

507/15608

पावती

Thursday, November 24, 2022

11:18 AM

पावती क्र.: 16369

दिनांक: 24/11/2022

गावाचे नाव: काटेमानिवली

दस्तऐवजाचा अनुक्रमांक: कलन5-15608-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: बैताली नितीन नमायते --

नोंदणी फी
दस्तऐवजाकरी फी
पुस्तकी संख्या: 55

एकूण:

आपणास मूळ दस्तऐवज बनेल प्रिंट सूची-२ अंदाजे
11:35 AM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.2312000/-

मोबदला रु.4178500/-

भरलेले मुद्रांक शुल्क : रु. 292495/-

Joint Sub Registrar

सह. दुय्यम निबंधक
कल्याण क्र. ५

1) देयकाचा प्रकार: DHC रक्कम: रु.1100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2411202200115 दिनांक: 24/11/2022

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011104878202223E दिनांक: 24/11/2022

बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत मिळाला

Pranav Jote

पत्रकारणी सहा

दिनांक 24/11/2022

दुय्यम निबंधक कल्याण

M/S.SAI SADGURU BUILDERS & DEVELOPERS

Raie-Encalve ,Sai Sadguru Builders & Developers ,Shop No. 1A , Ground floor ,Near Nitin-Raj hotel
Poona Link Road , Katemanivali kalyan (E) . Mob. 9619304142 / 9619404142 , Ph.:0251-2366780.

5. We have borrowed/ Not borrowed from **NOT BORROWED** (name of the financial institution) whose NOC for this transaction is enclosed herewith / We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser . I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.

8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring " SAI SADGURU BUILDERS AND DEVELOPERS Bank Name (CENTRAL BANK OF INDIA) KALYAN EAST Branch , Account No. 3625175517 " (Mrs. CHAITALI NITIN NAMAYATE).

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C "Mrs. CHAITALI NITIN NAMAYATE)", and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide Association Person (description of document of delegation of authority to the signatory.)

Yours faithfully,

Authorized Signatory.

Name MR.SANTOSH TULSHIRAM PATIL.

Designation - OWNER/PRAMOTER

Place -KALYAN

Date -28-02-2023

M/s. Sai Sadguru Builders & Developers

Partner

- (1) किनेषाचा प्रकार
 (2) ओबदल
 (3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्ट्याकर आकारणी देतो की पट्टेदार ते पट्टे करायचे
 (4) भू-मापन, पोटहिस्सा व परकमांक (असल्यास)
 (5) लेखक
 (6) आकारणे किंवा जुडी देण्यात असेल तेव्हा.
 (7) हस्तऐवज करून देणा-या/लिहून ठेवणा-या आकारणे नाव किंवा दिवाणी न्यायालयाचा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
 (8) पत्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुजुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
 (9) हस्तऐवज करून दिन्बाचा दिनांक
 (10) वस्त नोंदणे केल्याचा दिनांक
 (11) अनुक्रमांक, खंड व पृष्ठ
 (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
 (13) बाजारभावाप्रमाणे नोंदणी शुल्क
 (14) शेर

गावाचे नाव : काटेमानिवली

करारनामा
 4178500
 2312000

1) पालिकेचे नाव: कल्याण-डोबिवली इतर वर्गित इतर माहिती: गावे काटेमानिवली वेधीम सर्व्हे नं 7 1व, हिस्सा नं.4ब या मिल्कती वरील वसंत बाबु विष्टिंग मध्ये मदतिका नं 1408, चौडाचा मजला लोक 31.28 चौगुळ मीटर कारपेट+बाल्कनी 2.36 चौगुळ मीटर+ओपन टेरेस 4.95 चौगुळ मीटर+भी की एरिया 1.44 चौगुळ मीटर+एच की एरिया 1.65 चौगुळ मीटर (Survey Number : 71व : HISSA NUMBER : 4व) ।
 1) 31.28 चौ.मीटर

1): नाव:- ये साई सद्गुरु विन्डर्स अँड डेव्हलपर्स प्राचीनारी संस्था तर्फे प्राचीनार मंतीय दुळशीराय प्राचीनार वय:-46; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं. तारि नं. 1, वळ पत्रणा, लखू अपार्टमेंट, नितीनराज हॉटेल जवळ, पुना विक रोड, काटेमानिवली, कल्याण इस्ट. पिन कोड -421308 पिन नं:- ADCFS4430K

