Receipt (pavti)

370/23267
Wednesday,December 28 ,2022
2:27 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 24916 दिनांक: 28/12/2022

गावाचे नाव: कांजुर
दस्तऐवजाचा अनुक्रमांक: करल2-23267-2022
दस्तऐवजाचा प्रकार : डेव्हलपमेंट अँग्रीमेंट
सादर करणाऱ्याचे नाव: मे /- हेमेरा बिल्डर्स अँड डेव्हलपर्स प्रा लि चे संचालक संजयकुमार ब्रिजकिशोर सिन्हा

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2000.00
पृष्ठांची संख्या: 100	
एकूण:	रु. 32000.00

सह दु.निबंधक कुर्ला 2

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जि.मुं.

बाजार मुल्य: रु.7944000 /-
मोबदला रु.8469000/-
भरलेले मुद्रांक शुल्क : रु. 423450/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012860535202223P दिनांक: 28/12/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2812202200899 दिनांक: 28/12/2022
बँकेचे नाव व पत्ता:

6 JAN 2023

6 JAN 2023

370/23267 इतर पावती Original/Duplicate

Friday,06 January 2023 2:51 PM नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 546 दिनांक: 06/01/2023

गावाचे नाव: -कांजुर

दस्तऐवजाचा अनुक्रमांक: करल2-23267-2022

दस्तऐवजाचा प्रकार : डेव्हलपमेंट अँग्रीमेंट

सादर करणाऱ्याचे नाव: मे /- हेमेरा बिल्डर्स अँड डेव्हलपर्स प्रा लि चे संचालक संजयकुमार ब्रिजकिशोर सिन्हा वर्णन

दस्त हाताळणी फी	रु. 1300.00
पृष्ठांची संख्या: 65	
एकूण:	रु. 1300.00

सह दु.निबंधक कुर्ला 2

1); देयकाचा प्रकार: DHC रक्कम: रु.1300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0601202307701 दिनांक: 06/01/2023

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

CHALLAN

MTR Form Number-6

GRN	MH012860535202223P	BARCODE		Date	28/12/2022-13:09:14	Form ID	

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fee Ordinary Collections IGR	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	KRL2_JT SUB REGISTRAR KURLA NO 2	Full Name	HEMERA BUILDERS AND DEVELOPERS PRIVATE LIMITED
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No. Premises/Building	CTS NO 912 AND CTS NO 1001 VILLAGE KANJUR

Account Head Details	Amount In Rs.
0030063301 Amount of Tax	30000.00
Total	30,000.00

Road/Street	TALUKA KURLA						
Area/Locality	MUMBAI						
Town/City/District							
PIN		4	0	0	0	4	2
Remarks (If Any)	SecondPartyName=MADHUSUDAN DAMLE AND OTHERS~						
Amount In Words	Thirty Thousand Rupees Only						

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

करल-२
२३२६७ | ७ | २६७
२०२२

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No	10000502022122806363	3789110859713
Cheque/DD No.		Bank Date	RBI Date	28/12/2022-13:10:34	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 : Mobile No : 0000000000

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

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

Print Date 28-12-2022 01:12:25

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2812202200899	**Date**	28/12/2022
Received from DHC, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Kurla 1 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	SBIN	**Date**	28/12/2022
Bank CIN	null	**REF No.**	272804745896
This is computer generated receipt, hence no signature is required.			

करल-२

२३२६७ | २ | १६५

२०२२

THE SEAL OF THE SUB REGISTRAR KURLA-2

MUMBAI SUBURBAN DIST. (BANDRA)

मुद्रांक जिल्हाधिकारी, कुर्ला यांचे कार्यालय

तळमजला,नविन प्रशासकीय इमारत,आर.सी. मार्ग,चेंबूर मुंबई-७१

जा.क्र/ मुजीकु / आदेश /6968/ 22 दि. 19/10/22

(महाराष्ट्र मुद्रांकअधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक **ADJ/624/2022/K** , M/s Hemera Builders and Developers Pvt Ltd यांनी दिनांक 26/08/2022 रोजी Joint Development Agreement चा दस्त अभिनिर्णयाकरीता सादर केलेला आहे. सदर दस्तातील तपशिल खालील प्रमाणे

Particulars	Description
Date of execution	Unexecuted
Type of Document	Joint Development Agreement
The Owner	Shri Madhusudan Parshuram Damle & Others
The Developer	M/s Hemera Builders and Developers Pvt Ltd
Detail of the Property	
Village	Kanjur
Taluka	Kurla
Plot Area	126.30 sq.mt
C.T.S No	CTS 912/A , 1001
Zone 2022/23	120/549 - Village - Kanjur
Rate per sq.mt	
Land Rate	Rs. 70,480/-
Const.Cost	Rs. 30,250/-
Resi. Rate	Rs.161790/-

कुर्ला-२ २३२६७ | ३ | १६५ २०२२

संबंधित दस्ताबाबत सहाय्यक नगर रचनाकार यांनी खालील प्रमाणे अहवाल सादर केला आहे.

अभिनिर्णयाकरीता प्राप्त् झालेला उपरोक्त दस्त् हा Joint Development Agreement चा दस्त असुन निष्पादित झालेला नाही. दस्ताचे अवलोकन केले असता असे दिसुन येते की, दस्तात नमुद मिळकत १२६.३० चौ.मी. क्षेत्र आहे. Shri Madhusudan Parshuram Damle & Other - Owner यांना विकासक M/S. Hemera Builders And Developers Pvt Ltd यांनी मोबदला म्हणुन ११९ Sq.mt Carpet क्षेत्राचे बांधकाम विनामुल्य देणार आहे , तसेच ०३ कार पार्कीग देणार असल्याचा उल्लेख आहे

दस्तासोबत अर्जदार यांनी बृहन्मुंबई महानगरपालीकेचा D P Remarks व त्यासोबत असलेला BMC LETTER जोडलेला असुन तसेच वास्तुविशारद श्री विनायक सहस्त्रेबुध्दे यांच्या प्रमाणपाचे अवलोकन केले असता दस्तातील मालमत्ता ही अंदाजे ९.०० मी या रुंद रस्त्यावर स्थित असल्याने बृहन्मुंबई महानगरपालिका सुधारीत विकास नियंत्रण नियमावली – २०३४ मधील नियम क्रमांक ३०, टेबल क्रमांक १२ नुसार FSI अनुज्ञेय राहील .

उपरोक्त् बाबी विचारात घेता भुखंडधारक मिळणा-या बांबीचे मुल्य् हे जमिन मालकास मिळणा-या हिश्श्याचे मोबदल्याचे मुल्य् म्हणुन विचारात घेणेत येत आहे. तसेच सदर भुखंडावर अनुज्ञेय असलेला मुळ FSI आणी Fungible FSI विचारात घेवुन सदर क्षेत्राचे जमिनदराने येणारे मुल्य हे विकासकाला मिळणा-या हिश्याचे मुल्य म्हणुन विचारात घेणेत येत आहे. वरील दोन्ही मुल्यापैकी जास्तीचे मुल्य हे या दस्ताचे मुल्य बाजारमुल्य म्हणुन विचारात घेणेत येत आहे.

