



28/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 2200/2021

नोंदणी :

Regn:63m

गावाचे नाव : कल्याण

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6301941
(3) बाजारभावा(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4143500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कल्याण-डॉबिवली इतर वर्णन :, इतर माहिती: , इतर माहिती: 1/2 विभाग 10 ब,मीजे कल्याण,जुना स.नं.54 हि.नं.1,(नवीन स.नं.54 हि.नं.1/अ),जुना स.नं.55 हि.नं.1/1/1,(नवीन स.नं.55 हि.नं.1/अ/1),जुना स.नं.55 हि.नं.3/1/1/1,(नवीन स.नं.55 हि.नं.3/अ/1/अ),यांबरील कोहिनूर मजेस्टिक,बिल्डिंग टाईप-2,सदनिका क्र.402, चौथा मजला,क्षेत्र 48.44 चौ.मी. कारपेट + 3.89 चौ मी बाल्कनी + 10.07 चौ मी ओपन टेरेस((Survey Number : 54 ;))
(5) क्षेत्रफळ	1) 48.44 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,प्रतिबादिचे नाव व पत्ता.	1): नाव:-मे कोहिनूर मजेस्टिक तर्फे प्रोपा. सोनु अनिल होतचंदानी यांच्यावतीने कबुली जबाबा करीता कु मु शंकर मलानी वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 402/7 कोणार्क रेसिडेन्सी, उल्हासनगर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-ACIPH0920N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	1): नाव:-गणेश वसंत औसरकर - - वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-301, हरिओम टॉवर, दुर्गा माता मंदिर जवळ, गणेशवाडी, कल्याण, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AMVPA2420P 2): नाव:-अमिता गणेश औसरकर - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी-301, हरिओम टॉवर, दुर्गा माता मंदिर जवळ, गणेशवाडी, कल्याण, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AWBPA2817L
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	28/01/2021
(11)अनुक्रमांक,खंड व पृष्ठ	2200/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	189060
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)क्षेत्र	

मुल्कांनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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



(सही) जी.बी.सातदिवे
सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २



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मर्यादित पत्रक (पावती क्षेत्र - गणेश)

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.:39M

पावती क्र.: 2496

दिनांक: 28/01/2021

विक्रमपूर गावार्ड
श्रीकायंत तेंपून पुढे

वज्रापदाचे ठेकक
1 मीटर

बाटीव

RS:67700

48.44वर्ग

दिनांक: कल्याण

वेवबावा अनुक्रमांक: कलन2-2200-2021

वेवबावा प्रकार: करारनामा

रकरणाच्यावे नाव: गणेश वसंत श्रीसरकर - -

नोंदणी फी
दस्त हाताळणी फी
पुष्पांची संख्या: 60

₹. 30000.00
₹. 1200.00

एकूण:

₹. 31200.00

Joint Sub Registrar Karayan 2

(सही) जी.वी.सातादेव

सह. दुय्यम निबंधक वर्ग २,
कल्याण क्र. २

वार मुल्य: ₹.4143500/-

बदला ₹.6301941/-

रखते मुद्रांक शुल्क : ₹. 189060/-

1) देवकावा प्रकार: By Cash रकम: ₹ 1200/-

2) देवकावा प्रकार: eChallan रकम: ₹.30000/-

शिथिलनादेश/सि ऑर्डर क्रमांक: MH009029193202021E दिनांक: 28/01/2021

किसे नाव व पत्ता:

(Handwritten Signature)

REGISTRAR CLASS

AGREEMENT FOR SALE

This Agreement made at **Kalyan**

on this 31st day of December 2020

B E T W E E N

M/S. KOHINOOR MAJESTIC, through its Proprietor, Shri Sonu Anil Hotchandani, Age 30 years, Off at Kohinoor, Opp. Tirupati Apartments, Sagarika Bungalow, Chopra Court Road, Ulhasnagar-3, Dist Thane, hereinafter called and referred to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the Party of the First Part.

A N D

1) Name- **MR.GANESH VASANT AUSARKAR**, aged about 41 Years, Pan-AMWPA2420P Occupation- SERVICE, residing at – B-301, Hariom Tower, Near Durgamata Mandir, Ganeshwadi (Kolsewadi), Kalyan East 421306.