1): नाव:- चैतानी नितीन नमावते - - वय:-31; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. -, रोड नं: मराठी स्कूल, काडरखेडा, वरणगाव, ऑई फेस्टरी, मुसावळ, जळगाव, महाराष्ट्र, जळगाव पिन कोड -425308 पिन नं:- APTPN8887J

24/11/2022

24/11/2022

15608/2022

292495

30000

सह. दुय्यम निबंधक वग-२
 कल्याण क्र.५

न्यायनामाठी विचारात घेतलेला उपशील:-

शुल्क आकारताना निबडलेला अनुच्छेद :-

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



Customer Yes No

CIF No/ Account No.

First Name: CHAITALI Middle Name: NITIN

Mrs Ms Dr. Other

Single Married Other

Gender: _____ Date of Birth: _____

Primary Applicant (Applicable for Co-applicant/ Guarantor)

First Name: DHONDU Middle Name: SOMA

ID No: 845810545761

PAN No. _____

Driving License No. _____

MGNREGA Job Card No. _____

Citizenship: _____

Resident NRI / CIO

Hindu Islam Christian Sikh Jain Buddhist

SC ST OBC General

Postal Address

Address: Years at current address Months at current address

C-104 SAI DEEP APT.
SAI SAHARA COMPLEX
NEAR D.E.D COLLEGE C
421306

Village: _____

THANE State: MAHAR

7506491119 Email ID: _____

Permanent Address Same as Present Address? Yes No

Present Address: (If no, fill below)



कल्याण डोंबिवली महानगरपालिका
नगर रचना विभाग

अटी व शर्ती

सुधारित बांधकाम परवानगी क्र.: K.D.M.C./T.P.D./B.P./K.D./2014-15/05/20

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-काटेमानिवली स.नं.७१ब हि.नं.४ब मध्ये चौ.मी. क्षेत्राच्या भूखंडावर ह.वि.ह. क्षेत्रासहित ४२९७.७७ चौ.मी. बांधकाम रोजी सुधारित बांधकाम परवानगी देण्यात आली होती सद्यस्थितीत

क.ल.नं.	FSI, Ancillary FSI व Basic FSI चा विचार करून एकूण
दस्त क्र.	बांधकाम क्षेत्राच्या भूखंडाच्या विक्री करवायास बांधकाम करण्यासाठी
	च्या अर्जास अनुषंगाने खालील अटी व शर्तीस अधिन. एडन, तसेच
	हिक्या रवाने दुसऱ्या देखिल्याप्रमाणे वाडे-पिंपलीच्या बांधकामाचे, सुधारित बांधकाम
	देण्यात येत आहे

बांधकामाचा तपशील :-

- १) स्टाफ्ट + पहिला मजला, ते एकवीसावा मजला (सर्वकाम)
- २) एकात्रिकृत विकास नियंत्रण व नियमावली (UDCPR) मधील विनियम नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजुरीचा फलक लावणे बांधकामकारक राहिल.
- ३) UDCPR मधील विनियम क्र. १३.३.३.३.३ मध्ये नमूद a to j बाबत विद्योपेदी निर्गमित होणाऱ्या मर्यादांशी सूचना आपणवणे, बांधकामकारक राहिल.
- ४) बांधकाम चालू करण्यापूर्वी रस्ता दिवस आधी महापालिका कार्यालयास लेखी यावे.
- ५) UDCPR मधील Appendix-F नुसार वाडेभित्त व जोड्याचे बांधकाम वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतर बांधकाम करण्यात यावे.
- ६) सडक अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. केल्याचे आढळून आल्यास सर्वेची विकास परवानगी रद्द समजण्यात येईल.
- ७) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer परवानगीधारक याचेवर राहिल, याची नोंद घ्यावी.
- ८) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेचे प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येण्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.



Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
 [See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act to the following project: **Project: VASANT VASANT**
Bearing / CTS / Survey / Final Plot No.: SURVEY NO 71, HISSA No. 4B, KATEMANEVALI, Kalyan, Thane
 registered with the regulatory authority vide project registration certificate bearing No P51700014193 of

1. Sai Sadguru Builders & Developers having its registered office / principal place of business at Thane District: Thane, Pin: 421306.
2. This renewal of registration is granted subject to the following conditions, namely:-

क. ल. न. - ५९
दस्त क्र. ५५०८/२०२३
 Rates of Interest and Disclosures on Website Rules, 2017;
 The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for the project from time to time, shall be deposited in a separate account to be maintained in a scheduled bank for the project and the land cost and shall be used only for that purpose, since the estimated cost of the project is less than the estimated cost of completion of the project.
 OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from time to time, shall be deposited in a separate account to be maintained in a scheduled bank for the project and the land cost and shall be used only for that purpose, since the estimated cost of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to 30/06/2023 unless renewed by the Maharashtra Real Estate Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the regulations made there under.

Dated: 12/10/2021
 Place: Mumbai

Signature valid
 Digitally Signed by
 Dr. Vasant Premanand
 Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
 Date: 12/10/2021 16:35:54



within the limits of the Kalyan Dombivli Municipal Corporation and within the jurisdiction of Registration District Thane, Sub-Registration District Kalyan and bounded as follows

क. ल. न. - ५९	
दस्त क्र. ५५६०८	२०२२
५१०	५५

East :
West :
South :
North :

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Kalyan in the presence of attesting witness, signing as such on the day first above written.

SIGNED & DELIVERED
by the within named
BUILDERS/PROMOTERS
M/s. SAI SADGURU BUILDERS AND DEVELOPERS,
partnership firm, through its Partner,

Mr. SANTOSH TULSHIRAM PATIL



Santosh



SIGNED & DELIVERED
by the within named
PURCHASER/S

Mrs. CAITALI NITIN NAMAYATE



Caitali



WITNESS:

- 1) DEELIP RAMDAS KACHARE
Residing at : Kalyan (E)
- 2) SANTOSH SHEKOKAR
Residing at : Kalyan (E)

Deelip
Santosh

- constructed as aforesaid, the water tank shall be shifted to the top of the structures at the cost of Builders/Promoters. Even if any additional construction becoming permissible on the said building/s after the completion of construction of the said building/s, the Builders/Promoters shall be entitled to construct the same and to sell the additional flats/Units. The allottee/purchaser/s herein and the members of the society shall admit such intending purchaser at its members.
- xxvii. In the event of any portion of the said property being required for putting electric sub-station, the Builders/Promoters shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions which the Builders shall think fit.

xxviii. IT is hereby agreed that the Builders/Promoters shall be at liberty to amalgamate and/or combine one or more plots of land adjacent to the said land and plan of the proposed building/s to be constructed on the said land and amalgamated/combined sanctioned from the planning authority and in such event form and get registered co-operative housing society of all flats/shops/units purchasers in the said building/s and the allottee/s / purchaser/s herein shall not, in any manner object the said right of the Builders/Promoters. IT is further agreed that in such event (purchasers of the adjacent land for purpose of developmnet) the Builders/Promoters shall be at liberty entitled to grant a right of way from and through the said land for approach (or of the better approach) to the adjacent land those would be acquired in view to developing them and the allottee/s / purchaser/s herein shall not object the said right of the Builder in any manner and/or has/have given consent same.

30. Stamp Duty and Registration:- The charges towards stamp duty and Registration this Agreement shall be borne by the allottee/s / purchaser/s and he/they will do the same with Builders/Promoters as and when demanded.
31. Dispute Resolution:- Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.
32. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Kalyan courts will have the jurisdiction for this Agreement.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL that piece and parcel of land lying, being and situate at Village Katemanivali, Tal. Kalyan, Dist Thane bearing :

Survey No.	Hissa No.	Total Area (H-R-P)	Area Owned by Owners
71 B	4 B	0-25-0	Area owned by Shri. Rajaram Laxman Pawashe and Others - 0-15-0 (H-R-P) i.e. 1500 (Sq. Meters)
			Area owned by Shri Yashwant Laxman Pawashe - 0-10-0 (H-R-P) i.e. 1000 (Sq. Meters)



[Handwritten signatures and initials]

along with benefits of sanctioned plan and permission in favour of Builders/Promoters herein on terms and conditions and for consideration mentioned therein ;

AND WHEREAS by and under Deed of Release dated 30.12.2016, registered at the office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 33/2017 dated 03.01.2017 made and executed between Smt Vithabai Baliram Phulore and Others as the Releasors and Shri Yashwant Laxman Pawashe as the Releasee, said Smt Vithabai Baliram Phulore and Others release their right, title and interest of an area admeasuring 1000 sq. Meters from aforesaid entire land i.e. said property No. 2 in favour of Shri Yashwant Laxman Pawashe .