सबब प्रस्तुत प्रकरणी बाजारमुल्य मार्गदर्शक सूचनाचे सन २०२२-२०२३ नुसार मुल्यांकने खालीलप्रमाणे

मुद्रांक जिल्हाधिकारी कुर्ला

Plot Area as per PR card							**126.30**
Road Setback							**42.41**
Net Plot Area							**83.89**
Permissible FSI (AS PER DCPR 2034, RULE 30 TABLE 12)-							2.00
Permissible Builtup area							167.78
Fungible FSI (35%)							58.72
Permissible Builtup area -							226.50

करल-२
२३२६७ | ८ | १६५

		Builtup area (Sq.mt)				Value in Rupees		
Basic 1 FSI	83.89	83.89	X	70480			₹	59,12,567
Premium Paid Addl.FSI	41.95	41.95	X	70480	x	0.65	₹	19,21,584
TDR	41.95	41.95	X	70480	x	0.70	₹	20,69,645
Fung.FSI	58.72	58.72	X	70480			₹	41,38,920
Total	226.51							

Less Value of Fungible FSI premium ₹ 1,40,42,71[illegible] A

58.72 x 70480 x 35% ₹ 14,48,505 B

TOTAL VALUE ₹ 1,25,94,212

Area retained by Owner 142.80

Bal area available to developer 83.71

226.51 - 142.80

Value of Developers area

₹ 1,25,94,212 / 226.51 X 83.71 ₹ 46,54,370

Road Set Back Value Rs.29,89,056

42.41 X 70480

Rs. 76,43,426

Say Rs.76,44,000/-

CONSIDERATION

Const. cost of area retained by Owmer -

142.80 X 30250 X 1.05 ₹ 45,35,685

Consideration ₹ 16,31,395 B

Parking ₹ 6,23,906 H

6 X 13.75 X 30250 X 0.25

Development Charges under MR&TPAct ₹ 2,01,290 J

142.80 X **70480** X 2%

Soc Off/s.cabin /gym ₹ 7,62,300 K

25.2 X 30250

Infrastructure charges ₹ 7,14,000 M

142.80 X 5000

TOTAL VALUE (A TO L) ₹ 84,68,576

Say Rs.84,69,000/-

वरील प्रमाणे दस्तातील मिळकतीचे मोबदला रक्कम **Rs.84,69,000/-** हे बाजारमुल्य मुल्य **Rs.76,44,000/-** जास्त असल्याने ते बाजारमुल्य **Rs.84,69,000/-** (**Rupees Eighty Four Lac**

Sixty Nine Thousand Only) ग्राहय धरुन त्यावर मु.शु. आकारणे योग्य वाटते त्यानुसार मुद्रांक शुल्क आकारणी खालीलप्रमाणे

M.V.	Article	Stamp Duty
Rs 84,69,000/-	5(g-a)	Rs. 4,23,450/-

करल-३
२३२६७ | ५ | १६५
२०२२

सदर सहाय्यक नगर रचनाकार यांचे अहवालानुसार अर्जदार यांस दि. ३०/०९/२०२२ रोजी मुद्रांक शुल्का बाबतचे अंतरीम आदेश देण्यात आले होते. त्या अंतरिम आदेशाच्या M/s Hemera Builders and Developers Pvt Ltd यांनी रोजी दि. १८/१०/२०२२ चे पत्रान्वये M/s Hemera Builders and Developers Pvt Ltd, सदर मुद्रांक शुल्क मान्य असुन त्याबाबत कोणताही आक्षेप नसल्याचे कळविले आहे.

करीता मी श्री हरिश्चंद्र बा. पाटील मुद्रांक जिल्हाधिकारी, कुर्ला मला प्राप्त अधिकारान्वये खालील प्रमाणे आदेश पारित करत आहे.

अंतिम आदेश

1. अभिनिर्णयाकरीता सादर केलेल्या दस्तास महाराष्ट्र मुद्रांक अधिनियम १९५८ च्या अनुसुची १ मधील अनुच्छेद 5(g-a) नुसार मुद्रांक शुल्क रु. ४२३४५२०/- देय असल्याबाबत जा.क्र. अभि /आदेश/ ६१३१ दि. ३०/०९/२०२२ अन्वये आदेश पारित करण्यात आले होते. त्यास अनुसरुन मुद्रांक शुल्काचा भरणा कोणत्याही आक्षेपाविना पक्षकार यांनी केला असल्याने दि. १८/१०/२०२२ रोजी विरुपित केलेल्या चलना वरुन दिसून येत असल्याने दि. ३०/०९/२०२२ रोजीचा अंतरिम आदेश हा अंतिम आदेश म्हणून कायम करण्यात येत आहे.
२. प्रस्तुत प्रकरणात पक्षकाराचे मुद्रांक शुल्क व दंड तसेच नोंदणी करतांना नोंदणी फी जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताही व्यवहार बेकायदेशीर असल्यास तो कायदेशीर होणार नाही व बांधकाम अनधिकृत असल्यास ते अधिकृत होणार नाही हयाबाबतची सर्व जवाबदारी संबंधीत पक्षकारांची राहील त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हाधिकारी, कुर्ला हे जबाबदार राहणार नाहीत.
३. एकुण पाने १ ते १४३ आहेत. दस्तातील नमुद सर्व Annexure तसेच अनुषंगीक कागदपत्रे हा दस्ताचा भाग बनविण्यात येत आहे.
४. सदरील आदेशातील बाजारमुल्याबाबत म. मु. अ १९५८ च्या कलम ३२ – ब नुसार अपील करावयाचे असल्यास आदेशाच्या दिनांका पासुन ६० दिवसाच्या आत मा. अपर मुद्रांक नियंत्रक मुंबई प्रधान मुद्रांक कार्यालय, नगरभवन फोर्ट मुंबई- ०१ यांचे समक्ष करता येईल.

सदर अंतिम आदेश हे महाराष्ट्र मुद्रांक अधिनियम १९५८ चे कलम ५३ अ चे अधिन राहुन देण्यात येत आहे, याची नोंद घ्यावी.

(हरिश्चंद्र पाटील)
मुद्रांक जिल्हाधिकारी कुर्ला.

प्रति	M/s Hemera Builders and Developers Pvt Ltd
पत्ता	4 , Shri Sadguru Krupa CHSI Vadavali Section Behind Bombya House Ambernath Thane 421501
प्रत	सह दुय्यम निबंधक कुर्ला कार्यालय क्र.१/२/३/४/५
Signature	
Name of authorized person	
Mobile No	

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

करल-२		
२३२६७	६	१६५
२०२२		

THE SEAL OF THE SUB REGISTRAR KURLA-2
MUMBAI SUBURBAN DIST. (BANDRA)

CHALLAN
MTR Form Number-6

GRN	MH009394665202223P	BARCODE	Date	17/10/2022-12:45:41	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Stamps Duty on Doc Voluntarily brought for adjudicatn SoS	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	CSK_COLLECTOR OF STAMPS KURLA	Full Name	HEMERA BUILDERS AND DEVELOPERS PRIVATE LIMITED
Location	MUMBAI		
Year	2022-2023 One Time	Flat/Block No.	CTS NO 912/A 1001 OF VILLAGE KANJUR
Account Head Details	Amount In Rs.	Premises/Building	
0030050801 Amount of Tax	423450.00	Road/Street	KURLA
		Area/Locality	MUMBAI
		Town/City/District	
		PIN	4 0 0 0 4 2
		Remarks (If Any)	ADJ/1100901/624/2022K
Total	4,23,450.00	Amount In Words	Four Lakh Twenty Three Thousand Four Hundred Fifty Rupees Only

DEFACED 423450.00 DEFACED

करल-२ २३२६ ७ २६५ २०२२

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502022101701721	0792133590340
Cheque/DD No.		Bank Date	RBI Date	17/10/2022-12:46:05	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

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

सदर चलन फक्त दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0004661917202223	18/10/2022-14:54:18	IGR241	423450.00
			Total Defacement Amount		4,23,450.00

Print Date 18-10-2022 02:54:41

करल-२

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THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

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GRN = MH009394665202223P — 17/10/22
Det - 000466191720222 3 — 18/10/22

AV. 84690001-
MV. 76440001-
Area - 126.30 sq. mtr.