2) Name- **MRS.AMITA GANESH AUSARKAR**, aged about 34 Years, Pan-AWBPA2817L Occupation- HOUSEWIFE, residing at – B-301, Hariom Tower, Near Durgamata Mandir, Ganeshwadi (Kolsewadi), Kalyan East 421306.

Email – ganeshausarkar1979@gmail.com

hereinafter called and referred to as the **Allottee/s**(which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs executors, administrators and assigns) being the Party of the Second Part.



WHEREAS one Shri Nagindas Daichand Kamdar and Jayalaxmi Nagindas Kamdar, are seized and possessed of and / or otherwise well and sufficiently entitled to all those pieces and parcels of land bearing as per 7/12 Extract:

Old Survey No	Old Hissa No.	New Survey No. and Hissa no.	Area Sq. Mts
54	1	54/1/A	68.56
55	1/1/1	55/1/A/1	10070.00
55	3/1/1/1	55/3/A/1/A	1060.00
96	1/2	96/1/B	5870.00
		Total →	17068.56

lying, being and situate at village Kalyan, Taluka Kalyan, District **Thane** within the limits of the Kalyan Dombivli Municipal Corporation, hereinafter for the sake

1(b) The total aggregate consideration amount for the apartment excluding garages/covered parking spaces is thus **Rs.63,01,941/-** 1(c) The Allottee has paid on or before execution of this agreement a sum of **Rs 1,00,000/- (Rupees One Lakh Only)** as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount in the following manner :-

9.9% as earnest money + Taxes As Applicable
10.10% On Commencement of Plinth+ Taxes As Applicable
15% On Commencement of 1 st Slab + Taxes As Applicable
15% On Commencement of 3 rd Slab + Taxes As Applicable
15% On Commencement of 5 th Slab + Taxes As Applicable
15% On Commencement of 7 th Slab + Taxes As Applicable
10% On Commencement of Brick Work+ Taxes As Applicable
8% On Commencement of External Plaster+ Taxes As Applicable
2% Balance to be paid within seven days from the date of possession about the possession of the said flat/ Shop Purchasers + Taxes As Applicable

The Cheque / DD / Pay order to be drawn in favour of

Account Name:- Kohinoor Majestic Collection A/c
Bank Name:- Kotak Mahindra Bank
Account Number : 2312901440
IFSC Code :- KKBK0000650
Branch :- Ulhasnagar

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters up to the date of handing over the possession of the Apartment which the Allottee is liable to pay.

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc, the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

FIRST SCHEDULE

Whorese pieces and parcels of land adm. 3287.93 sq. Mtrs. out of property bearing Survey No. 54, Hissa No. 1 (New Survey No 54/1/A), admeasuring 68.56 Sq. mtrs, Survey no.55, Hissa no. 1/1/1 (New Survey no. 55/1/A/1), adm. 0H-94R-4P plus Pot Kharaba 0H-06R-5P. Survey no.55, Hissa no. 3/1/1/1 (New Survey no. 55/3/A/1/A), adm. 0H-09R-1P plus Pot Kharaba 0H-01R-5P and Survey no.96, Hissa no.1/2 (New 0Survey No. 96/1/B), adm. 0H-53R-2P plus Pot Kharaba 0H-05R-5P, totally adm. 17068.56 Sq. Mtrs. of Village Kalyan, Taluka Kalyan, District Thane within the limits of Kalyan Dombivili Municipal Corporation and bounded as follows :

Plot 1:-

On or towards East: Nana Sawant Nagar
 On or towards West: Building Name Status
 On or towards North: Namrata Heights
 On or towards South: D.P.Road

Plot 2:-

On or towards East: DP Road
 On or towards West: Well
 On or towards North: DP Road
 On or towards South: Open Plot

**SECOND SCHEDULE ABOVE REFERRED TO**

Silt parking, Lobby, Passage, Open Space, Staircase, Lift lobbies, Terraces, Duct Area, Refuge Area, Common entrance and exit of buildings, Open parking areas, Common terrace spaces, installation of central services i.e. electricity, water, sanitation, underground water tank, overhead water tank, etc.