AND WHEREAS in terms of Development Agreement dated 12.08.2017 between Builders/Promoters herein and said Shri Yashwant Laxman Pawashe further revised building plans in respect of said property and obtained revised building permission from the Municipal Corporation bearing No. KDMP / NRV / BP / KV REVISED / 2014-15 / 05 / 02 dated 06.04.2017 ;

क.ली.नं. - 9

AND WHEREAS in terms of said sanctioned plan single building with two wings Wing A of Stilt Plus Eight Upper Floors and Wing B of Stilt Plus Eight Upper Floors sanctioned on said property ;

दस्तावेज संख्या 358/2017

AND WHEREAS by and under Development Agreement dated 29.09.2017 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 10443 / 2017 dated 07.10.2017 made and executed between Shri Yashwant Laxman Pawashe and another the Owners and the Builders/ Promoters herein therein called and referred to as the Developers, the Builders/Promoters herein acquired and said Shri Yashwant Laxman Pawashe and another granted the development rights in respect of said area admeasuring 1000 sq. Meters from said property i.e. of said property No. 2 along with benefits of sanctioned plan and permission in favour of Builders / Promoters herein on terms and conditions and for consideration mentioned therein and in pursuance thereof the said Shri Yashwant Laxman Pawashe and another have also granted the power of attorney in favour of Builders / Promoters herein ;

AND WHEREAS there was old chawl type structure standing on said property No. 2 and rooms in said chawl was occupied by various Occupants /Tenants and said Occupants Tenants i.e. Shri Jai Prakash Ramnath Gupta and others have by and under Agreement dated 29.09.2017, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 10445/2017 dated 07.10.2017 made and executed between the Builders/Promoters herein as Party of the First Part and said Occupants / Tenants i.e. Shri Jai Prakash Ramnath Gupta and others as the Party of the other Part and said Shri Yashwant Laxman Pawashe and another as Confirming Party, said Occupants/ Tenants released, relinquish and surrendered all their rights, title in respect of said rooms in favour of Builders/ Promoters herein and accorded their unequivocal consent for development of said property No. 2 in favour of Builders/Promoters herein on terms and conditions and for the consideration mentioned therein ;

AND WHEREAS the Builders/Promoters herein have acquired Transferable Development Rights (T.D.R.) to the extent of 10.25 sq. meters from M/s. Konark Landspaces Partnership Firm having office at 2nd Floor, Manohar Palace, Besides Sapna Garden, Ulhasnagar 421003, Dist. Solapur through its partner Mr. Nand Ramchand Jethani by agreement dated 22.07.2019 registered at the office of Sub-Registrar of Assurances at Kalyan under Sr. No. 83/2019 dated 22.07.2019 for using and utilizing on said property and further submitted revised building plan with Kalyan District Municipal Corporation for approval and accordingly revised building permission obtained under permission bearing No. KDMP / NRV / BP / KV REVISED / 23/09/2019 and accordingly revised building permission No. 358/2017. Fifteen Floors is sanctioned on said property ;



[Handwritten signature]

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Builders and Developers Private Limited, a Private Limited Company, having Office at Tisgaon, Kolsewadi, Kalyan (E), District Thane, through its Director, 1. Shri Devanand Ananta Gaikwad 2. Shri Sanjay Ananta Gaikwad as the Developers, said Shri Vasant Laxman Pawashe and Others granted the development rights in respect of area admeasuring 1500 sq. Meters from aforesaid entire land i.e. Said Property No. 1 in favour of said M/s Gauri Vinayak Builders and Developers Private Limited on terms, conditions and for the consideration mentioned therein and in terms of said Development Agreement said Shri Vasant Laxman Pawashe and Others also granted the Power of Attorney in favour of said M/s Gauri Vinayak Builders and Developers Private Limited ;