Certificate of (1)of the Bombay Stamp Act, 1958
Office of the
Collector of stamps, Kurla
ADJ.No. 1100901/ 624/22/K/738/22
Date 18/10/22
Received from shri M/s Hemera Builders And Developers Pvt. Ltd.
Residing at
Stamp duty of Rs. 4234501- Four lakh twenty three thousand four hundred fifty only.
Vide challan No. final Dated 17/10/22
Certified under Section 32 (i) (b) of the Bombay Stamp Act, 1958 that the full duty Of Rs. 4234501- Four lakh twenty three thousand four hundred fifty only.
With Which this instrument is chargeable
Has been paid u/article No. 5(g:a)
Of Schedule
This Certificate is subject to the provisions Of section 53-A of Bombay Stamp Act, 1958
Place Kurla
Date 18/10/22
Collector of Stamps Kurla

JOINT DEVELOPMENT AGREEMENT

THIS INDENTURE made at Mumbai, on 23rd of December in the Year 2022.

BETWEEN

(1) **SHRI. MADHUSUDAN PARSHURAM DAMLE,** Indian Inhabitant, Age 86 Years, Occupation: Retired, Residing at Shri Vighnahar Heights, Plot No.48. Railway colony Rd. Behind Shivam Hospital, Dombivali East, PAN No. ADFPD2473G, AADHAR No. 868834694617

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(2) **SHRI. MANDAR SHANKAR DANDEKAR,** Indian Inhabitant, Age 49 Years, Occupation : Service, Residing at. 16 – Adarsh Colony, Kopari Colony, Thane East, Maharashtra - 400603, PAN No. AAOPD0751H, AADHAR No. 395885077887;

(3) **MRS. MADHURI VASANT KARANDIKAR,** née **MISS MADHURI SHANKAR DANDEKAR,** Indian Inhabitant, Age 57 Years, Occupation: Homemaker, Residing at B-703, Shriniwas Serene County ABC Society Limited, Sinhgad Road, near Lokmat Press, Wadgaon Khurd, Pune, Maharashtra – 411041, PAN No. AKWPK0165E, AADHAR No. 535706704145;

(4) **SMT. SUDHA JAGANNATH DAMLE,** Indian Inhabitant, Age 80 Years, Occupation : Homemaker, PAN NO. BAYPD7333I, AADHAR NO. 352753910868;

(5) **SMT. SUCHETA SUNIL DAMLE,** Indian Inhabitant, Age 51 Years, Occupation : Homemaker, PAN No. AIWPD8408M, AADHAR No. 826[illegible]805182;

(6) **MRS. TANVI CHINMAY KANE,** née **MISS TANVI SUNIL DAMLE,** Indian Inhabitant, Age 24 Years, Occupation : Homemaker, PAN No. CIYPD1031L, AADHAR No. 877400887206;

(7) **MISS SIDDHI SUNIL DAMLE,** Indian Inhabitant, Age 20 Years, Occupation : Student, PAN No. GQPPD4203M, AADHAR No. 303016493132;

Sr. No. (4), (5), (6) and (7) Residing at 4, Ashirwad Apartment, Opposite Dr. Sharangpani, Vindhyavasini Rd. Raotale – Chiplun. PIN – 415605;

(8) **MRS. SMITA RAVINDRA KARANDIKAR,** née **MISS. SMITA JAGANNATH DAMLE,** Indian Inhabitant, Age 48 Years, Occupation : Homemaker, Residing at 2, Recon plaza, Mumbai Goa Road, Near Axis Bank, Chiplun-PIN-415-605. PAN No. AJVPK7744D, AADHAR No. 452575898491;

(9) **SHRI. ANAND ARVIND DAMLE,** Indian Inhabitant, Age 45 Years, Occupation : Service, PAN No. AMDPD5424Q, AADHAR No. 506793312792;

(10) **SHRI. SANDEEP ARVIND DAMLE,** Indian Inhabitant. Age 41 Years, Occupation : Service, Sr. No (9) and (10) Residing at G-1, Mahek Apartment, Near Harsh Carrom Board, Barrage Raod, Badlapur West PAN No. EDBPD2809E, AADHAR No.487401323625;

(11) **MRS. MANASHRI MANISH DIVEKAR,** née **MISS MANISHA PANDURANG MHASKAR,** Indian Inhabitant, Age 48 Years, Occupation : Homemaker, Residing at A-702, Suryam Residency,

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Behind TGB Restaurant, Pal Road, Pal, Surat, PIN - 395 009, PAN No. AIPPD7544R, AADHAR No. ; 941988236124;

(12) **SHRI. MAHESH PANDURANG MHASKAR,** Indian Inhabitant, Age 52 Years, Occupation: Service, 58/2, Bhavanipura, Annapurna road, opp. Shanan Kirana Store, Indore, Madhya Pradesh. PAN No. AIJPM0647E, AADHAR No. 850911440877; hereinafter be referred to as **"THE OWNERS" FIRST PART** (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include their respective heirs, successors, executors and administrators of the **FIRST PART**).

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

AND

SHRI. PRASHANT RAMAKANT HINDLEKAR, [illegible] Occupation: Business, PAN No. AAXPH0216J, AADHAR [illegible] 1435, Indian Inhabitant, Address at 102, Ghanshyam Palace CHSL, Nira Patil Road, Virar - East, Dist - Palghar, PIN - 401305; hereinafter be referred to as **"THE CONFIRMING PARTY" SECOND PART** (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his respective heirs, successors, executors and administrators of the **SECOND PART**).

