका :- कल्याण

जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 110/1/अ/1/ब/3

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकांचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					ह.आर. चौ.मी	ह.आर. चौ.मी			ह.आर. चौ.मी
2019-20	संपूर्ण वर्ष							अकृषिक वापर	3.2000

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

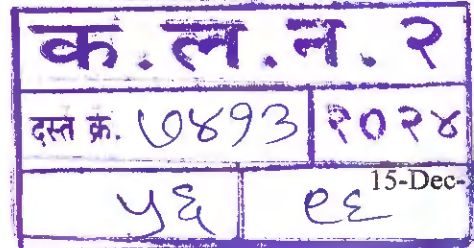
"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 15/12/2023

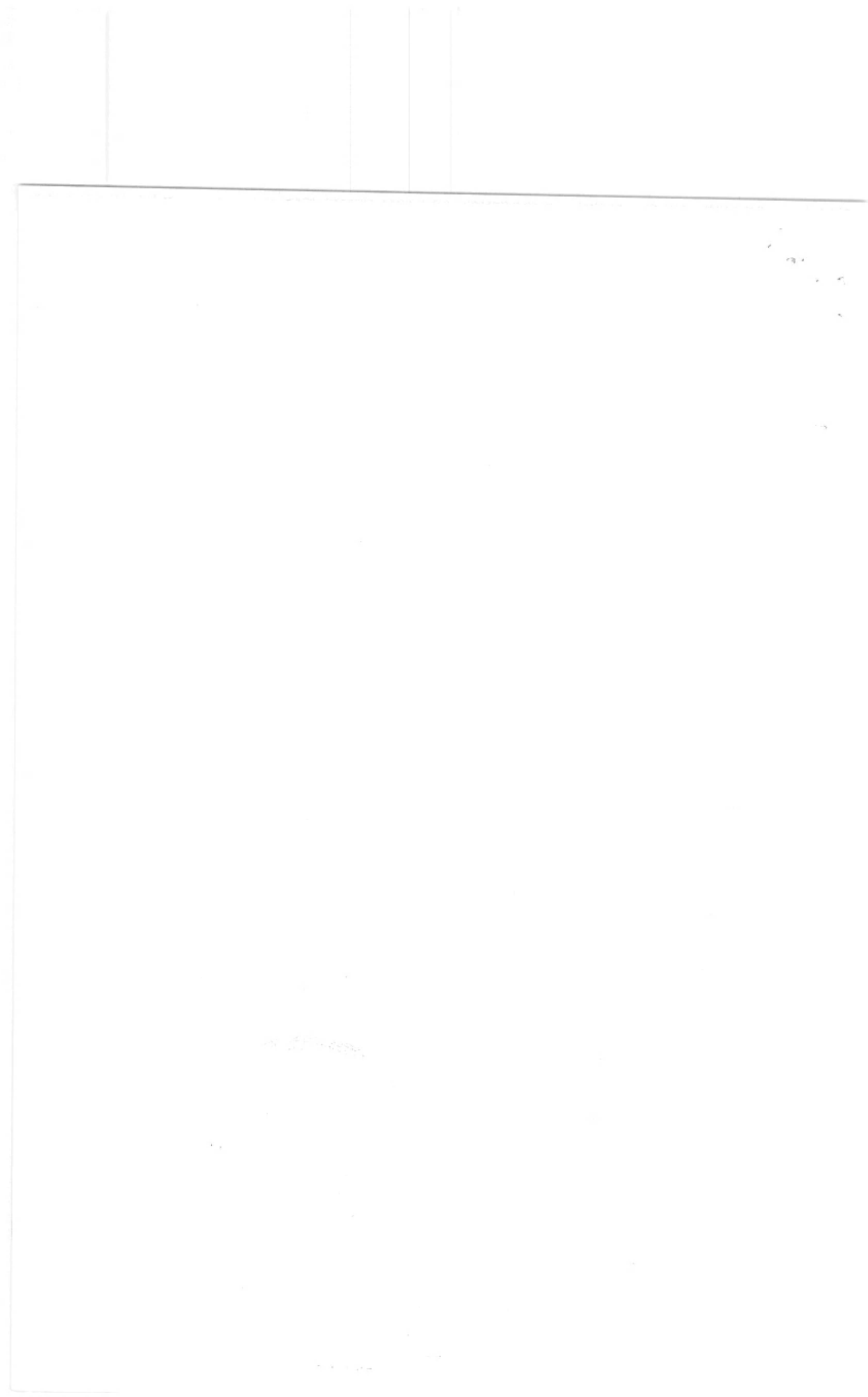
सांकेतिक क्रमांक :-

(नाव :- प्रशांत वसंतराव चौगले)