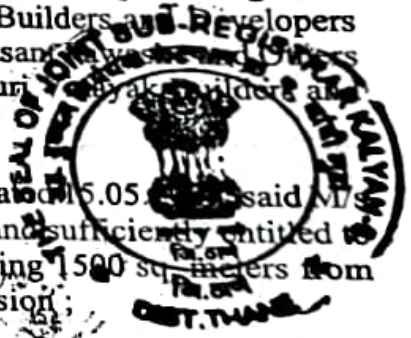
AND WHEREAS Shri Rajaram Laxman Pawashe and Others by and under Gift Deed dated 30/03/2012 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 2848 / 2012 dated 30.03.2012 gifted an area admeasuring 1000 sq. Meters from aforesaid entire land i.e. said property No. 2 to Shri Yashwant Laxman Pawashe as absolute owner and in terms of said Gift Deed the name of Shri Yashwant Laxman Pawashe is mentioned as owner / bhogwadtar in respect of said 1000 sq. Meters vide Mutation Entry No. 2991 dated 24/04/2013 ;

क. ल. नं. - ५९	
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५५	५५

AND WHEREAS said Property No. 1 and said Property No. 2 is herein after jointly and collectively called and referred to as "Said Property";

AND WHEREAS said M/s Gauri Vinayak Builders and Developers Private Limited and Shri Yashwant Laxman Pawashe the owner of said property No. 2 with a view to develop their respective areas from said property by constructing multi-storied building thereon, submitted necessary plan to that effect with Kalyan Dombivli Municipal Corporation and Kalyan Dombivli Municipal Corporation granted I.O.D. under no. KDMP / NRV / BP / KV / 2014-15 / 5 dated 04.04.2014 in respect of said property;

AND WHEREAS One of the Co-Owner Shri Vasant Laxman Pawashe expired on 25/01/2015 and after the demise of said Co-Owner his legal heirs Viz. Smt. Sindhu Vasant Pawashe and Others have by and under Deed of Confirmation dated 06.04.2015, registered at the office of Sub-Registrar of Assurances at Kalyan under Sr. No. 2626/2015 dated 06.04.2015 made and executed between M/s Gauri Vinayak Builders and Developers Private Limited, a Private Limited Company, having Office at Tisgaon, Kolsewadi, Kalyan (E), District Thane, through its Director, 1. Shri Devanand Ananta Gaikwad 2. Shri Sanjay Ananta Gaikwad, therein called and referred to as Party of First Part and Smt. Sindhu Vasant Pawashe and Others as the Party of Other part, the said Smt. Sindhu Vasant Pawashe and Others have confirmed and reiterated the grant of development rights in respect of Said Property No. 1 in favour of M/s Gauri Vinayak Builders and Developers Private Limited and in pursuance thereof the said Smt. Sindhu Vasant Pawashe and Others have also granted the power of attorney in favour of the M/s Gauri Vinayak Builders and Developers Private Limited ;



AND WHEREAS in terms of the said Development Agreement dated 15.05.2014 said M/s Gauri Vinayak Builders and Developers Private Limited is well and sufficiently entitled to grant/assign the development rights in respect of area admeasuring 1500 sq. meters from said property along with benefits of sanctioned plan and permission.

AND WHEREAS by and under Development Agreement dated 12.08.2016 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 5396/2016 dated 12.08.2016 made and executed between Shri Rajaram Laxman Pawashe and others as the owners and M/s Gauri Vinayak Builders and Developers Private Limited as the confirming Party, and the Builders/Promoters herein, therein called and referred to as the Developers, said M/s Gauri Vinayak Builders and Developers Private Limited along with Shri Rajaram Laxman Pawashe and others transferred, assigned the development rights in respect of area admeasuring 1500 sq. Meters from said property i.e. Said Property No. 1

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M/s. SAI SADGURU BUILDERS AND DEVELOPERS, a partnership firm, Pan No. ADCFS4430K, having its office at Shop No. 1, Ground Floor, Dattu Apartment, Nitinraj Hotel, Pune Link Road, Katemanivali, Kalyan (E), District Thane, email address dsigroup4142@gmail.com, hereinafter called and referred to as **BUILDERS/PROMOTERS** (which expression shall unless it be repugnant to the context or meaning thereof mean and include partners constituting the said firm for the time being and their / his heirs, executors, administrators and assigns) being the **PARTY OF THE FIRST PART.**