AND

M/S HEMERA BUILDERS AND DEVELOPERS PVT. LTD. Registered under Companies Act, 2013 and Companies (Incorporation) Rules, 2014, having Registered Office at: 4 Shri Sadguru Krupa CHSL, Vadavali Section, Behind Bombay House, Ambernath, Thane - 421501, CIN -U45400MH2015PTC268524 and PAN No. AADCH7049A through its director:

(1) **SHRI. SANJAYKUMAR BRIJKISHOR SINHA,** Indian Inhabitant, Age 51 Years, Occupation : Director, M/s Hemera Builders and DEVELOPERS Pvt. Ltd., Residing at Vadavali Section, Behind Bombay House, Ambernath, Thane - 421501, PAN No. AYWPS9627D, AADHAR No. 818205185520;

(2) **SHRI. VIKAS S. GEMINI,** Indian inhabitant, Age 49 Years, Occupation : Director, M/s Hemera Builders and DEVELOPERS Pvt. Ltd., Residing at 72, DDA Flats, New Ranjit Nagar, New Delhi - 110008, PAN No. ACMPG6018L, AADHAR No. 544983387925;

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(3) **SHRI. MANOJ LAXMAN CHAUDHARI,** Indian inhabitant, Age 54 Years, Occupation : Director, M/S HEMERA BUILDERS AND DEVELOPERS PVT. LTD. Residing at B-303, Customs Colony CHSL, Military Road, Marol, Andheri (East), 400069, PAN No. ACDPC9782A, AADHAR No. 889551225176; hereinafter be referred to as **"THE DEVELOPERS" THIRD PART** (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the said **COMPANY**, as well as their respective, heirs, successors, executors and administrators of the **THIRD PART**).

WHEREAS –

(A) **One SHRI. PARSHURAM RAJARAM DAMLE** own, seize and possess the property bearing CTS No. 912/A admeasuring area of 2801 Sq. Metres & CTS No. 1001 admeasuring area of 45 Sq.Metres (as per Kami Jasta Patrak) corresponding to Survey No.267, Hissa No.1/1 lying, being and situates at **Village -Kanjur, Taluka - Kurla, District-Mumbai Suburban,** within the **limits of Municipal Corporation Greater Mumbai, Sub-Registration** district is **Kurla**, hereinafter it is to be referred as the "Said Entire Property" and out of "Said Entire Property" **the small part of CTS No.912/A** admeasuring about **81.3 Sq. Metres** and **CTS No. 1001** area admeasuring about **45 Sq. Metres total area admeasuring 126.3 Sq. Metres** is the **"Said Property" and "Subject Matter"** of this Joint Development Agreement/ INDENTURE and more specifically described in the **SCHEDULE "A"**.

(B) **SHRI. PARSHURAM RAJARAM DAMLE** died intestate on 7/8/1965 without executing any writings, things, deeds, documents and will in respect of Said Entire Property or any part thereof in favour of any person, after his death his ownership, rights, claim, rights and title in the "Said Entire Property" is devolved upon his legal heirs and successors namely **(1) SMT. INDIRA PARSHURAM DAMLE; (2) SHRI. MADHUSUDAN PARSHURAM DAMLE; (3) SMT. SHAILAJA SHANKAR DANDEKAR; (4) SHRI. JAGANNATH PARSHURAM DAMLE; (5) SHRI. ARVIND PARSHURAM DAMLE; (6) SMT. SHALINI PANDURANG MHASKAR;**

(C) **SMT. INDIRA PARSHURAM DAMLE,** wife of Late **SHRI. PARSHURAM RAJARAM DAMLE,** also died intestate on 5/12/1990 without executing any writing, things, deeds, documents or will in favour of any person in respect of her undivided share in the "Said Entire

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Property". After her demise her undivided and un-partitioned share in the "Said Entire Property" has been devolved upon her legal heirs and successors namely **(1) SHRI. MADHUSUDAN PARSHURAM DAMLE; (2) SMT. SHAILAJA SHANKAR DANDEKAR; (3) SHRI. JAGANNATH PARSHURAM DAMLE; (4) SHRI. ARVIND PARSHURAM DAMLE; (5) SMT. SHALINI PANDURANG MHASKAR;**

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(D) SMT. SHAILAJA SHANKAR DANDEKAR died intestate on 08/06/2020 without executing any writing, things, deeds, documents or will in favour of any person in respect of her undivided share in the "Said Entire Property". After her demise her undivided and un-partitioned share in the "Said Entire Property" has been devolved upon her legal heirs and successors namely **(1) MR. MANDAR SHANKAR DANDEKAR; (2) MRS. MADHURI VASANT KARADNIKAR;**

(E) SHRI. JAGANNATH PARSHURAM DAMLE died intestate on 6/10/2010 without executing any writing, things, deeds, documents or will in favour of any person in respect of his undivided share in the "Said Entire Property". After his demise his undivided and un-partitioned share in the "Said Entire Property" has been devolved upon his legal heirs and successors namely **(1) SMT. SUDHA JAGANNATH DAMLE; (2) SHRI. SUNIL JAGANNATH DAMLE; (3) MRS. SMITA RAVINDRA KARANDIKAR;**

(F) SHRI. SUNIL JAGANNATH DAMLE died intestate on 14/02/2021 without executing any writing, things, deeds, documents or will in favour of any person in respect of his undivided share in the "Said Entire Property". After his demise his undivided and un-partitioned share in the "Said Entire Property" has been devolved upon his legal heirs and successors namely **(1) SMT. SUCHETA SUNIL DAMLE; (2) MRS. TANVI CHINMAY KANE; (3) MISS. SIDDHI SUNIL DAMLE;**

(G) SHRI. ARVIND PARSHURAM DAMLE died on 9/8/1998, his wife **SMT. SULABHA ARVIND DAMLE** died on 19/2/2014 without executing any writing, things, deeds, documents or will in favour of any person in respect of their undivided share in the "Said Entire Property". After their demise their undivided and un-partitioned share in the "Said Entire Property" has been devolved upon their legal heirs and successors

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namely (1) **SHRI. ANAND ARVIND DAMLE (2) SHRI. SANDEEP ARVIND DAMLE.**

(H) **SMT. SHILINI PANDURANG MHASKAR** died intestate on 7/8/2007 without executing any writing, things, deeds, documents or will in favour of any person in respect of her undivided share in the "Said Entire Property". Her husband **SHRI. PANDURANG MHASKAR** died on 15/6/2009. After her demise her undivided and un-partitioned share in the "Said Entire Property" has been devolved upon her legal heirs and successors namely **(1) MRS. MANASHRI MANISH DIVEKAR AND (2) SHRI. MAHESH PANDURANG MHASKAR.**

(I) As per the provisions of The Hindu Succession Act **"THE OWNERS"** herein have acquired undivided and un-partitioned share, legal rights, title, interest and claim in the "Said Entire Property" jointly and undividedly. **"THE OWNERS"** owns, seize and possess the "Said Property" of this **JOINT DEVELOPMENT AGREEMENT**. And all of them are legally and jointly entitled to deal/ dispose of the "Said Entire Property" or any part thereof as "Said Property" to any third person or intending purchaser/s, Builder/s, Developer/s, Confirming Party or Beneficiaries.

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(J) "THE OWNERS" were in need of money to cope up with their necessities, to provide better welfare and education to their family members, the said owners have decided to dispose of or sell out the whole or part/portion from the Entire Property.

(K) Some members of "THE OWNERS" are living in Konkan, Goa, Gujrat and Madhya Pradesh and due to their age, health issues or jobs, even occasionally they are unable to visit, perform all the necessary and relevant acts, deeds, things and matters to the said CTS No.1001 and 912/A "Said Entire Property". Since they are unable to look after the **"Said Entire Property"** or small plot of **"Said Property"**. "THE OWNERS" requested "THE CONFIRMING PARTY" SHRI. PRASHANT RAMAKANT HINDLEKAR to purchase or dispose off the "Said Entire Property".