बलाठी साक्षात :- चिकणघरता :- कल्याण जि :- ठाणे

बलाठी सजा चिकणघर
ना कल्याण
<https://mahaferfar.enlightcloud.com/DDM/PgHtml712>

15-Dec-23





अहवाल दिनांक : 13/08/2022

महाराष्ट्र शासन
गाव नमुना सात (अधिकार अभिलेख पत्रक)

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



गाव :- चिकणघर
(943679)

तालुका :- कल्याण

जिल्हा :- ठाणे

ULPIN : 39250203196

भूमापन क्रमांक व उपविभाग : 110/1/अ/1/ब/16

39250203196

भू-धारणा
पध्दती :

भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी. अकृषिक क्षेत्र बिन शेती आकारणी 3.20.00 0.80	1652	अशोक मुंडलिक सोनावणे सुरेश मुंडलिक सोनावणे रमेश मुंडलिक सोनावणे प्रमोद मुंडलिक सोनावणे सामाईक क्षेत्र				(4949) (4949) (4949) (4949) (4949)	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 4949 व दिनांक : 28/06/2018
	10467	स्वामी दत्तकृपा को ऑप हौ सो लि	3.20.00	0.80		(4949)	
जुन फेरफार क्र (2001) (2251) (2341) (3370) (4908)							सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

गाव :- चिकणघर (943679)

तालुका :- कल्याण

जिल्हा :- ठाणे

: 110/1/अ/1/ब/16

पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी
2019-20	संपूर्ण वर्ष							अकृषिक वापर	3.2000

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- 15/12/2023

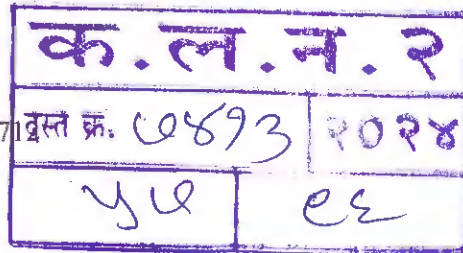
सांकेतिक क्रमांक :-

(नाव :- प्रशांत कस्तुराव चौगले)

नलाठी साह्या : चिकणघरता :- कल्याण जि :- ठाणे

नलाठी सजा चिकणघर

ना कल्याण जि ठाणे



<https://mahaferfar.enlightcloud.com/DDM/PgHtml71>

वस्त क्र. ७४९३

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15-Dec-23

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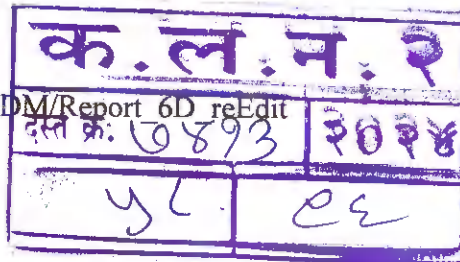
गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
[महाराष्ट्र जमीन महसुल अधिकारी अभिलेख आणि नोंदवही (तयार करणे व ठेवणे) नियम, १९७१ यातील नियम १०]

