

335,8382

पावती

Original/Duplicate

Thursday, May 19, 2022

नोंदणी क्र. :39म

4:37 PM

Regn.:39M

पावती क्र.: 9678 दिनांक: 19/05/2022

गावाचे नाव: शिळ

दस्तऐवजाचा अनुक्रमांक: टनन5-8382-2022

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: मे.अरिहंत सुपरस्ट्रक्चर्स लि चे संचालक अशोक भंवरलाल छाजेड - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे

4:54 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

बाजार मूल्य: रु.252791500/-

मोबदला रु.170352000/-

भरलेले मुद्रांक शुल्क : रु. 12639600/-

सह दुय्यम निबंधक, ठाणे क ५

1) देयकाचा प्रकार: By Cash रक्कम: रु 2000/-

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH002080082202223E दिनांक: 19/05/2022

बँकेचे नाव व पत्ता:



19/05/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 8382/2022

नोदणी :

Regn:63m

गावाचे नाव : शिळ

(1) विलेखाचा प्रकार	विकसनकारनामा
(2) मोबदला	170352000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	252791500
(4) मू-मापन, पोटहिस्सा व घरकमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्गन :-, इतर माहिती: मीने शिळ,सर्वे नं.18,हिस्सा नं.2 चे एकूण क्षेत्रफळ 15,980 चौ.मी.असलेली खुली जमिन,अभिनिर्णय क्रमांक 240/2022,जाचक क्रमांक 7056 दिनांक 19/05/2022.घरतेले मुद्रांक शुल्क 12639600/-त्याचा अनुक्रमे बीअरएन नं. MH001986049202223E रुपये 9000000/-दिनांक 17/05/2022 व MH001997333202223E रुपये 3639600/- दिनांक 18/05/2022((Survey Number : सर्वे नं.18,हिस्सा नं.2 :))
(5) क्षेत्रफळ	1) 15980 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रदीप दत्तात्रेय केसी -- बय:-65; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: केसी हाऊस , ब्लॉक नं: हिरादेवी मंदिर जवळ , रोड नं: धारेगांव,कळवा,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AFKPK6066M 2): नाव:-प्रमिला मुकुंद केसी बांध्या लॉके कु मु म्हणून मयुरेश मुकुंद केसी - बय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मयुर रत्न बंगलो , ब्लॉक नं: टीएमटी बस डेपो जवळ, रोड नं: बुधाजी नगर जवळ, कळवा,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ABBPK8732H 3): नाव:-अंदार मुकुंद केसी -- बय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मयुर रत्न बंगलो , ब्लॉक नं: टीएमटी बस डेपो जवळ , रोड नं: बुधाजी नगर जवळ, कळवा,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ASXPK9420F 4): नाव:-मयुरेश मुकुंद केसी -- बय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मयुर रत्न बंगलो , ब्लॉक नं: टीएमटी बस डेपो जवळ , रोड नं: बुधाजी नगर जवळ, कळवा,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BODPK5986H
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ये.अरिहंत सुपरस्ट्रक्चर्स लि चे संचालक असोक शंकरलाल झावेड -- बय:-51; पत्ता:-प्लॉट नं: 13/1 , माळा नं: 25 वा मजला, बी-व्हिंग , इमारतीचे नाव: अरिहंत जैरा , ब्लॉक नं: टीटीसी इण्डस्ट्रीयल एरिया , रोड नं: ठाणे बेलापूर रोड,तुर्णे, नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AABCS1848L
(9) दस्तऐवज करून दिल्याचा दिनांक	19/05/2022
(10) दस्त नोदणी केल्याचा दिनांक	19/05/2022
(11) अनुक्रमांक,खंड व पृष्ठ	8382/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	12639600
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) गेरा	

सह दुय्यम निबंधक, ठाणे क ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुषंग :-

(i) within the limits of any Municipal Corporation or any Cantonment area shown to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	MH001997333202223E	240/2022	3639600	SD		
2		Certificate	MH001986049202223E	240/2022	9000000	SD		
3		By Cash			2000	RF		
4		eChallan		MH002080082202223E	30000	RF	0001099787202223	19/05/2022

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



मुद्रांक जिल्हाधिकारी, ठाणे (शहर) यांचे समोर
महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१ खालील प्रकरणातील आदेश.
अर्जदार : मे. अरिहंत सुपरस्ट्रक्चर्स लि.तर्फे डायरेक्टर श्री.अशोक भवरलाल छाजेर

जा.क्र.अभिनिर्णय प्र.क्र.२४०/२२/
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.१९/५/२०२२

ट न न - ५
दस्त क्र ८३८२ / २०२२
१ / १००

प्रस्तावना -

- १.संलेखाचा प्रकार :- विकास करारनामा
- २.संलेख लिहून देणार :- श्री. प्रदिप दत्तात्रय केणी व इतर (मालक)
- ३.संलेख लिहून घेणार :- मे. अरिहंत सुपरस्ट्रक्चर्स लि.तर्फे डायरेक्टर श्री.अशोक भवरलाल छाजेर (विकासक)
- ४.मिळकतीचे वर्णन :- सर्व्हे नं. १८, हिस्सा नं. २, क्षेत्र १५९८० चौ.मी., मौजे- शिळ, ता- जि- ठाणे.

२/- प्रस्तुत अर्जदार यांनी महाराष्ट्र मुद्रांक अधिनियमा चे अंतर्गत कलम ३१ पोटनिघम (१) मधील तरतुदीनुसार मुद्रांक जिल्हाधिकारी, ठाणे (शहर) यांचेकडे दिनांक १३/०५/२०२२ रोजी अभिनिर्णय अर्ज दाखल केला आहे. अर्जासोबत निष्पादन न केलेले विकास करारनामा व प्रतिज्ञापत्रा चे प्रारूप इत्यादी कागदपत्रे सादर केली असून संलेखातील मुद्रांकाबाबत अभिनिर्णय मिळण्यासाठी विनंती केली आहे. तसेच अर्जदार यांनी अभिनिर्णय ऑनलाईन अर्ज दि.१२/०५/२०२२ रोजी केला असून, अभिनिर्णय फी रु.१००/- चलन क्र. MH-०१५६२३E दि.१२/०५/२०२२ रोजी शासनाच्या लाभात जमा केली आहे.

३/- अर्जदार यांनी प्रस्तुत विकास 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. विकास करारनामा

४/- विषयांकित दस्तातील विषय वस्तु असलेल्या मुद्रांक शुल्क निर्धारण करणेकरिता विकास करारनामामधील मिळकत सर्व्हे नं. १८, हिस्सा नं. २, क्षेत्र १५९८० चौ.मी., मौजे- शिळ, ता- जि- ठाणे येथील आहे.

५/- सदरचा विकास करारातील अटी व शर्ती खालीलप्रमाणे आहेत.

- १) सदर विकास करारान्वये विकासक हे मालक यांना बेसिक ४०००० चौ.फुट कारपेट बांधकाम क्षेत्र देणार आहेत. (पान क्र. ४ परिच्छेद क्र.१)
- २) विकासक हे मालक यांना रोख रक्कम रु. ५,००,००,०००/- देणार आहेत. (पान क्र. ४ परिच्छेद क्र.१)
- ३) वास्तुविशारद यांनी दिलेल्या दाखल्यामध्ये सदर जागेस ३० मी रुंदीचा रस्ता असल्याचे नमूद आहे. जागेचे क्षेत्र १५९८० चौ.मी. इतके आहे. हरित विभागात १८४४.१३ चौ.मी. तसेच रस्त्याने बांधीत ३३१०.०० चौ.मी. इतके क्षेत्र नमूद आहे. तसेच त्यांनी एकूण एफएसआय ६२०२६.५८ चौ.मी. अनुज्ञेय असल्याचे नमूद केलेले आहे. तथापी न्यू सुडिसीपीआर २०२० नुसार १.१० बेसिक एफएसआय ११९०८.४६ चौ.मी., प्रिमियम एफएसआय ७९९० चौ.मी. रस्त्याने बांधीत क्षेत्रासाठी ६६२० चौ.मी., टिडीआर १५६४२ चौ.मी. असा एकूण

४२२७०.४६ चौ.मी. व त्यावर ६० टक्के ऑन्सल्लरी २५३६२.२८ असा एकूण ६७६३२.७४ चौ.मी. इतका एफएसआय अनुज्ञेय होईल.

६/- विषयांकित दस्तातील मिळकतीचे सहायक नगररचनाकार यांनी मालकास यांना मिळणा-या मोबदल्याचे मूल्य रक्कम रु.१७,०३,५२,०००/- व विकसनकर्त्याला मिळणा-या हिश्याचे बाजारमूल्य रक्कम रु. २५,२७,९१,५००/- इतके निश्चित केले आहे. मालकास यांना मिळणा-या मोबदल्याचे रकमेपेक्षा विकसनकर्त्याला मिळणा-या हिश्याचे बाजारमूल्य रक्कम रु. २५,२७,९१,५००/- हे जास्त असल्याने, यावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु- ५(g-a)(i) सह २५(b) अन्वये ५% प्रमाणे रक्कम रु. १,२६,३९,५७५/- इतके म्हणजेच रक्कम रु. १,२६,३९,६००/- इतके मुद्रांक शुल्क यसूल 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 सदरहु आदेश पारीत करणेत येत आहेत.