AND

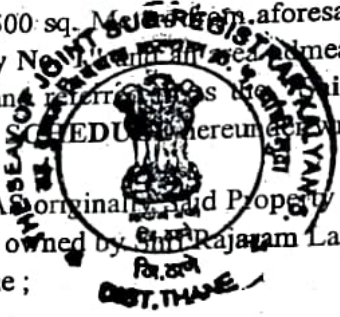
क.ल.न.-५	
I. MRS. CHAITALI NITIN NAMAYATE aged about 31 years,	
दस्त क्र. ५५०७/२०२२	२०२२
Pan No. APTPN8887J,	
५२	५५

residing at near marathi school, Kahurkhede, Varangaon Ord. factory, Bhusawal, Jalgaon Maharashtra 425308 hereinafter called and referred to as the **ALLOTTEE/PURCHASER/S** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include survivor of them his / her / their heirs, executors, administrators and assigns) being the **PARTY OF THE SECOND PART.**

WHEREAS Shri. Rajaram Laxman Pawashe and Others are the Owners and/or otherwise well and sufficiently entitled to an area admeasuring 1500 sq. Meters and Shri Yashwanth Laxman Pawashe is the Owner and/or otherwise well and sufficiently entitled to an area admeasuring 1000 sq. Meters from all that piece and parcel of land lying, being and situated at **Village Katemanivali, Taluka Kalyan, Dist Thane bearing :**

Survey No.	Hissa No.	Total Area (H-R-P)	Area Owned by Owners
71 B	4 B	0-25-0	Area owned by Shri. Rajaram Laxman Pawashe and Others - 0-15-0 (H-R-P) i.e. 1500 (Sq. Meters)
			Area owned by Shri Yashwanth Laxman Pawashe - 0-10-0 (H-R-P) i.e. 1000 (Sq. Meters)

within the limits of the Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter called and referred to as "Said Property No. 1" and the area admeasuring 1000 sq. Meters from aforesaid land is called and referred to as "Said Property No. 2" and is more particularly described in the SCHEDULE hereunder written ;



AND **WHEREAS** originally Said Property No. 1 and Said Property No. 2 i.e. said land was jointly owned by Shri Rajaram Laxman Pawashe and Others and Shri Yashwanth Laxman Pawashe ;

AND **WHEREAS** by and under Development Agreement dated 15.05.2008, registered through Confirmation Deed dated 30.03.2012 registered at the Office of Sub-Registration

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Chaitali Namayate

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दस्त क्र. ५५६०८	२०२२
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Flat / Unit No. 1406 on 14th Floor,
in the Building to be known as "VASANT VASTU"

Stilt Plus 21

Area : 31.28 square meters (Carpet)

Market Value Rs. 23,20,000 /-

Actual Value Rs. 41,78,500/-



AGREEMENT FOR SALE
THIS ARTICLE OF AGREEMENT MADE AT KALYAN
ON THIS 24th DAY OF NOVEMBER 2022
BETWEEN

[Handwritten signature]

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M/S.SAI SADGURU BUILDERS & DEVELOPERS



Office-Encalve ,Sai Sadguru Builders & Developers ,Shop No. 1A , Ground floor ,Near Nitin-Raj hotel
Poona Link Road , Katemanivali kalyan (E) . Mob. 9619304142 / 9619404142 , Ph.:0251-2366780.

Date :- 21-03-2023

To:
The Assistant General Manager
State Bank of India
RACPC BORIVALI,
BARNCHI IN GREATER MUMBAI.

Dear Sir,

I/We, Sai Sadguru Builders And Developers here by certify that :

1. I/We have transferable rights to the property described below, which has been allotted by me/us to Smt. Mrs. CHAITALI NITIN NAMAYATE herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 24/11/2022.

Description of the property:
Flat No./ House No. :- 1406
Building No./Name :- VASANT VASTU
Plot No :- 71B /4B
Street No./Name : Poona Link Road
Locality Name : Katemanivali
Area Name :- Kalyan East
City Name : Kalyan East
Pin Code :- 421306

2. That the total consideration for this transaction is Rs.41,78,500 (Rs. Forty-one Lakh Seventy-eight Thousand Five Hundred Only).