(L) After negotiations "THE OWNERS" has agreed to relinquished, convey and transfer their rights, claims, title, ownership and interest the **"Said Property"** of **126.3 Sq.Metres** (more particularly describe in the

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SCHEDULE "A") to "THE CONFIRMING PARTY" SHRI. PRASHANT RAMAKANT HINDLEKAR for the Total Monetary Consideration Amount of Rs. 16,31,395 (Rupees Sixteen Lakhs Thirty One Thousand Three Hundred and Ninety Five only). As per the agreed Terms Conditions between FIRST PART and SECOND PART, "THE CONFIRMING PARTY" has paid part amount of the Total Monetary Consideration Amount to "THE OWNERS".

(M) The 7/12 of Survey No.267 Hissa No.1/1 was cancelled unwarrantedly by the office of Tahsildar (Kurla), which was necessary to review such order and reinstate the names of the "THE OWNERS" "THE CONFIRMING PARTY" herein agreed to review the said cancelled 7/12 with his own cost/expenses and expertise. The said cancelled 7/12 was reviewed and the names of the "OWNERS" were reinstated by the "THE CONFIRMING PARTY" with his own cost/expenses and expertise.

(N) CTS No. 1001 and a small strip of CTS No.912/A "Said Property" were naturally partitioned from the large part of CTS No. 912/A due to the internal road of Damle Colony.

(O) OWNERS of CTS No. 1000 (Mahajan Family) vide Serial No. 4145 of the Year 2016, Kurla-3 entered into a Development Agreement with "THE DEVELOPERS" M/S HEMERA BUILDERS AND DEVELOPERS PVT. LTD. to redevelop their property.

(P) "THE OWNERS" has shown their inability to grant consent for the Joint Development of their Property with "THE DEVELOPERS" M/S HEMERA BUILDERS AND DEVELOPERS PVT. LTD. as they have already received the part consideration amount from "THE CONFIRMING PARTY" SHRI. PRASHANT RAMAKANT HINDLEKAR.

(Q) To utilize the maximum potential of their respective plots "THE DEVELOPERS" M/S HEMERA BUILDERS AND DEVELOPERS PVT. LTD approached "THE CONFIRMING PARTY" for proposed Joint Development Project with their respective plots i.e. CTS No. 1000 (Mahajan Plot) with the "Said Property" i.e. small part of CTS No.912 (small part) and CTS No.1001 (Damle Plot).

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(R) After a few meetings & negotiations, "THE CONFIRMING PARTY" and "THE DEVELOPERS" to Jointly Develop their respective property has agreed as per the terms and conditions described hereinafter. .

(S) As per the terms and conditions agreed between"THE OWNERS" FIRST PART and "THE CONFIRMING PARTY" SECOND PART, "THE CONFIRMING PARTY" has paid the Entire Sum/Total Consideration Amount of Rs. 16,31,395 (Rupees Sixteen Lakhs Thirty One Thousand Three Hundred and Ninety Five only) as the agreed Total Consideration Amount of the "Said Property" to the "THE OWNERS".

(T) "THE OWNERS" agreed to execute an exhaustive Specific Power of Attorney in the name of "THE CONFIRMING PARTY" SHRI. PRASHANT RAMKANT HINDLEKAR along with this Joint Development Agreement including the power to do various acts, things, deeds and matters for the "Said Property" as he deems fit and proper, including power to Sanction/Approve the PLANS by MCGM, to obtain benefit of TDR/ Road Set Back from MCGM or do all the related works with the Revenue Department of Maharashtra in the "Said Property."

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NOW THIS JOINT DEVELOPMENT AGREEMENT IS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO UNDER:

(1) "THE OWNERS" doth hereby declare and confirm that the representations and statements made by them in the recital of this Joint Development Agreement/INDENTURE are true and correct, hence the same shall form the part and parcel of this Indenture. In pursuance of the same "THE CONFIRMING PARTY" hereby relying and believing upon the aforesaid representations and statements as made by of "THE OWNERS" are true and correct, "THE CONFIRMING PARTY" herein enters into this Joint Development Agreement/INDENTURE with "THE OWNERS" in respect of purchase/develop the landed property of "THE OWNERS" bearing **Small part of CTS No.912/A** admeasuring about **81.3 Sq. Metres** and **entire CTS No. 1001,** admeasuring about **45 Sq. Metres total 126.3 Sq. Metres** the same is lying, being and situates at Village- **Kanjur,** Taluka- **Kurla**, District **Mumbai Suburban** and it comes within the **limits of Municipal Corporation Greater Mumbai,** Sub-registrar district is Kurla, hereinafter it be referred to as the "Said Property" or subject matter of this INDENTURE is more particularly

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described in the **SCHEDULE "A"** written herein, and the boundaries are delineated on the plan by red colour lines and annexed as "**Annexure-A**".

(2) "THE OWNERS" hereby confirm, ratify and declare that they have received entire and Total Monetary Consideration Amount of Rs. 16,31,395 (Rupees Sixteen Lakhs Thirty One Thousand Three Hundred and Ninety Five only) from "THE CONFIRMING PARTY" of this INDENTURE for the "Said Property" **"Said Property" i.e. small part of CTS No.912/A admeasuring about 81.3 Sq. Metres and CTS No.1001 admeasuring about 45 Sq. Metres abutting CTS No 1000 of Village - Kanjur;**

(3) Thus by virtue of this Joint Development Agreement/INDENTURE, "THE OWNERS" herein have ratififfied, admitted and acknowledged that "THE OWNERS" doth released, conveyed and discharged their ownership, rights, interest, and title in the "Said Property" to "THE CONFIRMING PARTY" SHRI. PRASHANT RAMAKANT HINDLEKAR or his assignee hereinafter forever. "THE OWNERS" further admits and ratify that they will do all necessary things, acts, deeds and procedures to release, convey and discharge their ownership, rights, interests and title in the "Said Property" to the "THE CONFIRMING PARTY" to obtain benefits like constrcucted Area, Road Set Back, Transferable Development Rights, FSI with "THE DEVELOPERS" or MCGM from the **"Said Property" i.e. small part of CTS No.912/A admeasuring about 81.3 Sq. Metres and CTSNo.1001 admeasuring about 45 Sq. Metres abutting CTS No 1000 of Village - Kanjur;**

(4) "THE OWNERS" has received their Entire and Total Monetary Consideration Amount from "THE CONFIRMING PARTY" SHRI. PRASHANT RAMAKANT HINDLEKAR now and hereinafter "THE OWNERS" shall not claim any benefit in the form of constructed area, FSI, TDR, open space from "THE CONFIRMING PARTY" SHRI. PRASHANT RAMAKANT HINDLEKAR and/or "THE DEVELOPERS" in the proposed Joint Development Project on the "Said Property".

(5) "THE CONFIRMING PARTY" shall be entitled to get all the benefits of constructed area by constructing proposed building on the "Said

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Property" and benefit of TDR or Road Set back by handing over part of land under prescribed Road Line to MCGM.