२. महाराष्ट्र मुद्रांक अधिनियम कलम २८ मध्ये नमुद केलेल्याप्रमाणे मुद्रांक शुल्क / मुल्यांकन आकारणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्याचा परिणाम होईल असे प्रतिफल सर्व ज्येष्ठ व परिस्थिती याबाबी संलेखात पूर्णपणे व खरेपणाने नमुद केलेल्या आहेत असे अर्जदारांनी प्रविष्टपत्राद्वारे खात्री करून दिली आहे. कलम २८ चे तरतुद संबंधी अर्जदार यांनी अनुपालन न केल्यास कलम-६२अन्वये शास्तीची कार्यवाही करणे अधिन राहून आदेश देत आहे. कलम २८ चे अनुपालन न केल्याचे भविष्यात निर्देशनास आल्यास मुंबई मुद्रांक अधिनियम कलम ४६ व महाराष्ट्र जमिन महसूल संहिता १९६६ अन्वये शास्तीसह मुद्रांक शुल्क यसूल करणेचे अधिन राहून आदेश देणेत येत आहे. दस्तातील नमुद लिखाणाच्या व सोबत सादर केलेल्या कागदपत्राच्या खरेखोटेपणा संदर्भात हे कार्यालय जबाबदार राहणार नाही. याबाबतची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल. सदर दस्तातील नमुद मिळकतीच्या संदर्भात कोणत्याही न्यायालयात दावा अथवा वाद चालू असेल तर त्याची संपूर्ण जबाबदारी दस्त निष्पादकावर राहिल.

अंतिम आदेश

जर नमुद केलेल्या बाबीच्या पार्श्वभूमीवर मी खाली स्वाक्षरी करणार मुद्रांक जिल्हाधिकारी, ठाणे शहर प्रश्नाधिन विकास करारनाम्याचे संलेखावर महाराष्ट्र मुद्रांक अधिनियमाचे अनु- ५(g-a)(i) सह २५(b) नुसार ५% प्रमाणे एकूण रु. १,२६,३९,६००/- (अक्षरी रक्कम रु. एक कोटी सव्वीस लाख एकोणचाळीस हजार सहाशे 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 रु. १,२६,३९,६००/- लेखाशिर्ष (HEAD) ००३००५१७०२ देय आहे. सदर रक्कम ऑन-लाईन भरल्यानंतर संबंधित पक्षकाराने चलनाची प्रत या कार्यालयात सादर करावी.

ठिकाण :- ठाणे

दिनांक :- / / २०२२



(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी,
ठाणे (शहर)

प्रत:- १. मे. अरिहंत सुपरस्ट्रक्चर्स लि. तर्फे डायरेक्टर श्री. अशोक भवरलाल छाजेर
२. सह दुय्यम निबंधक ठाणे क्र. १ ते १२.



CHALLAN
MTR Form Number-6



GRN: MH001988049202223E	BARCODE	Date: 17/05/2022-18:23:31	Form ID
Department: Inspector General Of Registration		Payer Details	
Payment of Stamp Duty in Adjudication Case		TAX ID / TAN (If Any)	
Type of Payment: Stamp Duty in Adjudication Case		PAN No.(If Applicable)	
Office Name: THD1_JT DIST REGISTRAR THANE URBAN	Full Name	MS ARIHANT SUPERSTRUCTURES LTD	
Location: THANE	Flat/Block No.		
Year: 2022-2023 One Time	Premises/Building		
Account Head Details	Amount In Rs.	Road/Street	
0030051701 Stamp Duty	9000000.00	Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		PAN2=AFKPK8086M-SecondPartyName=PRADEEP PATATREY KENI	
		AND OTHERS-AdjudicationCaseNo.=240/2022	
		Amount In	Ninety Lakh Rupees Only
		Words	
Payment Details: IDBI BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No.
		Bank Date	RBI Date
		Bank-Branch	IDBI BANK
		Scroll No. , Date	100 , 18/05/2022

Department ID: Mobile No: 9833157496
This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.

Signature Not
Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.05.19
12:24:06 IST
Reason: GRAIS Secure
Document
Location: India

Defacement No.	Defacement Date	Userid	Defacement Amount
0001088035202223	19/05/2022-12:24:03	IGR108	9000000.00
Total Defacement Amount			90,00,000.00

प्रमाणपत्र

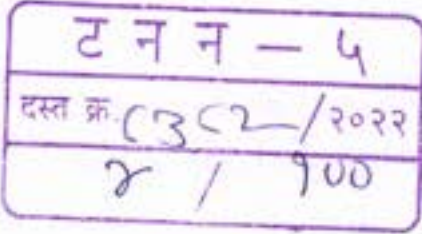
प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. २४०/२०२२ करिता मे. अरिहंत सुपरस्ट्रक्चर्स लि. यांनी मुद्रांक शुल्क रक्कम रु. ९०,००,०००/- (अक्षरी रु. नव्वद लाख मात्र) GRAS प्रणाली अंतर्गत दिनांक १७/०५/२०२२ रोजी भरलेली असून, त्यांचा GRN NO. MH001986049202223E असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि.१९/०५/२०२२ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- / / २०२२




(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)





CHALLAN
MTR Form Number-6



GRN	MH001997333202223E	BARCODE			Date	18/05/2022-10:29:32	Form ID
Department				Inspector General Of Registration			
Payment of Stamp Duty in Adjudication Case				Payer Details			
Type of Payment				Stamp Duty in Adjudication Case			
Office Name				THD1_JT DIST REGISTRAR THANE URBAN			
Location				THANE			
Year				2022-2023 One Time			
Account Head Details				Amount In Rs.			
0030051701 Stamp Duty				3639600.00			
Flat/Block No.				MS ARIHANT SUPERSTRUCTURES LTD			
Premises/Building				Flat/Block No.			
Road/Street				THANE-5			
Area/Locality				THANE-5			
Town/City/District				THANE-5			
PIN				THANE-5			
Remarks (If Any)				THANE-5			
SecondPartyName=PRADEEP				THANE-5			
OTHERS-AdjudicationCaseNo.=240-2022				THANE-5			
Amount In				Thirty Six Lakh Thirty Nine Thousand Six Hundred R			
Words				pees Only			
Payment Details				IDBI BANK			
FOR USE IN RECEIVING BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Cheque-DD Details			
Bank CIN				Ref. No.			
69103332022051811660				2746619928			
Bank Date				RBI Date			
18/05/2022-10:30:32				Not Verified with RBI			
Name of Bank				IDBI BANK			
Name of Branch				IDBI BANK			
Scroll No. , Date				100 , 19/05/2022			

Department ID : Mobile No. 9833157496
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.
सदर चालन "टक्का ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता वाच्य दस्तावेजी लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1		0001088087202223	19/05/2022-12:24:54	IGR108	3639600.00
Total Defacement Amount					36,39,600.00

प्रमाणपत्र

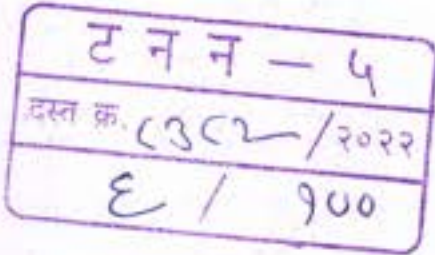
प्रमाणित करण्यात येते की, अभिनिर्णय प्र.क्र. २४०/२०२२ करिता मे. अरिहंत सुपरस्ट्रक्चर्स लि. यांनी मुद्रांक शुल्क रक्कम रु. ३६,३९,६००/- (अक्षरी रु. छत्तीस लाख एकोणचाळीस हजार सहाशे मात्र) GRAS प्रणाली अंतर्गत दिनांक १८/०५/२०२२ रोजी भरलेली असून, त्यांचा GRN NO. MH001997333202223E असा आहे. सदरचा भरणा शासन जमा झाल्याबाबतची खात्री GRAS प्रणाली द्वारे करण्यात आली असून, चलन दि.१९/०५/२०२२ रोजी विरुपीत (DEFACE) करण्यात आले आहे.

ठिकाण :- ठाणे

दिनांक :- / / २०२२




(नारायण राजपूत)
मुद्रांक जिल्हाधिकारी
ठाणे (शहर)





CHALLAN
MTR Form Number-6



GRN	MH002080082202223E	BARCODE	19 05 2022 14:11:14		Date	19/05/2022-14:11:14	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name THNS_THANE NO 5 JOINT SUB REGISTRAR				Full Name		MS ARIHANT SUPERSTRUCTURES LTD		
Location THANE				Flat/Block No.		SURVEY NO 18 HISSA NO 2		
Year 2022-2023. One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			
0030063301 Registration Fee			30000.00		SHIL			
					Area/Locality			
					THANE			
					Town/City/District			
					PIN			
					4 0 0 5 1 2			
					Remarks (If Any)			
					SecondPartyName=PRADEEP DATATREY KENI AND OTHERS-			
					त न न - 4 दस्त क्र 0342 / 2022 1900			
					Amount In			
					Thirty Thousand Rupees Only			
Total			30,000.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	6910333022051915864	2746572759	
Cheque/DD No.				Bank Date	RBI Date	19/05/2022 14:12:23	Not Verified	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified With Scroll		

Department ID :

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

सदर चालन केवल दुर्यत निबंधक कार्यालय नोदणी कार्यालय दस्तावेजी लागू आहे. नोदणी न कार्यालय दस्तावेजी सदर घटना लागू नाही.

(Signature)

CERTIFICATE

U/s 32 (1) (b) of the Maharashtra Stamp Act
Office of the Collector of Stamps, Thane (City)

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८ / १००

Case No. Adj. २५०/२०२२ Received Adj. Fee Rs. १००
Vide Challan Receipt No. Date १३/५/२०२२
Received from Shri. MH00199665202223E
M/S. ARTHANT SUPERSTRUCTURES LTD.
Residing at. Thane
Stamp Duty of Rs. (1,26,39,600/-) One crore Twenty
Six Lakh Thirty Nine Thousand Six Hundred only
Vide Challan No. Dated १७/५/२०२२



Certificate under section 32 (1) (b) of
the Maharashtra Stamp Act that the full duty of
Rs. 1,26,39,600/- with which this instrument is
chargeable has been paid vide article No. 5(a)(i)(b)
of schedule I of Maharashtra Stamp Act 1958.