गाव :- चिकणघर

तालुका :- कल्याण

जिल्हा :- ठाणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप				परिणाम झालेले भूमापन व उपविभाग क्रमांक	अधिकार्याचे नाव आद्याक्षरी व शेरा
4908	ई - फेरफार प्रकल्पांतर्गत सी-एडिट मॉड्युल वापरून हस्तलिखित व संगणकीकृत अधिकार अभिलेख (गा.न.नं ७/१२) तंतोतंत जुळविणे बाबत शासन परिपत्रक क्र. रा. भू. अ. / प्र. क्र. १८० / ल -१, दि. ०७/०५/२०१६ मधील निर्देशानुसार तहसिलदार कल्याण जिल्हा ठाणे यांनी दि. 24/01/2018 रोजी पारित केलेल्या आदेशानुसार खालील नमुद संगणकीकृत ७/१२ या मध्ये दुरुस्ती केले बाबत नोंद केली आहे .				(मंजूर), 100/1/अ(मंजूर), 100/2(मंजूर), 100/3/अ(मंजूर), 100/3/क(मंजूर), 100/3/ब(मंजूर), 100/4/अ(मंजूर), 100/4/क(मंजूर), 100/4/ब(मंजूर), 100/5/अ(मंजूर), 100/5/ब(मंजूर), 101/1(मंजूर), 101/2(मंजूर), 103/1/1(मंजूर), 103/1/2(मंजूर), 103/2(मंजूर), 103/3/ब(मंजूर), 104/1/अ(मंजूर), 104/1/क(मंजूर), 104/1/ब/1(मंजूर), 104/1/ब/4(मंजूर), 104/1/ब/5(मंजूर), 104/2(मंजूर), 105/11(मंजूर), 105/12(मंजूर), 105/14(मंजूर), 105/2(मंजूर), 105/3(मंजूर), 105/4(मंजूर), 105/5(मंजूर), 105/7(मंजूर), 105/8(मंजूर), 105/9(मंजूर), 106/1(मंजूर), 106/2/अ(मंजूर), 106/2/इ(मंजूर), 106/2/ई(मंजूर), 106/2/ख(मंजूर), 106/2/ग(मंजूर), 106/2/ड(मंजूर), 107(मंजूर), 108/1/अ(मंजूर), 108/1/इ(मंजूर)	मा. तहसीलदार यांचा दुरुस्ती चा आदेश प्राप्त झाला आहे. (सुरेश रावजी शेंकडे) मंडळ :- कल्याण ता. : कल्याण जि. : ठाणे दि. : 24/01/2018
	अ. क्र.	स. क्र. / ग. क्र.	बदल करावयाचा रकाना	सद्यस्थितीत ७/१२ वरील तपशील	बदल करून दुरुस्त केलेला तपशील	
1	100/1/अ	भोगवटादाराची माहिती	नाव : विमल शंकर मारटकर क्षेत्र : 0.5100	नाव : विमल शंकर मारटकर क्षेत्र : 51.0000		
2	100/2	भोगवटादाराची माहिती	नाव : हरीचंद्र भगवानजी क्षेत्र : 0.5420	नाव : हरीचंद्र भगवानजी क्षेत्र : 54.2000		
3	100/3/अ	भोगवटादाराची माहिती	भोगावटदार माहिती :- खाता क्रमांक : 625 नाव : महाविर विला को.ऑ.हो.सो.लि क्षेत्र : 0.0708 आकरणी: 0.00 खाता क्रमांक : 1061 नाव : अनिल दत्ताराम मयेकर क्षेत्र : 0.0708 आकरणी: 0.00	भोगावटदार माहिती :- खाता क्रमांक : 625 नाव : महाविर विला को.ऑ.हो.सो.लि क्षेत्र : 7.0800 आकरणी: 1.00 खाता क्रमांक : 1061 नाव : अनिल दत्ताराम मयेकर क्षेत्र : 7.0800 आकरणी: 0.57		
4	100/3/क	भोगवटादाराची माहिती	भोगावटदार माहिती :- खाता क्रमांक : 625 नाव : महाविर विला को.ऑ.हो.सो.लि क्षेत्र : 0.0662 आकरणी: 0.00 खाता क्रमांक : 627 नाव : दिवाकर दत्तात्रय मयेकर क्षेत्र : 0.0450 आकरणी: 0.00	भोगावटदार माहिती :- खाता क्रमांक : 625 नाव : महाविर विला को.ऑ.हो.सो.लि क्षेत्र : 6.6200 आकरणी: 1.56 खाता क्रमांक : 627 नाव : दिवाकर दत्तात्रय मयेकर क्षेत्र : 4.5000 आकरणी: 1.00		
5	100/3/ब	भोगवटादाराची माहिती	भोगावटदार माहिती :- खाता क्रमांक : 626 नाव : दयानंद दत्तात्रय मयेकर क्षेत्र : 0.1112 आकरणी: 0.00	भोगावटदार माहिती :- खाता क्रमांक : 626 नाव : दयानंद दत्तात्रय मयेकर क्षेत्र : 11.1200 आकरणी: 0.00		
6	100/4/अ	क्षेत्र	जिरायत : 8.518 आकरणी : 0.19 एन. ए. क्षेत्र : 0.0000	जिरायत : 8.0000 आकरणी : 0.00 एन. ए. क्षेत्र : 15.1800		