(6) By virtue of this Joint Development Agreement/INDENTURE "THE CONFIRMING PARTY" and "THE DEVELOPERS" have mutually agreed to Jointly Develop their respective plots i.e. "Said Property" consisting **Small part of CTS No.912/A** admeasuring **81.3 Sq. Metres** and **CTS No. 1001** admeasuring **45 Sq. Metres** totaling **126.3 Sq. Metres** (Damle Plot) and plot bearing **CTS No. 1000** admeasuring **451.5 Sq. Metres** (Mahajan Plot) lying, being and situates at Village- **Kanjur**, Taluka- **Kurla**, District **Mumbai Suburban.**

(7) **Statement of Net Plot Area and Road Set back Area (Table 1),** copy of Area Statement by Arch. Shri. Vinayak Sahasrabuddhe is annexed as **Annexure 02.**

Sr. No.	CTS No.	Plot Area in Sq.metres as per SCHEDULE "A"	Road Set back in Sq.metres	Net Balance Usable/open Plot Area in Sq.metres
	1001	45.00	18.60	26.40
2	912	81.30	23.81	57.49
Total Area		126.30	42.41	83.89

(8) Constructed Carpet Area or Flats and Car parking to be allotted by "THE DEVELOPERS" to "THE CONFIRMING PARTY" AND Amount to be given by "THE CONFIRMING PARTY" to "THE DEVELOPERS" shall be as per **Table 2,** i.e. "THE DEVELOPERS" shall handover Minimum 2 Nos. of flats Free of Cost aggregating Carpet Area of 68 Sq. Metres with One Tower Parking also Free of Cost AND Maximum 3 Nos. of Flats Aggregating Carpet Area of 119 Sq. Metres at cost of Rupees Forty Five Lakhs with One Tower Parking and Open Car Parking Free of Cost to "THE CONFIRMING PARTY". Benefits of "THE CONFIRMING PARTY" will be Dynamically change as per the total permissible FSI sanctioned by the MCGM to the Project. Four Options in the **Table-2.** are corresponding to the sanctioned FSI by MCGM And only One Option out of Four Options mentioned below is applicable to this INDENTURE.

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Table 2.

Option No.	Total FSI permissible/ Sanctioned by MCGM	Flats / Carpet Area /Car Parking allotted by "THE DEVELOPERS" to "THE CONFIRMING PARTY"	Amount Payable by "THE CONFIRMING PARTY" to "THE DEVELOPERS" in Rupees (₹)
1	2.1	Flat No. 703, Carpet Area admeasuring 34 Sq.Metres	Flat cost- NIL
		One Tower Parking	Free of Cost
	2.1	Flat No. 801, Carpet Area admeasuring 34 Sq.Metres	Flat cost- NIL
2	2.3	Flat No. 703, Carpet Area admeasuring 34 Sq.Metres	Flat cost- NIL
	2.3	Flat No. 1002, Carpet Area admeasuring 51 Sq.Metres	Fifteen Lakhs
		One Tower Parking	Free of Cost
3	2.5	Flat No. 703, Carpet Area admeasuring 34 Sq.Metres	Flat cost- NIL
		One Open Parking	Free of Cost
	2.5	Flat No. 801, Carpet Area admeasuring 34 Sq.Metres	Flat cost- NIL
		Flat No. 1003 Carpet Area admeasuring 34 Sq.Metres	Thirty Lakhs
		One Tower Parking	Free of Cost
4	2.7	Flat No. 703 Carpet Area admeasuring 34 Sq.Metres	Flat cost- NIL
		One Open Parking	Free of Cost
	2.7	Flat No 801 Carpet Area admeasuring 34 Sq.Metres	Flat cost- NIL
	2.7	Flat No. 1002 Carpet Area admeasuring 51 Sq.Metres	Forty Five Lakhs
		One Tower Parking	Free of Cost

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(9) List of Amenities shall be provided by "THE DEVELOPERS" to the CONFIRMING PARTY". SCHEDULE 01:

FLOORING:

- Flooring of all rooms/kitchen/passages shall be vitrified tiles (Either Nitco or Johnson or equivalent make)
- 3" skirting of vitrified tiles for the above floor tiles.

BATH / TOILETS:

- Bath and toilet flooring shall be anti-skid vitrified tiles of either Nitco, Johnson or equivalent make.
- Indian styles or English Commode with flush tank of branded (ISI) or equivalent make to be provided.
- The bath shall be provided with hot and cold water mixers with shower (3 in 1) and chrome plated bath fittings and well-designed wash basin.
- Walls would be tiled with "concept tiling" approximately ceiling level.
- The concealed plumbing work to be done with 'C' class GI Pipes or UPVC Pipe
- The bath and toilet doors shall be anodized aluminium frame with 5 mm thickness hardener (backlit) with tinted glass with black granite frames.

KITCHEN:

- Kitchen shall be provided with pipe gas connection
- Dado tiles approximately 4 feet above Kitchen Platform.
- Area for 2x2 for refrigerator shall be provided with necessary electric point.
- Platform shall be black granite top with Nirali brand stainless steel sink or equivalent.
- Electric point for water filter / mixer and grinder shall be provided.

DOORS:

- Main entrance door and bedrooms doors of each flat shall be polished CP teak wood panel doors or good quality flush door as per ISI.
- Main entrance doors will be fitted with Godrej lock (double lock night latch),and brass chrome plated aldrop, tower bolts with P whole and inside safety chain with brass chrome plated tadi etc.
- Wooden finish flush door frame for internal all doors shall be provided with polished.

WINDOWS:

- The living room shall be powder coated / anodized aluminium sliding windows with good quality marble molded frames.
- The bedroom and kitchen windows shall be powder coated/anodized aluminium sliding type.

संदीप अरविंद पाटील

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ELECTRICAL FITTINGS:

- All electrical work shall be concealed with branded make copper wiring as per requirement of different gauge.
- The switches and plugs would be of CPL make or equivalent company.
- Necessary Modular circuit box to be provided in the passage.
- Extra point for window/split AC shall be provided as per design of living/bedrooms.
- Necessary electrical points for Fans / tube-lights in all the rooms should be provided including bath/toilets/passage.
- Common TV antenna and cable point in hall and bedroom shall be provided.

WALL FINISH:

- All walls would be POP finish
- Asian or ICICI or equivalent paint shall be provided.

TELECOMMUNICATION FACILITIES:

- Telephone points in living room shall be provided.
- Intercom facility with EPABX shall be provided to be connected to security.
- Provision for broad-band internet connection and cable TV shall be provided.

List of amenities for the Society/Building

- R.C.C. Frame work building
- Earthquake resistant design.
- Exterior and interior paint of Asian or ICICI Company or equivalent.
- Providing Battery backup Generator for back up of common lights and lift.
- Providing Solar system.
- Providing OTIS Brand or equivalent make for automatic lift approximately the terrace of the building as per rules of PWD Dept.
- Entrance lobby in granite or vitrified or green marble flooring.
- Lift entrance also of granite or vitrified or Green marble flooring.
- All passage of each floor and staircase shall granite or vitrified or Green marble flooring.
- Society office. (As per MCGM norms)
- Common servant toilet for security/other personnel at ground floor.
- Watchman cabin in front.
- Entire compound paved with chequered tiles.
- Entire compound illuminated with appropriate lighting.
- Fire Extinguishers as per BMC rules on each floor.