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers , at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

M/s. Sai Sadguru Builders & Developers

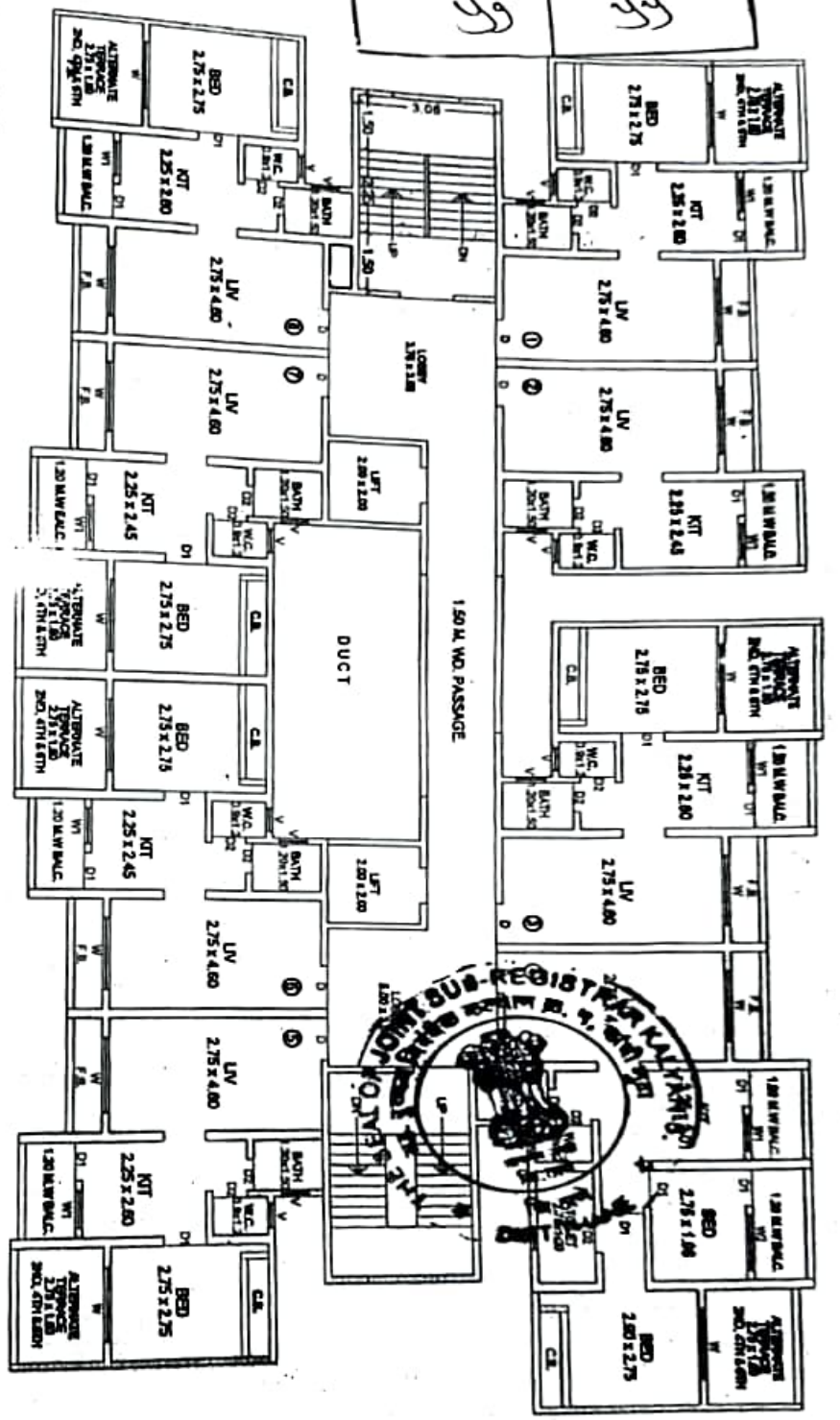

Partner

क.ल.न.-५

दस्त क्र. ५७०८ २०२२

५७ ५५

2ND, 4TH, 6TH, 10TH, 12TH & 14TH FLOOR PLAN.



FLAT NO.	CARPET AREA	BLC. AREA	TERRACE AREA	FLOWER BED AREA	CUPBOARD AREA	FLAT NO.	CARPET AREA	BLC. AREA	TERRACE AREA	FLOWER BED AREA	CUPBOARD AREA
1	340.25	25.40	53.28	17.76	15.50	5	340.25	25.40	53.28	17.76	15.50
2	248.75	25.40	—	17.76	—	6	336.60	25.40	53.28	17.76	15.50
3	340.25	25.40	53.28	17.76	15.50	7	340.25	25.40	53.28	17.76	15.50
4	482.11	58.40	58.18	17.76	15.50	8	340.25	25.40	53.28	17.76	15.50

COVERED BY AIR RAJWATSH EDUCATIONAL PRODUCT



Chandrate

Prate