This certificate is subject to the provision of
section 53 A of Maharashtra Stamp Act

Place : Thane
Date : 1 / 20

(Narayan Rajput)
Collector of Stamps, Thane (City)

जा. क्र. ६०५६
१६/०५/२०२२

प्रमाणपत्र

महाराष्ट्र न्यायिक अधिनियम तरतुदी
अन्वये निर्गमित केलेले आहे परंतु उक्त
दस्त नोंदणीसाठी नोंदणी अधिकाऱ्या समोर
दाखल झाल्यास नोंदणी अधिनियम १९०८
च्या अधिनियमातील तरतुदी बसुन नोंदणी
अधिकारी दस्त नोंदणीची कार्यवाही करतील.



DEVELOPMENT AGREEMENT

THIS DEED is made and entered into on this 19th day of May, 2022, by
and between;

1. SHRI PRADEEP DATATREY KENI, an Indian Inhabitant, agriculturist,
aged 65 years, residing at Keni House, Near Hiradevi Mandir,
Kharegaon, Kalwa, Thane - 400065 (ADHAAR No. 4429 0619 4795 and
PAN No. AFKPK6066M),
2. SMT. PRAMILA MUKUND KENI wife of Late Shri Mukund Balu Keni,
an Indian Inhabitant, agriculturist, aged 55 years, residing at Mayur
Ratna Bunglow, Near TMT Bus Depo, Budhaji Nagar, Kalwa, Thane -
400605 (ADHAAR NO. 9104 2099 3779 and PAN No. ABBPK8732H),

[Signature]

[Signature]

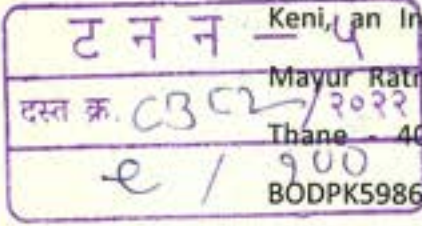
[Signature]

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3. **SHRI MANDAR MUKUND KENI**, son of Late Shri Mukund Balu Keni, an Indian Inhabitant, agriculturist, aged 35 years, residing at Mayur Ratna Bungalow, Near TMT Bus Depo, Budhaji Nagar, Kalwa, Thane - 400605 (ADHAAR No. 3073 3274 4332 and PAN No. ASXPK9420F),

4. **SHRI MAYURESH MUKUND KENI**, son of Late Shri Mukund Balu Keni, an Indian Inhabitant, agriculturist, aged 31 years, residing at Mayur Ratna Bungalow, Near TMT Bus Depo, Budhaji Nagar, Kalwa, Thane - 400605 (ADHAAR No. 8838 2008 9700 and PAN No. BODPK5986H),



All together hereinafter referred to as the said "**LANDOWNERS**" (which expression, unless it be repugnant to the meaning or context thereof, shall mean and include each of their respective heirs, legal representative, and successors and assigns) being party of **THE FIRST PART;**



AND

M/S ARIHANT SUPERSTRUCTURES LTD., a company duly incorporated and registered under the provisions of Companies Act, 1956, having its registered office at "Arihant Aura" 25th Floor, B-Wing, Plot No.13/1, TTC Industrial Area, Thane Belapur Road, Turbhe, Navi Mumbai Thane - 400705, (bearing CIN No. L51900MH1983PLC029643) through its Director **Mr. Ashok Bhawarlal Chhajjer** under the Board Resolution dated 06/05/2022 hereinafter referred to as the "**DEVELOPER/S**" (which expression, unless it be repugnant to the meaning and context thereof, shall mean and include its present and future directors, its successors, administrators and assigns) being party of the **SECOND PART.**



WHEREAS by virtue of a Registered Sale Deed dated 19/06/2008, Shri Pradeep Datatrey Keni alongwith one Late Shri Mukund Balu Keni jointly purchased the pieces and parcel of agricultural lands lying and situated at Survey No. 18 Hissa No. 2, Village Shil, Taluka & District Thane, Maharashtra, within the jurisdiction of the Sub - Registrar of Assurances, Thane, District Thane, and **totally admeasuring about 15,980 sq. meters**, duly registered with the Sub-Registrar of Assurances at Thane 5, bearing Registration no. 5029 of 2008 (hereinafter referred to as "the

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said Lands" for the sake of brevity and convenience), and more particularly described in SCHEDULE "I" hereto and demarcated in Red colour in the PLAN annexed as ANNEXURE - "1" from the Erstwhile owners being (i) Naresh Narayan Pavshe (ii) Murlidhar Narayan Pavshe (iii) Madhukar Narayan Joshi (all hereinafter referred to as "the Erstwhile Owners" for the sake of brevity and convenience). The copy of the Registered Sale Deed dated 19/06/2008 is annexed hereto and marked as ANNEXURE - "2"

AND WHEREAS on or about 10/6/2019, the said Shri Mukund Balu Keni expired leaving behind his wife and two children being the abovenamed Smt. Pramila Mukund Keni, Shri Mandar Mukund Keni, and Shri Mayuresh Mukund Keni, as his only surviving heirs and legal representatives. Accordingly, after the death of the said Shri Mukund Balu Keni, the Record of Rights in respect of the said lands was mutated to reflect the names of the said heirs and legal representative of the said Mukund Balu Keni. The copy of the 7/12 extracts in respect of the said lands reflecting the names of Shri Pradeep D Keni, Smt. Pramila Mukund Keni, Shri Mandar Mukund Keni, and Shri Mayuresh Mukund Keni, the Landowners abovenamed at entry No. 431 is annexed hereto and marked as ANNEXURE - "3".

AND WHEREAS, therefore the Landowners abovenamed are the joint owners of and absolutely seized and possessed and are otherwise well and sufficiently entitled to all the rights title and interest in the said lands admeasuring approximately about 15,980 sq. meters, lying and situated Survey No. 18 Hissa No. 2, Village Shil, Taluka Thane, District Thane, Maharashtra.

AND WHEREAS, the Landowners jointly are desirous of building a residential or a residential cum commercial project on the said lands on procuring sanctioned development plans from the concerned Development Authority and/or local government bodies as required under law.

AND WHEREAS the Developers herein are reputed builders and developers of residential and/or commercial projects in the vicinity of Navi Mumbai and Jodhpur and have experience in such developments and the



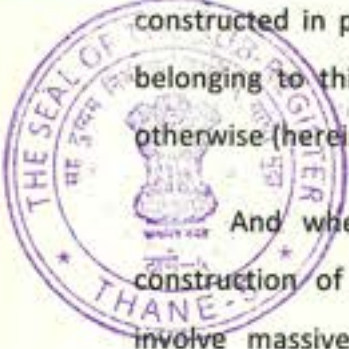
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financial stability and capability to build and construct similar housing projects.

AND WHEREAS the Developers herein are intending to build a residential and/or a residential cum commercial project to be developed and constructed in phases on lands owned and procured by them and on lands belonging to third party owners, by amalgamation with the said Lands or otherwise (hereinafter referred to as "the Proposed Housing Project").



And whereas in view of the fact that the said development and construction of the said Lands described in Schedule I hereunder would involve massive scale of development and construction work and with involvement of huge finance towards its expenses and costs, huge man power, multiple machinery and equipment, meticulous coordination and execution, the period of time involved, and would require expertise and knowledge, the Landowners abovenamed therefore desire and thus have jointly approached the said Developers, M/s Arihant Superstructures Ltd. and offered to sell, transfer and convey all their rights, title and interests of development and construction of the said Lands, which offer is duly accepted by the Developers herein for valuable consideration agreed to be paid and on such other terms and conditions as stated herein;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES TO THE AGREEMENT AS UNDER;

1. That in pursuance to the agreement between the Landowners and Developers herein and for valuable monetary consideration of Rs 5,00,00,000/- (Rupees Five Crores Only) and consideration in the form of Constructed Premises of residential units totally admeasuring approximately about 40,000 (Forty Thousand) square feet of RERA carpet area, the Landowners hereby sell, transfer, convey, grant and give their absolute and irrevocable right, title and interest of development and construction of the said lands being the pieces and parcel of agricultural lands lying and situated at Survey No. 18 Hissa No. 2, Village Shil, Taluka & District Thane, Maharashtra, within the jurisdiction of the Sub - Registrar of



[Handwritten signatures and initials in blue ink]

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Assurances, Thane, District Thane, and totally admeasuring about 15,980 sq. meters, and more particularly set out and described in the "Schedule - I" hereunder written and demarcated in Colour RED, absolutely, exclusively and forever alongwith all the right tile and interest in the existing and future Floor Space Index (FSI) by whatsoever name called, including but not limited to basic FSI, ancillary FSI, Premium FSI, Road FSI and the existing and future Transfer Development Rights (TDR) by whatsoever name called including but not limited to basic or general TDR, Construction TDR, Slum TDR available on the said Lands unto and in favour of the Developers M/S Arihant Superstructures Ltd absolutely, exclusively and forever alongwith the sole, absolute and exclusive right to sell the developed and constructed premises/units/buildings/ structures (residential or commercial) thereon (hereinafter referred to as the "**Developer's Share of Free Sale Component**") in the open market and appropriate the proceeds thereof.