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

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२२२६७ | २२ | १६५
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- Submersible pumps shall be KSB/ Crompton or equivalent make with ISI mark.
- Rigid compound wall on the required sides.
- Terrace and toilet blocks treated with anti-leak water proof chemicals.

(10) "THE CONFIRMING PARTY" shall obtain NA permission for the "Said Property" with his own expenses, within six months after getting Certificate of Commencement since this is mandatory by MCGM for obtaining Occupation Certificate for the Project.

SCHEDULE "A"

The "Said Property" is lying, being and situates in the **Village - Kanjur** of **Mumbai Suburban District,** bearing **Survey No. 267 Hissa no. 1/1,** corresponding to **CTS No. 912/A** area admeasuring **81.3 Sq.Metres, CTS No. 1001** area admeasuring **45 Sq.Metres, Gross Area 126.3 Sq.Metres, Total Area** under **Road Set Back Area is 42.41 Sq.Metres & Net Balance Plot Area is 83.89 Sq.Metres.** whose sub-registration district is **Kurla,** within the limits of the Municipal Corporation of Greater Mumbai. **"Said Property"** of the "Joint Development Agreement" is bounded as follows:

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

CTS No.1001, area 45 Sq.Meters is bounded

On or towards East	:	CTS No. 912/A
On or towards South	:	Colony Road
On or towards West	:	Colony Road
On or towards North	:	CTS No. 1000

Part of CTS No.912/A, area 81.30 Sq.Meters is bounded

On or towards East	:	Colony Rd. part of CTS No. 912/A
On or towards South	:	Colony Rd. part of CST No. 912/A
On or towards West	:	CTS No. 1001
On or towards North	:	CTS No. 999 & 1000

IN WITNESS WHEREOF, the parties have signed and put their thumb impression on this Joint Development Agreement after understanding the contents of the same on the day, month and year first above written **in the presence of the following witnesses :**

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२३२४७ | २३ | २६५
२०२२

SIGNED AND DELIVERED.....)
by the within named of .....)
"THE OWNERS" FIRST PART")



(1) SHRI. MADHUSUDAN PARSHURAM DAMLE,
(Through POA Anil Damle)

(2) SHRI. MANDAR SHANKAR DANDEKAR,



(3) MRS. MADHURI VASANT KARANDIKAR,



(4) SMT. SUDHA JAGANNATH DAMLE,
S.R. Karandikar
(Through POA Smita Karandikar)



(5) SMT. SUCHETA SUNIL DAMLE,



THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

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(6) MRS. TANVI CHINMAY KANE,

(through POA Sucheta Damle)



(7) MISS SIDDHI SUNIL DAMLE,



(8) MRS. SMITA RAVINDRA KARANDIKAR,

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)



(9) SHRI. ANAND ARVIND DAMLE,

(10) SHRI. SANDEEP ARVIND DAMLE,



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22864	२५	१६५
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(11) MRS. MANASHRI MANISH DIVEKAR,



(12) SHRI. MAHESH PANDURANG MHASKAR .
(through POA Anand Damle)

****

SIGNED AND DELIVERED .....)
By the within named of .....)
"THE CONFIRMING PARTY" SECOND PART)



SHRI. PRASHANT RAMAKANT HINDLEKAR.

****

IN THE PRESENCE OF .....)
WITNESSES .....)

(1) _____

(2) _____

****

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SIGNED AND DELIVERED .....)
by the within named of .....)
"THE DEVELOPERS " THIRD PART.....)
M/S HEMERA BUILDERS & DEVELOPERS (P). LTD.)
through its DIRECTOR: .....)

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२०१

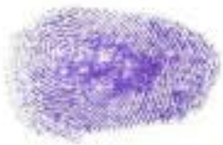


(1) SHRI. SANJAYKUMAR BRIJKISHOR SINHA,





(2) SHRI. VIKAS S. GEMINI,





(3) SHRI. MANOJ LAXMAN CHAUDHARI.

****

THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

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अद्ययावत दिनांक :- 10/03/2021

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 :- कांजूर तालुका :- कुर्ला जिल्हा :- मुंबई उपनगर जिल्हा शेवटचा फेरफार क्रमांक : 1192 व दिनांक : 13/11/2020
भूमापन क्रमांक व उपविभाग : 267/1/1

भूमापन क्रमांक व उपविभाग	भू-धारणा पध्दती	भोगवटादाराचे नांव
267/1/1	भोगवटादार वर्ग -1	

शेताचे स्वामीचे नांव :-							खाते क्रमांक
क्षेत्र एककं	हे.आर.चौ.मी	मधुसुदन रघुराम दामले				(215)	142
जिरायत	-	गौतमा शंकर दळवी				(215)	कुळाचे नांव
बागायत	-	संदिप अरविंद दामले				(215)	इतर अधिकार
तरी	-	सुदा जगन्नाथ दामले				(215)	
वरकस	-	सुनिल जगन्नाथ दामले				(215)	
इतर	0.40.90	सिमता रविंद्र करंदेकर				(215)	
एकूण क्षेत्र	0.40.90	आनंद अरविंद दामले				(215)	
पोट-खराब (लागवडीस अयोग्य)		मनश्री मनिष दळवी				(215)	
वर्ग (अ)	0.04.67	महेश पांडुरंग म्हसकर				(215)	
वर्ग (ब)	-	[~~हरिश्चंद्र मधुराम दामले~~	~~0.45.53~~	~~1.84~~		(496)	
एकूण पो ख	0.04.67	[~~जानकी मधुराम दामले~~				(496)	
आकारणी	1.84	[~~अदिति मधुराम दामले~~				(496)	
जुडी किंवा विशेष आकारणी	-	[~~अदिती सांडुराम मळकर~~				(496)	
		[~~गीतेश शंकर दळवी~~				(496)	
		------सामाईक क्षेत्र------	0.40.90	1.84	0.04.67		

इतर फेरफार क्र. (22),(215),(310),(496),(497),(541),(549),(583),(584),(585),(586),(587),(588),(589),(590),(591),(592),(599),(600),(752),(908),(909),(1062),(1063),(1094),(1135),(1192)

मोजा अधिक्षक भूमापन क्षेत्र कुर्ला तालुका जिल्हा मुंबई उपनगर (SUBURBAN DIST.)