<https://mahaferfar.enlightcloud.com/DDM/Report 6D reEdit>


मलाठी सजा चिकणघर
ता. कल्याण जि. ठाणे

			नाव : सतिश वसंत पाटील क्षेत्र : 0.0315 आकरणी : 0.00	नाव : सतिश वसंत पाटील क्षेत्र : 3.1500 आकरणी : 0.74	(मंजूर), 97/4/अ (मंजूर), 97/5 (मंजूर), 97/5/अ (मंजूर), 98/1 (मंजूर), 98/2/ई (मंजूर), 98/2/क (मंजूर), 98/2/ड (मंजूर), 98/2/ब (मंजूर), 98/3/अ (मंजूर), 98/4 (मंजूर), 99/1/ई (मंजूर), 99/1/ई (मंजूर), 99/1/क (मंजूर), 99/1/ज (मंजूर), 99/1/ड (मंजूर), 99/ब (मंजूर)
		इतर फेरफार क्रमांक		नाविन समावेश केलेले :- 4035	
56	110/1/अ/1/ब/14	क्षेत्र	जिरायत : 0.0379 आकारणी : 0.80 एन. ए. क्षेत्र : 0.0000 एन. ए. आकारणी : 0.00 एकुण लागवड योग्य : 0.0379	जिरायत : 0.0000 आकारणी : 0.00 एन. ए. क्षेत्र : 3.7900 एन. ए. आकारणी : 0.30 एकुण लागवड योग्य : 0.0000	
		भोगवटादाराची माहिती	भोगवटदार माहिती :- खाता क्रमांक : 663 नाव : लक्ष्मीबाई विष्णुपुरी गोसावी क्षेत्र : 0.0379 आकरणी : 0.00	भोगवटदार माहिती :- खाता क्रमांक : 663 नाव : लक्ष्मीबाई विष्णुपुरी गोसावी क्षेत्र : 3.7900 आकरणी : 0.80	
57	110/1/अ/1/ब/15	क्षेत्र	जिरायत : 0.0474 आकारणी : 1.93 एन. ए. क्षेत्र : 0.0000 एन. ए. आकारणी : 0.00 एकुण लागवड योग्य : 0.0474	जिरायत : 0.0000 आकारणी : 0.00 एन. ए. क्षेत्र : 4.7400 एन. ए. आकारणी : 1.93 एकुण लागवड योग्य : 0.0000	एकूण :- 340
		भोगवटादाराची माहिती	नाव : मे. सोनार कन्टक्शन क. कल्याण तर्फे क्षेत्र : 0.0474	नाव : मे. सोनार कन्टक्शन क. कल्याण तर्फे क्षेत्र : 4.7400	
58	110/1/अ/1/ब/16	क्षेत्र	जिरायत : 0.0383 आकारणी : 0.80 एन. ए. क्षेत्र : 0.0000 एन. ए. आकारणी : 0.00 एकुण लागवड योग्य : 0.0383	जिरायत : 0.0000 आकारणी : 0.00 एन. ए. क्षेत्र : 3.2000 एन. ए. आकारणी : 0.80 एकुण लागवड योग्य : 0.0000	
		भोगवटादाराची माहिती	भोगवटदार माहिती :- खाता क्रमांक : 652 नाव : अशोक पुंडलिक सोनावणे क्षेत्र : 0.0383	भोगवटदार माहिती :- खाता क्रमांक : 652 नाव : अशोक पुंडलिक सोनावणे क्षेत्र : 3.2000	
59	110/1/अ/1/ब/17	क्षेत्र	एन. ए. क्षेत्र : 0 एन. ए. आकारणी : 0.00 फेरफार क्र एकुण लागवड योग्य :	एन. ए. क्षेत्र : 3.9200 एन. ए. आकारणी : 0.90 फेरफार क्र 4537 एकुण लागवड योग्य : 0.0000	
		भोगवटादाराची माहिती	नाव : रंजनबेन मनसुखलाल शहा क्षेत्र : 0.0392 आकरणी : 0.00	नाव : रंजनबेन मनसुखलाल शहा क्षेत्र : 3.9200 आकरणी : 0.90	
60	110/1/अ/1/ब/18	क्षेत्र	जिरायत : 0.0336 एन. ए. क्षेत्र : 0.0000 एकुण लागवड योग्य : 0.0336	जिरायत : 0.0000 एन. ए. क्षेत्र : 3.3600 एकुण लागवड योग्य : 0.0000	
		भोगवटादाराची माहिती	भोगवटदार माहिती :- खाता क्रमांक : 666 नाव : प्रभाकर भास्कर तासकर क्षेत्र : 0.0336	भोगवटदार माहिती :- खाता क्रमांक : 666 नाव : प्रभाकर भास्कर तासकर क्षेत्र : 3.3600	