2. It is jointly and severally agreed and confirmed by each of the said Landowners herein that the total amount of monetary consideration of Rs 5,00,00,000/- (Rupees Five Crores Only) is paid by the Developers following manner, the receipt whereof each one of them duly admit and accept:

- The amount of Rs. 2,50,00,000/- (Rupees Two crore Fifty Lacs Only) paid to **SHRI PRADEEP D KENI**, on or before the date of execution of this agreement vide Cheque no. 501673 dated 17/05/2022 drawn on The Fedral Bank Limited, Vashi Branch. The said **SHRI PRADEEP D KENI** duly admits and acknowledges the same, the receipt whereof is annexed hereto and forms a part and parcel of this Agreement.
- The amount of Rs. 83,33,333/- (Rupees Eighty Three Lacs Thirty three Thousand Three Hundered Thirty Three Only) paid to **SMT. PRAMILA MUKUND KENI** on or before the date of execution of this agreement vide Cheque no. 501674 dated 17/05/2022 drawn on The Fedral Bank Limited, Vashi Branch. The said **SMT. PRAMILA MUKUND KENI** duly admits and



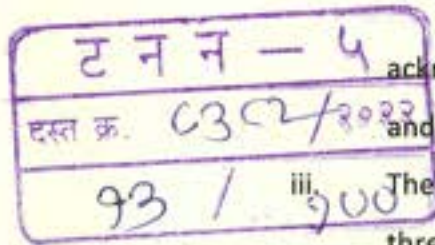
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acknowledges the same, the receipt whereof is annexed hereto and forms a part and parcel of this Agreement.

iii. The amount of Rs. 83,33,333/- (Rupees Eighty Three Lacs Thirty three Thousand Three Hundred Thirty Three Only) paid to **SHRI MANDAR MUKUND KENI**, on or before the date of execution of this agreement vide Cheque no. 501675 dated 17/05/2022 drawn on The Fedral Bank Limited, Vashi Branch. The said **SHRI MANDAR MUKUND KENI**, duly admits and acknowledges the same, the receipt whereof is annexed hereto and forms a part and parcel of this Agreement.



iv. The amount of Rs. 83,33,334/- (Rupees Eighty Three Lacs Thirty three Thousand Three Hundred Thirty Four only) paid to **SHRI MAYURESH MUKUND KENI**, on or before the date of execution of this agreement vide Cheque no. 501676 dated 17/05/2022 drawn on The Fedral Bank Limited, Vashi Branch. The said **SHRI MAYURESH MUKUND KENI**, duly admits and acknowledges the same, the receipt whereof is annexed hereto and forms a part and parcel of this Agreement.

3. In addition to the above, the Landowners shall be jointly entitled to receive, as and by way of consideration in the form of constructed premises of residential units totally admeasuring about 40,000 square feet of RERA Carpet Area, to be allotted and distributed by the Developers herein in the Proposed Housing Project after receiving the duly scantioned plans and schematic layout of the said Proposed Housing Project from the concerned development authority or government body including the Thane Municipal Corporation, which the Landowners shall be jointly and exclusively entitled to sell in the open market and appropriate the value thereof in the manner provided in this Agreement and as per below distribution



Sr. No.	Name	Area (Square feet of RERA Carpet Area)
1	SHRI PRADEEP D KENI	20,000

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2	SMT. PRAMILA MUKUND KENI	6,666
3	SHRI MANDAR MUKUND KENI	6,666
4	SHRI MAYURESH MUKUND KENI	6,667
	Total	40,000



(hereinafter for the sake of brevity referred to as "the Landowners Share of Free Sale Component") which shall form the part and parcel of the total consideration under this agreement payable by the Developers to the Landowners.

4. It is agreed and confirmed by the Landowners herein that on allotment and handover of the constructed premises as stated in para 3 above, the Developers shall be fully discharged of their obligation to pay full and final consideration under this agreement.
5. It is jointly and severally agreed, confirmed and declared by the Landowners herein that the Developers shall be exclusively and absolutely entitled to the balance area of the constructed premises/units (commercial and residential) to be sold in the open market and appropriate the proceeds thereof exclusively and absolutely, being the Developer's Share of Free Sale Component.
6. It is agreed, confirmed and understood by the Landowners herein that the Developer shall construct and build a housing project consisting of residential and commercial units on the said lands at Schedule I hereunder written, (hereinafter referred to as "the proposed housing project") by procuring necessary approvals, consent, no-objection certificates and / or sanctions of all the local and other statutory bodies and authorities including but not limited to the Town Planning Authority of District Thane and necessary from the local authorities and bodies including Thane Municipal Corporation.



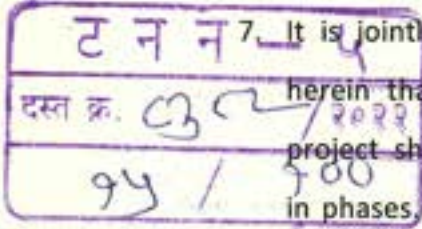
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7. It is jointly agreed, confirmed and understood by the Landowners herein that the said Proposed Housing Project, being a large scale project shall be developed and constructed by the said Developer in phases. It is also jointly hereby agreed, confirmed and understood by the Landowners herein, that the Developer shall be entitled to procure and amalgamate adjoining lands alongwith the said Lands at Schedule I hereunder for the purposes of the said Proposed Housing Project for which the Landowners jointly and severally have no objection or shall raise no objection in any manner whatsoever.

8. It is further jointly agreed, confirmed and understood by the parties herein, that the allotment of residential units consisting of the Landowners Share of Free Sale Component (i.e 40,000 sq. feet of RERA Carpet Area) shall be done by the Developers in the proposed buildings to be built in the Proposed Housing Project and will be proportionately distributed across all buildings on different floors/levels and available views as per their share of residential units in the Proposed Housing Project.

9. That it is agreed, understood and declared between the parties herein that after the procurement of the approved/sanctioned final schematic plans, layouts and specifications of the entire housing project by way of which distinct and definite earmarking and demarcations specifying the total number of residential and commercial units to be constructed in the said housing project, the Developers shall execute a supplemental agreement recording the allotment of distinct and definite residential units consisting of Landowners Share of Free Sale Component (i.e 40,000 sq. feet of RERA Carpet area) being the balance consideration payable under this agreement to the Landowners as stated above.

10. LANDOWNERS' DECLARATIONS, COVENANTS AND OBLIGATIONS:

- i) The Landowners jointly and/or severally declare and confirm that there are no orders passed by any authority, judicial or quasi judicial, under any act, law, rules and regulations by way of which the Landowners are restrained from entering into and executing this agreement relating to the sale, transfer and assignment of their rights, title and interest in



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favor of the Developers in respect of said Lands more particularly described in Schedule I written hereunder.

- ii) The Landowners hereby jointly and/or severally agree confirm and accordingly covenant that they hereby grant consent and no-objection to the Developer signing and executing any documents of whatsoever nature thereby transferring and/or assigning their absolute and exclusive development rights in respect of the Lands mentioned in the Schedule

I hereunder written. The Landowners hereby jointly and/or severally further agree and confirm that they or anyone on their behalf will not raise any objection for the development work which will be carried out by the Developer on the Lands mentioned in the Schedule I hereunder written and the Landowners or any other person claiming through or under them will not be entitled to prevent, object and/or obstruct the progress and possession of the said Developers in regard to the said Lands and that the Developers shall be entitled to take all such decisions and have full and absolute authority to deal with, dispose off, execute and progress with the construction work as deemed fit and proper by them and in the manner of its' best interest.

- iii) The Landowners jointly and/or severally further hereby agree, declare and confirm that in the event any permission or sanction is required to be obtained from the Sub-Divisional Officer, Thane and/or from the Tehsildar/ Talathi and / or from the District Collector, District Thane or the Thane Municipal Corporation or any of its subordinates or from any other statutory or government authority for entering into the present agreement for sale, transfer and assignment of the development and construction rights along with all the right, title and interest in the existing and future FSI and TDR of the said Lands more particularly described in Schedule I written hereunder with the exclusive right for sale of the units (residential / commercial) in the open market by the Developers and for signing and executing an Irrevocable Power of Attorney in favor of the said Developers, the Landowners shall jointly and/or severally make all such required applications and representations for procuring such approvals and procure the same at the earliest.



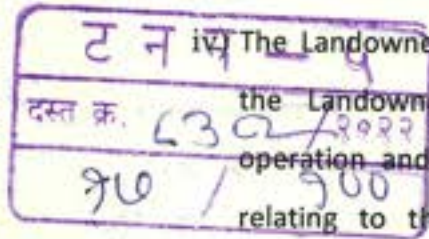
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- iv) The Landowners jointly and/or severally agree, confirm and declare that the Landowners shall provide all the requisite and necessary co-operation and shall produce copies of all original documents and deed relating to the sanctions, permissions and grants in respect of the subject Lands (if any) and other all such relevant documents and deeds and records in respect of the said subject Lands to the Developers or its officers and staff to enable them to proceed with and undertake the said work of development and construction of the said Proposed Housing Project. The Landowners have accordingly on the execution of this agreement handed over to the Developers all the necessary record, files, drawings, plans, permissions, sanctions and commencement certificates (if any), layouts, designs, structural details, no-objection certificates of the statutory bodies and other such relevant materials and documents in respect of the entire Lands mentioned in Schedule I hereunder written including the copies of the registered conveyances, property cards, 7/12 extracts and mutation entries thereof.
- v) The Landowners jointly and/or severally agree and confirm that in the event of the said Thane Municipal Corporation or any other authority or body calling upon the Developers to produce any documents and records relating to the said Lands mentioned in the Schedule I hereunder written, the Landowners shall produce all such Documents and Records in their possession if the same are not handed over to the Developers and shall sign and execute all such documents in writing as may be required and called upon by the Developers without any delay or objections.
- vi) The Landowners hereby jointly and/or severally agree, declare and confirm that except the Landowners no other person or persons claiming by, through or under them, have any right, title and interest of whatsoever nature or character in the said Lands or any part or portion thereof as set out and described in Schedule I hereunder written.
- vii) The Landowners hereby jointly and/or severally agree, confirm and declare that they shall, simultaneous to the execution of this agreement, sign and execute an Irrevocable General Power of Attorney for consideration received and/or to be received under this agreement in



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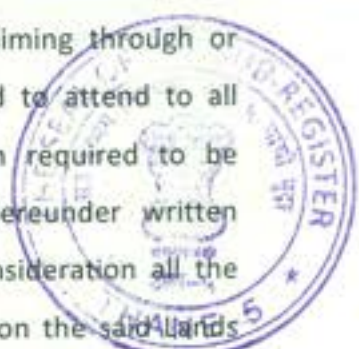
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favour of the Developers authorizing and empowering them, their officers, staff and nominees and all other persons claiming through or under them to do all such acts, deeds and things and to attend to all matters relating to its development and construction required to be carried out upon the lands mentioned in Schedule I hereunder written with the exclusive right to sell and dispose off for consideration all the units (residential or commercial) constructed and built on the said lands and with all such other powers and authorities as more particularly set out in the said Deed of Power of Attorney and to generally do all such acts, matters and things which the Landowners would do if they were personally present in order to facilitate the Developers to smoothly carry on the development and construction of the said Lands without any impediment, obstructions or objections and sell and dispose off for consideration the Developer's Share of Free Sale Component. The recitals, terms and powers as set out and detailed in the said Deed of Power of Attorney shall form the part and parcel of this Agreement as if the contents thereof are more particularly set out herein ad-verbatim reiterated and confirmed.