THE SEAL OF THE SUB REGISTRAR KURLA-2

गाव नमुना बारा
पिकांची नोंदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]
गाव :- कांजूर तालुका :- कुर्ला जिल्हा :- मुंबई उपनगर जिल्हा शेवटचा फेरफार क्रमांक : 1192 व दिनांक : 13/11/2020
भूमापन क्रमांक व उपविभाग : 267/1/1

		पिकाखालील क्षेत्राचा तपशील									लागवडीखाली उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		विज पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र						
वर्ष	हंगाम	भिन्नजाघर संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर चौ.मी		
2020-21	संपूर्ण वर्ष										इमारत पड	0.4557		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये भिळाले."
दिनांक :- 10/03/2021
सांकेतिक क्रमांक :- 27220003000000040032021196

तलाठी सजा-कांजूर
तालुका :- कुर्ला जिल्हा :-मुंबई उपनगर
तहसिल-कुर्ला

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

गाव :- कांजूर तालुका :- कुर्ला जिल्हा :- मंबई उपनगर

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरुप	परिणाम झालेले भुधारण व उपविभाग क्रमांक	अधिकाऱ्याचे नाव , आद्याक्षरी व शेरा
1192	नोंदीचा प्रकार :- बंद ७/१२ आदेशाने सुरु करणे फेरफाराचा दिनांक :- 27/10/2020 माहिती मिळालेचा दिनांक :- 16/10/2020 मा.मा.तहसिल्दार कुर्ला (मुलुंड) यांचे कडील आदेश क्रमांक तह/कुर्ला/हक्कनोंद/7-12/पुनर्जिवित/कावि-2534/2020 व दिनांक 05/10/2020 अन्वये बाजुस दाखल केलेले सर्व्हे क्रमांक / गट क्रमांक चे उतारे तपूर्वी बंद केलेले ७/१२ पुन्हा चालू करण्याचे आदेश झाले असल्याने सदर चे ७/१२ पुन्हा चालू करण्यात येत आहेत. हितसंबधितांना नोटीस बजावल्याचा दि. फेरफार नोंद निर्गतीचा दि. 13/11/2020 (नंदा विनायक भुकणे) तलाठी कांजूर सझा कांजूर ता. कुर्ला जि. मंबई उपनगर	267/1/1 एकूण :- 1	पाहिले,मा.तहसिल्दार कुर्ला (मुलुंड) यांचे कडील आदेश क्र.तह/कुर्ला/हक्कनोंद/७-१२/पुनर्जीवित/कावि-२५३४ /२०२० दिनांक- ५/१०/२०२० व मा.नगर भुमापन अधिकारी, मुलुंड यांचेकडील पत्र क्र.न.भु.अ.मु./न.भु.कांजु/७/१२/पुनर्जीवित/ २०२० दिनांक ०८/०९/२०२० यावरून नोंद प्रमाणित करण्यात येत आहे. (सुजाता [illegible]) मंडळ अधिकारी - महालक्ष्मी ता.: कुर्ला जि.: मंबई उपनगर दि.: 13/11/2020

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 03/12/2020
सांकेतिक क्रमांक :- 272200030000000400122020352

([illegible])
तलाठी साझा :- कांजूरगाव ता :- कुर्ला जि :-मंबई उपनगर
तलाठी सजा-कांजूर
तहसिल-कुर्ला

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THE SEAL OF THE SUB REGISTRAR KURLA-2 MUMBAI SUBURBAN DIST. (BANDRA)

महाराष्ट्र शासन

वर्ष : २०२०-२१

गाव नमुना आठ - अ

धारण जमिनींची नोंदवही (कृषिक)

(आसामीवार खतावणी —जमाबंदी पत्रक)

गाव: कांजूर तालुका: कुर्ला जिल्हा: मुंबई उपनगर

खाते क्रमांक : १४२ (सामाईक खाते) खातेदारांची नावे : आनंद अरविंद दामले ,मधुसुदन परशुराम दामले ,मनाली मनीष दीदेकर ,महेश पांडुरंग म्हस्कर ,शीलजा शंकर दांडेकर ,सुदा जगन्नाथ दामले ,सुनिल जगन्नाथ दामले ,संदिप अरविंद दामले ,स्मिता रविंद्र करंदेकर .

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			आकारणी किंवा पुढील	दुमाला जमिनीवरील	मजुती साठी	स्थानिक उपकर		एकूण
		लागवडी योग्य क्षेत्र	एकूण क्षेत्र	लागवडी योग्य क्षेत्र				जि. प.	ग्रा. प.	
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)						
(१)	(२)	(३अ)	(३ब)	(३क)	(५)	(६अ)	(६ब)	(७)		
	२६७/१/१	०.४०९०	०.०४६७	०.४५५७	१.८४	०	०	०	०	१.८४
	एकूण	०.४०९०	०.०४६७	०.४५५७	१.८४	०	०	०	०	१.८४

टीप :- उक्त रकाना क्र.३(अ) मधील लागवडी योग्य क्षेत्र हेच आकारणीस पात्र राहील. पोटखराब क्षेत्रावर आकारणी लागू नाही.

ई महाभूमि

हा खाते उतारा अभिलेख ७/१२ च्या डीजिटल स्वाक्षरीत डेटा वरून (दि. १९/०२/२०२१ वेळ ०२:०३:५७ AM रोजी) तयार झाला असल्यामुळे यावर कोणाच्याही सही-शिक्याची आवश्यकता नाही. ८-अ डाउनलोड व वैध दि. : १९/०२/२०२१ वेळ : ०२:०३:५८ AM. , वेधता ०३२०००००१०००००४२२२ हा पडताळणीक्रमांक वापरून https://digitalsatbara.mahabhumi.gov.in/dsr/ वरून तपासावी.

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मालमत्ता पत्रक

विभाग/मौजे -- कांजुर | तालुका/न.भू.मा.का. -- न.भू.अ. मुलुंड | जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिट नंबर	प्लाट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकारपोटी किंवा भाडयाच्या तपशील आणि त्याच्या फेर तपासणीची नियत मेळू
९१२अ	९१२अ		[३९६१.७] ३५५०.० + ८१.३ ---------- ३६३१.३ - ४२३.४ न.भू.क्र. ९१२ब मध्ये गेलेने. ---------- ३२०७.९ - ४०६.९ न.भू.क्र. ९१२क मध्ये गेलेने. ---------- २८०१.०		

सुविधाधिकार -

हक्काचा मुळ धारक शेतीकर्ड

खर्च -

तपशील -

इतर भार -

इतरशेरे -

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
२९/०८/१९७३	अर्ज, जवाब व न. भू. क्र.१ आदेश क्र. ६८/७३ ता. २९-८-७३ प्रमाणे ५०/- चौ. वाराचे खरेदीदार मकर परांजपे मयत ता.२३-१२-५३ सबब वारसाची नांवे दाखल केलीत.	-	[ज.मा.-मधुसूदन का.परांजपे.] वारसदार - १) आत्माराम म.परांजपे. २) पुरूषोत्तम म.परांजपे मयत वारस पत्नी श्रीमती सुशिला पुरूषोत्तम परांजपे.	सही - २९/०८/१९७३ न.भू.अ. मुलुंड
०१/०१/१९७९	मा.अ.भू.अ.उपनगर मुंबई यांचेकडिल आदेश क्र.न.भू./एस. आर. LND ३४० /७९ दि. १४-११-७९ ने क्षेत्र ३९६१.७ चौ.मी. ऐवजी ३५५०.० चौ.मि. याप्रमाणे दुरूस्ती केली.			सही - न.भु.अ. मुलुंड
०१/०१/१९८०	मा.डेप्युटी कलेक्टर (अपील) I मुंबई उपनगर मुंबई यांचे कडिल आदेश क्र. CTS/AP/९५/No.९ /७४ दिनांक १६-२-७९ ने न. भू. क्र. १००० मधून ८१.३ चौ.मी. क्षेत्र कमी करून न.भू.क्र. ९१२ मध्ये सामील केले.			सही - न.भु.अ. मुलुंड

(पान न.-- 1

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