Pravin

Anita Ambekar

SCHEDULE A

All that premises of Apartment No. 402 of carpet area admeasuring 48.44 sq. mtr., Balcony adm. 3.89 sq. mtr. and Terrace adm. 10.07 sq. mtr., on 4th Floor in the Building type "2", in the complex known as KOHINOOR MAJESTIC constructed on Property bearing Survey no.55, Hissa no. 1/1/1 (New Survey no. 55/1/A/1), Survey no.55, Hissa no.3/1/1/1 (New Survey no. 55/3/A/1/A), Survey no. 54 Hissa no. 1 (New Survey no. 54/1/A) and Survey no. 54 Hissa no. 1/1 lying, being and situate at Village Kalyan, Taluka Kalyan, District Thane.

ANNEXURE A

(Title Certificate)

ANNEXURE B

(Authenticated copy of the Property card or 7/12 extracts)

ANNEXURE C-1

(Authenticated copy of the plans of the layout as approved by concerned local authority)

ANNEXURE C-2

(Authenticated copy of the plans of the layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)



ANNEXURE D

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority)

ANNEXURE E

Specifications and amenities for the apartment)

22	2200	2022
22		20

ANNEXURE F

(Authenticated copy of Registration certificate of the Project granted by Real Estate Regulatory Authority

Amish Anand
Amish Anand
Amish Anand

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED

By the within named Promoter

M/S. KOHINOOR MAJESTIC

SHRI. SONU ANIL HOTCHANDANI

PAN - ACIPPH0920N



Sonu Anil

SIGNED & DELIVERED

by the within named

Allottee/s

1)MR.GANESH VASANT AUSARKAR

PAN NO :- AMVPPA2420P



Ganesh

2. MRS.AMITA GANESH AUSARKAR.

PAN NO :- AWBPA2817L



Amita Ausarkar

IN PRESENCE OF WITNESS:

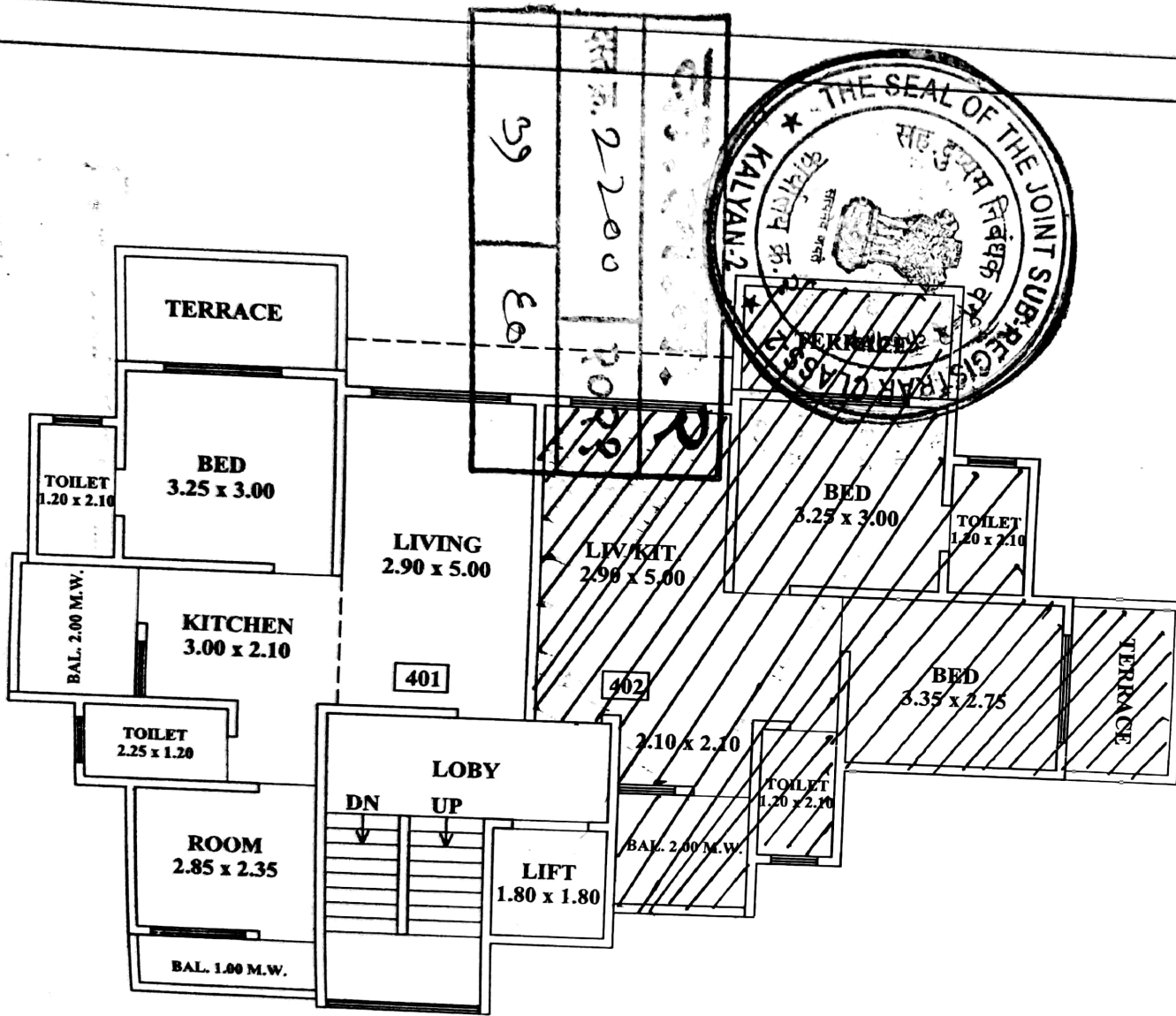
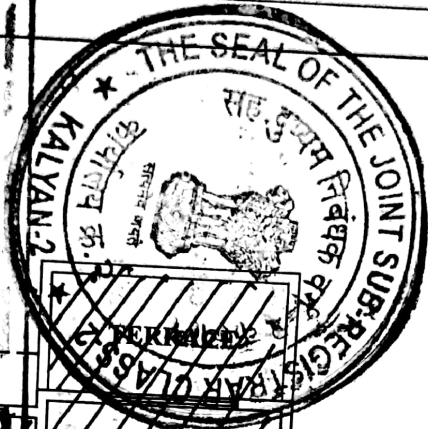
1. Mrs Priyanka Rakul Tapse