- viii) The Landowners jointly and/or severally, hereby covenant and declare that they have not created any third party rights and/or interest in respect of the said lands as described under Schedule I hereunder written or any part or portion thereof by way of sale, lien, charge, trust, gift, inheritance, easement, mortgage or in any other manner whatsoever and their title to the said Lands is absolutely free, unencumbered and marketable.
- ix) The Landowners hereby jointly and/or severally declare and confirm that they or anyone on their behalf has not assigned or transferred or agreed to assign and transfer the developments and constructions rights in part or full in respect of the said Lands mentioned in the Schedule I hereunder written, in any person's, body or corporate's favour.
- x) The Landowners jointly and/or severally declare and confirm that the provisions of the Urban Land Ceiling Act 1976 and/or any other provisions of law are not applicable to the said subject Lands.

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xi) The Landowners further jointly and/or severally covenant and declare that there are no proceedings or notices issued and/or pending against the said Landowners or any persons on their behalf from any authorities, local, State or Central government or otherwise for requisition and/or acquisition of the said Lands or any part thereof and the Landowners are free and have the fullest authority, power and title to sell and transfer their rights of development and construction in favour of the Developers in respect of the Lands mentioned in the Schedule I hereunder written.

xii) The Landowners jointly and/or severally declare and confirm that the said Lands mentioned in the Schedule I hereunder written are not reserved or declared as reserved for any public purposes and that there are no suits or proceedings, orders and directions in the nature of decree, attachment before or after judgment or any judicial and/or quasi judicial orders affecting the said lands mentioned under the Schedule I hereunder written.

xiii) The Landowners jointly and/or severally declare and confirm that there are no estate duty, wealth tax, sales tax or other taxation proceedings, whether for recovery or otherwise, initiated and/or pending by any taxation authority or local authorities or otherwise against the Landowners in respect of the said Lands mentioned in the Schedule I hereunder whereby the said Lands or any part or portion thereof is in any manner affected or jeopardized. It is jointly and/or severally declared and confirmed by the said Landowners herein that any liability or payment including but not limited to property tax, electricity charges, water charges or any other statutory payments (including any penalties or interest) payable by them as on the date of execution of these presents and/or which may be raised in future by any government or semi-government bodies or authorities in respect of the said Lands, shall be duly and promptly paid by them to ensure that the said Lands or any portion are not affected in any manner. In the event the said Landowners refuse, neglect, delay and/or ignore to pay and clear the same, then in that event, the Developer, solely at their discretion, may pay the same directly to such government or semi-government bodies



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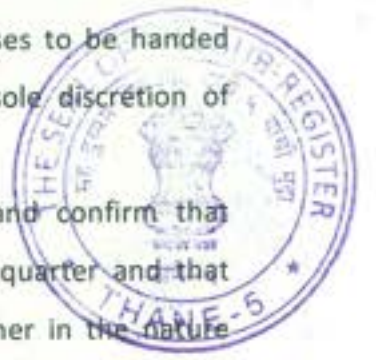
or authorities and the said sum paid shall be informed and then after deducted from the consideration of Constructed Premises to be handed over to the said Landowners under this deed at the sole discretion of the said Developers.

xiv) The Landowners jointly and/or severally declare and confirm that there are no actionable claims against them from any quarter and that there are no proceedings under the Companies Act either in the nature of winding up proceedings or otherwise initiated and/or pending against the Landowners.

xv) The Land Owner jointly and/or severally and unequivocally hereby agree, declare, confirm and covenant that whatever steps or actions that will be taken by the Developers on their behalf for the purpose of carrying out the said development and construction of the said Lands will be concurred and accepted by them without raising any objection or any obstruction in any manner whatsoever and that they shall not prevent the Developers from proceeding with the implementation of development work, however, subject to and in accordance with the permissions, sanctions and guidelines set out and prescribed under the orders of the Town Planning Authority, District Thane and/or any other statutory or government authority.

xvi) The Landowners hereby jointly and/or severally confirm and declare that the Landowners have, on execution of this agreement and in consideration of Rs 5,00,00,000 (Rupees Five Crores Only) and for 40,000 sq. feet RERA carpet area of developed and constructed premises as stated above, handed over the actual physical possession of the said Lands mentioned under Schedule I hereunder written to the said Developers and the Developer have upon the execution of this agreement taken over the actual physical possession thereof.

xvii) The Landowners hereby jointly and/or severally agree, confirm and declare that upon handover of the developed and constructed residential premises of totally 40,000 sq. feet of RERA carpet area in the Proposed Housing Project, the entire consideration under this agreement payable by the Developers to the each of the Landowners shall stand satisfied. The Landowners jointly and/or severally agree, declare and covenant

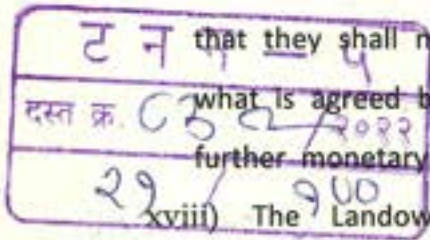


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that they shall not be entitled for any further carpet area other than what is agreed between the parties hereto and shall not demand any further monetary or other consideration from the Developers.

xviii) The Landowners jointly and/or severally agree, declare and represent to the Developers that there is free and full access to the subject Lands stated in Schedule I hereunder written.



xix) The Landowners hereby jointly and/or severally grant consent to the Developers and permit them to secure loan and other finances, if required by the Developer, to develop the Proposed Housing Project by creating a charge or mortgage on the said Lands at Schedule I herein including the development rights granted in this deed and on all the proposed constructed premises or units proposed to be built or constructed in the said Proposed Housing Project except on the total areas of 40,000 sq. feet of RERA Carpet area of constructed premises promised to be handed over to the Landowners herein as their consideration, and for obtaining such loan or finance from any private, nationalized, co-operative, state, central international bank, company or financial institutions and/or any multinational financing company or any other lender/investor. However it is agreed and understood by the Developer that such loans and finances availed, shall be in their own name and Developers shall be solely responsible to repay the same without any repayment or entanglement of the Landowners. The Landowners accordingly with a view to enable the Developers to secure such loans and finances from any private, nationalized, co-operative, state, central international bank, company or financial institutions and/or multinational financing company, have hereby signed and executed a separate consent letter in favour of the Developers apart from the power and authority to do so granted under the Irrevocable General Power of Attorney. The Landowners further jointly and/or severally agree and declare that as and when any such bank, company, or financial institutions and/or any multinational financing company or any other lender/investor insists upon execution of any documents or declarations by the Landowners, the Landowners without raising any objections of whatsoever nature or character shall issue a No-objection certificate and



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execute the documents or declarations in the format of and to the satisfaction of such lender/investor without any objections.

xx) Assurances & Indemnity by the Landowners:

The Landowners jointly and/or severally and on behalf of each one of them hereby solemnly assure the Developers that there are no claims, demand or charge, either against them relating to the said Lands mentioned in the Schedule I hereunder written or in relation to the said Lands or its clear and marketable title, by any person, body or corporate. However, the Landowners jointly and/or severally and on behalf of each one of them hereby for all times indemnify and keep indemnified the Developers against any and/or all adverse actions, claims, demands, proceedings, suits, fines and penalties and that the Landowners shall be solely and exclusively liable and responsible to meet with such adverse claims with all its costs and consequences and shall also be liable to make good any such loss or damage occurred or incurred upon by the Developers in relation to the said development and construction of the said Proposed Housing Project to be built by the Developers.

11. DEVELOPERS DECLARATIONS, COVENANTS AND OBLIGATIONS:

- i) The Developers hereby agree and declare that the Developers have the necessary experience, expertise, infrastructure, financial ability, manpower and other resources to execute and perform their obligations of carrying out the development and construction of the entire housing project proposed to be carried out on the said Lands and shall endeavor their best efforts to execute and complete the said project.
- ii) The Developers agree and declare that they shall adhere to and remain in conformity with all applicable laws of the land and the rules and regulations of the concerned authorities and statutory bodies while executing the said development and construction work.
- iii) It is agreed and accordingly the Developer jointly and/or severally covenant that it shall be their sole responsibility and as such agree, confirm and undertake to procure necessary approvals, consent, not

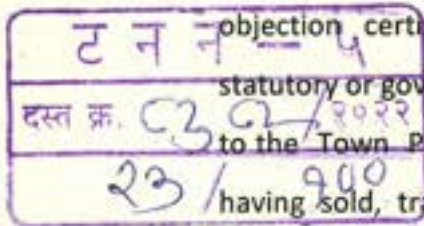
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objection certificates and / or sanctions of all the local and other statutory or government bodies and authorities including but not limited to the Town Planning Authority of District Thane of the Landowners having sold, transferred and assigned its rights of development along with all the right, title and interest in the existing and future FSI and TDR in favour of the Developers for the valuable consideration as aforementioned by virtue of which the Developer has acquired the absolute, exclusive and irrevocable Development and Construction rights of the said Lands more particularly described in Schedule I written hereunder.

- iv) The Developer declares and undertakes to carry out the entire development and construction work upon the said Lands in accordance with the sanctioned plans, layout and designs that are or may be approved by the building authorities of the statutory bodies, either it be the Municipal Council, Municipal Corporation, the Town Planning Department and/or the District Collector's Office and/or its subordinates and the Developers shall comply with the building rules and regulations and other bye-laws for the time being in force or any subsequent amendments.
- v) That the Developers on and after the execution of this agreement shall carryout the entire development and construction work on its own account, incur all costs, charges and expenses and hold the responsibility to pay and discharge all the incurred costs, charges and expenses in relation to the said development and construction work including the payment of salaries and wages to its entire staff and workers employed in the construction work, the building and construction materials and other outgoings in relation to the said housing project proposed to be carried out upon the said Lands mentioned in Schedule I hereunder written.
- vi) The Developers hereby indemnify and keep indemnified the Landowners from or against any adverse claim that may be made against the Landowners by any one and/or any damage the Landowners may suffer as a result of the Developers committing any breach of any of the building



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bye- laws, rules, regulations, orders, directives, instructions that may be issued by the concerned authorities in connection with the development and construction work of the said building project as aforesaid and/or the Developers committing any default in payment of the salaries, wages, expenses, fees and other outgoings including the payment for injuries or any compensations occurred during the implementation, execution and progress of work as mentioned and as also in default of payment of the bills of suppliers of the building material or any damages or loss that may be suffered or sustained by the Landowners as the result of the Developers carrying out the construction and development work on the said Lands subject to Landowners jointly and severally complying with their representations, warranties, covenants and obligations.

vii) The said Lands described in the Schedule I hereunder written are free from all encumbrances with clear and marketable titles in the name of the Landowners and in view thereof and as per the permissions and sanctions to be procured from Thane Municipal Corporation, Town Planning Authority and the office of the District Collector, Thane, the Developers have agreed to develop and construct the said Proposed Housing Project on said Lands.

viii) The Developers have verified the necessary documents and records in respect of the property namely the said lands described in the Schedule I hereunder including the registered conveyance executed in favour of the Landowners herein by virtue of which the Landowners have purchased the said Lands and have also got the said property transferred in their name in the revenue records maintained by authorities in respect of the said Lands as described in the Schedule I hereunder written and accordingly prima-facie accepted the title, rights and privileges of the Landowners in respect of the said Lands.

12. The Developer shall apply for permission and sanctions for development of the said Lands to the Thane Municipal Corporation, at their sole discretion. The Developers are and shall be, for the purposes of development and construction of the said lands entitled to appoint its own Architects, Engineers, Surveyors, Structural Engineers, Contractors, Carpenters, and other skilled and unskilled



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personnel, supervisors, labourers and other staff and shall also be entitled to prepare fresh designs plans and layouts and seek its sanctions and approvals, if necessary, to which the Landowners agree and declare not to raise any objection of what-so-ever nature and instead shall personally fully participate and co-operate without causing any delay.

13. The Landowners jointly and severally, hereby agree and declare that the Developer shall be entitled to any and all refunds, rebates, adjustment of fees and/or charges paid by the Landowners jointly and/or severally to government authorities in connection with the said Lands. That the Landowners jointly and severally agree, confirm and declare that, in the event they receive and/or are entitled to receive any money by way of refunds, rebate or adjustments in respect of the said Lands then the same shall be forthwith paid to the said Developer.

14. The Landowners jointly and severally agree, admit and confirm that they shall not be entitled to claim reimbursements, adjustments, refunds, from the Developers herein, towards any cost, fees, charges, expenses, payments made by them, individually and/or jointly, to any person, body or corporate, government authorities or local bodies including but not limited to, Thane Municipal Corporation (TMC), MAHADA, or any other government body towards procuring sanctions and permissions of development plans, and/or otherwise for any other reason.

15. FSI (FLOOR SPACE INDEX) :

a. The Landowners jointly and severally hereby declare, confirm and covenant that the Developers are exclusively and absolutely entitled to all the right, title and interest in the existing and future Floor Space Index (FSI) and Transfer Development Rights (TDR) available on the said subject Lands more particularly described in the Schedule I hereunder written and that all rights, title and interests in the existing FSI and TDR and any future enhancements to the FSI and any TDR, ancillary FSI, additional FSI, premium FSI, Road FSI or any other additional development rights by whatsoever name called granted by the government or other



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competent authorities, free or on charge or on payment, by notification, regulations, orders or otherwise, shall belong to the Developer solely, exclusively, absolutely and forever, who shall be fully and exclusively entitled to utilize the same without payments of any further compensation and/or consideration to the Landowners herein or to any other party to this deed. It is further jointly and severally agreed, confirmed and declared by the said Landowners that they shall not be entitled to any further considerations and/or compensation in the form of premium or otherwise and/or in the form of constructed units other than the consideration agreed to be paid under this deed.

- b. The Landowners hereby jointly and severally further declare, confirm and covenant with the Developer that the Developer shall be entitled to all the right, title and interest in any Floor Space Index or Transfer Development Rights available and/or received and/or granted by any government or other competent authorities, as a result of amalgamation or merger of the said subject Lands with adjoining lands and/or due to the relocation or removal of the Electric Supply Towers (High Tension Line) from the said Lands, and/or due to road reservation or slum rehabilitation, free or on charge or on payment, by notification, regulations, orders or otherwise, shall belong to the Developer solely, exclusively, absolutely and forever and that the Developer shall at all times have and enjoy all rights, title and interests in the said FSI and TDR and any future enhancements to the Floor Space Index and/or any Transfer Development Rights (TDR), solely, exclusively, absolutely and forever, who shall be fully and exclusively entitled to utilize the same without payments of any further compensation, premiums and/or consideration to the Landowners or any other party to this agreement.

16. MARKETING & SALES:

- a. It is agreed between the parties hereto that upon procuring the final approved and sanctioned plans, designs, layouts and specifications of all the buildings proposed to be constructed and developed upon the said Lands, the Landowners hereto unequivocally agree and confirm that the marketing of the Proposed Housing Project including Land Owner's Share of Free Sale Component of 40,000 sq. feet of RERA Carpet



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- b. the Landowners jointly and severally and unequivocally agree, declare and confirm that the Sales Office of the Proposed Housing Project shall be that of the Developer being "a single point sales" office herein and that they undertake to appoint the Developer herein to exclusively market and sell their shares of residential units in the open market.
- c. It is unequivocally agreed, confirmed and declared by the Landowners jointly and severally that they shall not market and/or promote the Proposed Housing Project and/or their share of free sale component independently and/or separately without the consent in writing from the Developer herein and shall accordingly not put any displays, advertisements, prepare and distribute brochures, hand pamphlets, boards, promotions, communications and hoardings for promotions, marketing and sales of the said project, without the express written consent by the Developers herein.
- d. Subject to any finalization of brand name of the Proposed Housing Project proposed to be constructed and developed by virtue of this agreement, it is agreed and confirmed between the parties that the name of the Proposed Housing Project or any phase or building thereof shall be decided by the Developer. The displays, advertisements, brochures, hand pamphlets, boards, promotions, communications and hoardings and all other marketing and sales collateral shall be designed by the Developers. However, the Landowner's Keni Group logo shall be displayed with equal prominence alongside Arihant Superstructures Ltd. logo on the signboard erected at the project site.
- e. That the Landowners shall be free to appropriate and adjust to themselves, the sale proceeds relating to sales of their share of constructed premises subject to payment of GST and other statutory taxes, as applicable under law as and when demanded by the Developer under its invoice or otherwise for such units sold as provided in this agreement.
17. That it is agreed between the parties hereto that the Landowners shall be entitled to be provided with car parking spaces for their prospective



Tru *to* *On* *Wd* *AM*

purchasers of their 40,000 sq. feet of RERA carpet Area of Free Sale Component and as such it is agreed that such provision would be of one car parking space for every two 2 BHK residential units and one car parking space for every four 1 BHK residential units.



18. It is agreed, declared and understood by the Landowners and Developers that they shall execute the agreements for sale for their share of Free Sale Component in their individual capacity as a seller and prospective buyer as a purchaser and receive their consideration for their sales. The same shall be registered with registrar of assurances. For the purpose of records, the Landowners shall inform the Developer in writing about his intent to sell and the Developer shall confirm the same.

19. It is mutually agreed, declared and understood between the parties hereto that since the Developer is the promoter as defined under The Maharashtra Housing (Regulation and Development) Act 2012 or The Maharashtra Ownership of Flats Act, or Real Estate Regulation and Development Act of 2016 whichever is applicable and in force, and by virtue of the right, title and interest created in favour of the Developer in this agreement, the Developer shall be independently entitled to enter into and execute the agreements for sale with its prospective purchasers of its share of units (residential and commercial) of the Free Sale Component and the Landowner shall not be required to be a signatory or a party to the said agreements for sale executed by the Developer hereto in favour of its Share of its prospective purchasers. The Developers as promoters shall execute such agreements for sale in favour of their prospective purchasers.

20. It is further agreed, declared and understood by the parties hereto that the Developer shall be responsible to do all acts, deeds, things and obligations as required to be done or caused to be done by a promoter as contemplated under the provisions of The Maharashtra Housing (Regulation and Development) Act 2012 or The Real Estate Regulation and Development Act 2016 as applicable and in force and shall be obliged to take necessary steps including the formation of



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२९/१०/२०२३



either a co-operative housing society or flat owners association or a company of all the purchasers/occupiers including the purchasers/occupiers of the Land Owner's Free Sale Component and take necessary steps with participation and cooperation of the Landowners to convey the Land along with the structures thereon to such co-operative housing society or flat owners association or a company. Accordingly the Landowners agree, confirm and declare that as their obligation under this agreement, they shall make themselves available, co-operate and participate fully, as and when called upon by the Developers, to convey the said Lands to such co-operative society/flat owners association/company as and when formed by the Developer.