Priyanka

2. Mr. Prakash Jagannath Malwade

Prakash





FOURTH FLOOR PLAN (BLDG. No. 2)

NAME : Ganesh Anarkar

FLAT NO. : 402, 4th

PURCHASER : Atul Anarkar

PROMOTER : Kohinoor

AREA IN SQ.MT.

CARPET	BALCONY	TERRACE
48.44	3.89	10.07

DEVELOPERS:

M/s. Kohinoor Majestic

DESCRIPTION OF PROPERTY

PROPOSED BLDG. ON PLOT BEARING NEW S.NO - 54/1/A, 55/1/A/1, 55/3/A/1/A, OLD S.NO - 54/1, S.NO - 55/1/1/1, 55/3/1/1/1 AT VILLAGE - KALYAN TALUKA



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :

Project Name: Shri. Chaboo Majestic Plot Bearing / CTS / Survey / Final Plot No. 553/A/1, 553/A/1/A at Kalyan, Kalyan,

Project Location: Plot No. 553/A/1, 553/A/1/A at Kalyan, Kalyan,

Project Details: Mr. Sona Anilkumar Hotchandani son/daughter of Mr. Ms. Anilkumar Pritamdas Hotchandani Tehsil: Dahanu, District: Thane, Plot: 4271003, situated in State of Maharashtra

The registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees.
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate Regulator and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5.



- OR
- The entire of the amounts to be realised hereinafter by promoter for the real estate project shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose as per sub-clause (D) of clause (i) of sub-section (2) of section 4 read with Rule 5.
 - The Registration shall be valid for a period commencing from 07/03/2021 and ending with 30/06/2022 less the period of 6 months of the Act read with section 4 of the Act.
 - The Registration shall be valid for a period commencing from 07/03/2021 and ending with 30/06/2022 less the period of 6 months of the Act read with section 4 of the Act.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - The promoter shall take all the pending approvals from the competent authorities.
 - 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 rules and regulations made there under.

(Signature)

(Signature)

(Signature)

Signature valid
Digitally Signed by
Dr. Vajrini Hemant Prabhoo
(Secretary, Maharashtra RERA)
Date: 25-06-2020 10:51:22

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Date: 18/05/2020
Page Number

क्र.सं. 2200	2022
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