21. The parties hereto in mutual consensus agree and declare that the Landowners and the Developer shall be entitled to create a charge, mortgage, lien, pledge or encumber their respective share of free sale component as agreed to be developed and constructed under this agreement in favour of any bank or financial institution private, nationalized, co-operative, state, central, international bank, company or any multinational financing company. The parties however declare and confirm that in such eventuality the parties hereto shall respectively procure and or avail such loans and finances in their own respective names and shall respectively be liable and responsible to repay the same without any implication or entanglement of the other party from any angle of whatsoever nature or character and shall not use the other party, its respective portion of Free Sale Component, its name or goodwill or its assets as any guarantee and/or seek the other party to stand as the collateral guarantor or otherwise. The parties hereto agree and declare that they shall respectively be liable and responsible for such repayments with interest of all such loans or finances availed respectively by them. It is however further agreed between the parties that the Landowners shall not be entitled to and shall not in any manner create any charge or lien in any manner whatsoever either by mortgage, security or otherwise in favour of any person, body or corporate including banks and financial institutions,



Imu *Signature* *Signature* *Signature*

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on the said Lands as set out and described in Schedule 1 hereunder written.

22. It is agreed and understood that nothing contained in these presents shall be deemed to constitute a partnership or a joint venture or association of persons between the Parties hereto and that all parties to this agreement are in the capacity of independent entities.
23. It is agreed, understood and confirmed by each Party to this agreement that they shall be individually liable to respectively bear and pay their own separate Direct and Indirect Taxes including but not limited to Income Tax, Sales Tax, Service Tax, VAT (Value Added Tax), GST or any such other taxes levied by the state or central government from time to time on their share of the Free Sale Component.
24. Notwithstanding and without prejudice to Clause 23 above, it is agreed understood and declared between the parties that since the Developer is primarily liable to pay GST to the concerned authorities during the progress of the development and construction work, the Landowners jointly and severally agree and declare that the GST on all the sales to their prospective purchasers shall paid by them to the Developer within 7 days from the date of GST invoices raised by the Developer either personally and/or by recovering the same from such prospective purchasers for clearance of the said GST/service tax. The Landowners shall pay applicable GST to the Developers on the unsold portion of their share of Free Sale Component upon receipt of Occupation Certificate for such area within 7 days from the date of GST invoice raised by the Developer.
25. By virtue of this agreement the Developers shall construct and develop the said Lands along with amalgamating other adjoining lands, in accordance with the final schematic layout plans, designs and specifications as prepared by the Developer in consonance with the approval and sanction of the building authorities, Town Planning Authority, Thane Municipal Corporation and/or the Collector, District Thane or any other local or statutory body. Subject to the detailed facts and figures to be recorded in the supplemental agreements and subject to the necessary sanctions and approvals of the final layout



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plans and designs and other basic infrastructures required to be laid on the said lands in consonance of the entire scheme, the Developer shall endeavor to the best of his ability to complete the said housing project as per disclosures made by the said Developer to the Real Estate Regulatory Authority under the Real Estate Regulation Act and extensions thereto. It is however clearly agreed, understood, declared and confirmed by the parties hereto that the time is not the essence of this agreement and time frame contemplated for the completion of the entire housing project shall always be and subject to the computation of delay caused due to all such inadvertent exigencies or circumstances, reasons or causes not attributable to any acts and obligations on the part of the Developers and for the reasons beyond the reach and powers of the Developers and thus in such eventuality the time shall always be deemed to have been extended and shall stand extended.

26. **FORCE MAJEURE:** Without prejudice to the above clause 25, it is further agreed and understood by both parties to this agreement that neither party shall be held liable for any failure or delay in performance of any of its obligation/s under this agreement, to the extent such failure/delay is caused due to any act of GOD namely including but not limited to earthquakes, typhoons, cyclones, floods, lightening, land slides, fire explosions, plague, epidemics, any disruption due to invasion by foreign enemies, hostilities, civil war, armed conflicts, act of terrorism, rebellion, revolution, insurrection, confiscation of power by military, trade embargoes by order or any act of government or any public authority, riots, civil disturbances, official labour unrest, lockouts and strikes, pandemics or epidemics, lock downs and such other circumstances which are beyond the control of any Party to this present agreement and shall be referred to as a "Force Majeure Event". In the event of such delay or failure to perform obligations by a party due to occurrence of any force majeure event, then the said party shall promptly notify the other party of the happening or nature of such a force majeure event and the expected delay to be caused due to such event/cause. Neither party shall be liable



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to pay to the other any costs or charges in the nature of damages or otherwise caused due to such event of Force Majeure.

27. **STAMP DUTY & REGISTRATION:** The Stamp Duty, Registration, cost and charges as reckoned by the statutory authority to be paid on this deed shall be borne and paid by the Developer to the extent of _____% and the balance _____% of the stamp duty shall be paid by the Landowners.



The Stamp Duty, Registration, cost and charges as reckoned by the statutory authority to be paid on the proposed agreement to sell/sale deeds in respect of the Landowners share of Free Sale Component shall be borne and paid by the said Landowners jointly and severally as per their respective share and/or their respective prospective flat purchasers as the case may be and the Developer shall not be liable for the same.

28. **GOVERNING LAW:** It is understood and confirmed by both parties to this agreement that this present agreement shall, in all respects, be governed by and construed in accordance with the laws of India. All parties to this agreement hereby agree and declare to submit to the exclusive jurisdiction of the courts in Thane, District Thane in connection with any dispute arising out of this Agreement.

29. **MODIFICATION/ AMENDMENT:** It is agreed, understood, confirmed and declared that no amendments, modification or change to the present agreement shall be valid and/or binding between the parties to this agreement unless the same is reduced to writing and signed by all parties to this agreement which shall then form the part and parcel of this agreement as if the same is recorded herein.

30. It is agreed, understood and confirmed by the parties to this agreement that the present agreement alongwith its subsequent supplementary agreements executed by and between the parties to this agreement shall constitute the entire agreement between the parties hereto with respect to the subject matter hereof and shall supersede all prior negotiations, representations and/or agreements, either written or oral.



31. SEVERANCE OF TERMS:

It is agreed, understood and confirmed by parties to this present agreement that in the event if any provision of this present agreement becomes invalid or illegal or is adjudged unenforceable by a competent authority under law, then in that event the said provision so held invalid, illegal or adjudged unenforceable by a competent authority under law shall be deemed to have been severed from this present agreement. It is agreed, understood and confirmed that such severance of the provision held to be invalid, illegal or adjudged unenforceable by a competent authority under law shall not affect the remaining provisions of the present agreement, as far as it is possible.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first hereinabove written.

SCHEDULE I

All that pieces and parcels of lands bearing Survey 18 Hissa No. 2 totally admeasuring about 15,980 sq. meters, situated and lying at Village: Shil, Taluka: Thane, District Thane, Maharashtra, India, within the jurisdiction of the Sub-Registrar of Assurances, Thane, District Thane, and bounded on the;

East: boundary of village Daighar

West: by lands bearing survey no. 18/3 owned by Vijay Ganpat Pavshe and Gyaneshwar Ganpat Pavshe, survey no. 19/1 owned by Hitesh Suresh Jain, survey no. 19/2 owned by Thane Municipal Corporation

North: boundary of village Davlya

South: boundary of village Daighar

SIGNED AND DELIVERED)

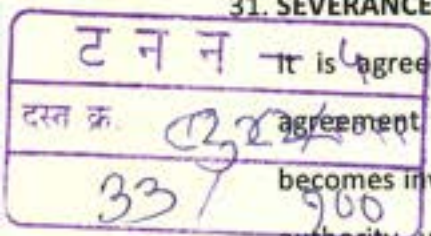
by the within named)

"Landowners",)

[Signature]

[Signature]

[Signature]



1. SHRI PRADEEP D KENI,

2. SMT. PRAMILA MUKUND KENI

3. SHRI MANDAR MUKUND KENI

4. SHRI MAYURESH MUKUND KENI,

of the First Part;

In the presence of;

WITNESSES

1. Mr Deepak K. Deshpande Deepak

2. Mr. Gagandeep S. Kohli Gagandeep

SIGNED AND DELIVERED

by the within named

"DEVELOPER"

M/S ARIHANT SUPERSTRUCTURES

LTD, through its director

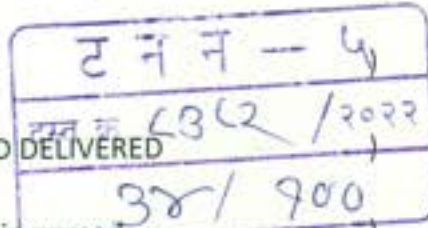
Shri Ashok Bhawardas Chhajale

In the presence of;

WITNESSES

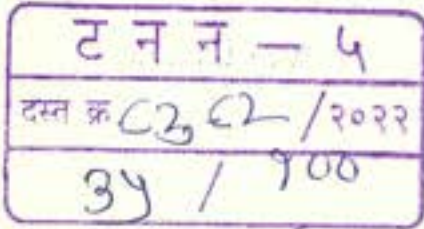
1. Mr Deepak K Deshpande Deepak

2. Mr Gagandeep S. Kohli Gagandeep



RECEIPT

Received of and from M/s Arihant Superstructures Ltd, the Purchaser abovenamed a sum of Rs 2,50,00,000/- (Rupees Two Crores and Fifty Lakhs Only) by Cheque no. 501673 dated 17/05/2022 drawn on The Federal Bank Limited, Vashi Branch, as and by way of part consideration.



SHRI PRADEEP D KENI

RECEIPT

Received of and from M/s Arihant Superstructures Ltd, the Purchaser abovenamed a sum of Rs 83,33,333/- (Rupees Eighty Three Lakhs, Thirty Three Thousand Three Hundred and Thirty Three) by Cheque no. 501674 dated 17/05/2022 drawn on The Federal Bank Limited, Vashi Branch, as and by way of part consideration.



SMT. PRAMILA MUKUND KENI

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३६ / १००

RECEIPT

Received of and from M/s Arihant Superstructures Ltd, the Purchaser abovenamed a sum of Rs 83,33,333/- (Rupees Eighty Three Lakhs, Thirty Three Thousand Three Hundred and Thirty Three) by Cheque no. 501675, dated 17/05/2022 drawn on The Fedral Bank Limited, Vashi Branch, as and by way of part consideration.



SHRI MANDAR MUKUND KENI

RECEIPT

Received of and from M/s Arihant Superstructures Ltd, the Purcahser abovenamed a sum of Rs 83,33,334/- (Rupees Eighty Three Lakhs, Thirty Three Thousand Three Hundred and Thirty Four) by Cheque no. 501673 dated 17/05/2022 drawn on The Fedral Bank Limited, Vashi Branch, as and by way of part consideration.

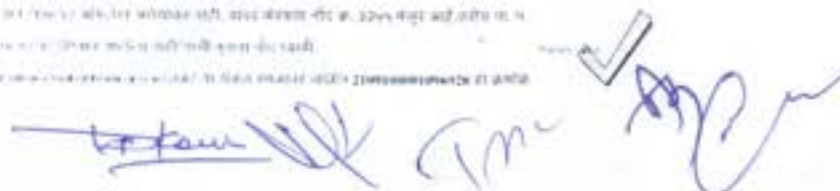


SHRI MAYURESH MUKUND KENI

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सगी XXX	मगी XXX
सालनी लिपीक	मुष्णालय सलानक
उप.स. मू.स. गी	उप.स. मू.स. गी

नक्कल तयार करणार

At equilibrium
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नवकल तपासणार

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श्रीम. पल्लवो वि. कदम
(भूधरनाथक)
उप अधीक्षक भूमि अधिपति,
राज्य.

प्रतीक का अर्थ $5 \times 9 = 45$
 मानक का अर्थ $4 \times 9 = 36$
 प्रतीक का अर्थ $2 \times 9 = 18$
 मानक का अर्थ $1 \times 9 = 9$
 प्रतीक का अर्थ 20
 मानक का अर्थ 14
 प्रतीक का अर्थ 34

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ए. प्रदीपक सुभाष प्रदीपक
सर्वे

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मोहताबी लिंक : e/3/2018

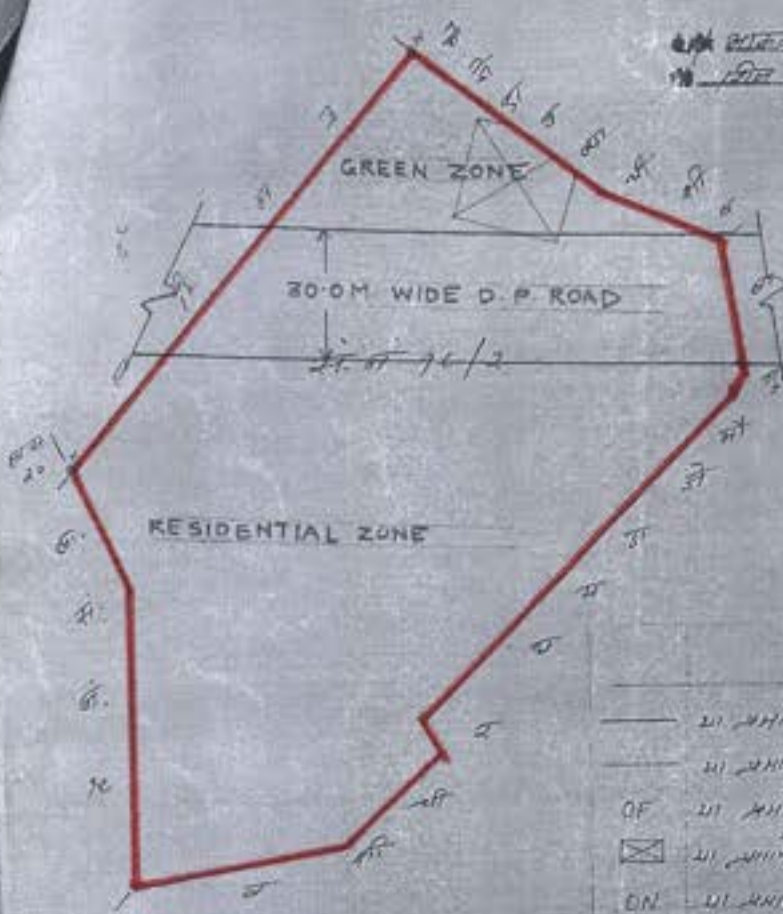
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 २. दि. २६/६/२०२२ मधील - १. २४/१/२०२२ मधील १६ - सी. १. २४/१/२०२२ मधील
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 मोतली ठरविला.



हस्त लिखित व निरोजित अधिकारी
 वरिष्ठ न्यायाधीश, ठाणे

समस्त विनोद विनोद

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- २२. मंजूर अर्जावर बाबत सी. २२ मंजूर २४०० चौ.फु.
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 नवकाय तपासणार
 नवकाय तपासणार
 नवकाय तपासणार

हस्त लिखित व निरोजित अधिकारी
 वरिष्ठ न्यायाधीश, ठाणे

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ANNEXURE "1" ४६/१००



ठाणे महानगरपालिका, ठाणे

"महानगरपालिका धान" बरसेनावी जनरल अरुण कुंजार वेद मार्ग, चंदनवाडी, पाचपाखाडी, ठाणे-४०० ६०२
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

संदर्भ क्र./ठा.प.पा./प्रतिष्ठित/विशेषक - २२/१०

Ref/T.M.C./

प्रति,

श्री. आकाश मलपे

मनिषा नगर, कळवा,

ठाणे.

दिनांक २२/१०/२०२२

Date

22/10/2022

THANE-5

विषय :- मोजे रिल मेथील स. नं. १८/२, या जमिनीचा डी. पी. रिमार्क्स व ड्रोन दाखला
मिलणेबाबत.

संदर्भ :- आपले दिनांक ८/१/२०१९ आदेश क्र. ११५७३ चे पत्र.

महोदय,

प्रस्तुत प्रकरणी ठाणे शहराच्या मंजूर सुधारित विकास आराखड्यानुसार मोजे रिल स. नं. १८/२, या जमिनीचे काही क्षेत्र नियोजित ३० मी. रस्ताखंडीकरणाने बाधित होत असून उर्वरित भाग रहिवासी विभाग व इतर विभागात (मंजूर विकास नियंत्रण नियमावलीनुसार G-2 झोन) समाविष्ट होत आहे.

शासनाचे नगर विकास विभागाचे पत्र क्र. टिपीएस - १२०३/४४२/सीआर - ५०/०२/मुडी - १२, दि. २९/०६/२००५ चे पत्रासोबत प्राप्त झालेल्या अंतिम सागरी किनारा व्यवस्थापन आराखड्यानुसार विषयावरील जमिनीचे क्षेत्र (CZMP) तरतुदीने बाधित होत नाही.

वन विभागाकडून या कार्यालयास प्राप्त झालेल्या महाराष्ट्र खाजगी वने संपादन अधिनियम १९७५ अंतर्गत वन क्षेत्रात मोडणाऱ्या गाव विछय यादीत उपरोक्त जमिनीचा समावेश होत नाही.

तसेच कार्यकारी अभियंता खारभुमी विकास विभाग ठाणे (कळवा) याचे पत्र क्र. खारभुमिविठा/प्रश-१/७९८, दि. २०/३/२००७ चे पत्रासोबत प्राप्त झालेल्या खारभुमी योजनाच्या पुनःप्रतिष्ठित क्षेत्रातील निर्बंधित केलेल्या जमिनीच्या यादीत विषयावरील जमिनीचा समावेश केलेला नाही.

सदरचे अभिप्राय या कार्यालयाकडील उपलब्ध अभिलेखांनुसार हद्द विचारात घेऊन देण्यात येत आहेत. तथापि, जमिनीच्या मोजणीच्या हद्दीत तफावत असल्यास आपणांस या कार्यालयाकडून पुनः शब्द अभिप्राय घेणे आवश्यक असून मोजणी पुरावर देण्यात येणारे अभिप्राय कायम राहतील.

शासनाच्या वेळोवेळी निर्धारित होणाऱ्या आदेशास व या आधुनिक राने, पाने मंजूर विकास नियंत्रण नियमावलीतील नियम क्र. ६२ मधील तरतुदीनुसार मंजूर केलेल्या फेरबदलास अधिप राहून विषयावरील जमिनीबाबत अभिप्राय देण्यात येत आहेत.

संदर्भित पत्रासोबत सादर केलेल्या विषयावरील जमिनीचे उप अतीक्षक भूमी अभिलेख, ठाणे याचे कार्यालयाकडील कमांक/भुमपत्र/अ.ता./हद्द कायम /पो.र.नं. ५३९२/१० दि. २९/०९/२०१० मोजणी नकाशाच्या एका प्रतीवर नवील प्रमाणे मंजूर सुधारित विकास आराखड्याच्या तरतुदी लागू राहणे दर्शवून नकाशाची प्रत सोबत जोडल्या आहेत.



आपला,

शहर विकास व नियोजन अधिकारी,
शहर विकास विभाग,
ठाणे महानगरपालिका, ठाणे

[Handwritten signatures and initials]