

Village : Tisgaon
Market value : Rs. 29,88,000/-
Actual value : Rs. 32,83,713/-
Flat no : 207
Area : 38.49 Sq.Mtrs (Carpet)
Agreement for sale

क.ल.न.-५	
दस्तक्र. २००५	२०२३
६	६०

This agreement for sale made at kalyan,
On this 3 day of April 2023
Between

M/s. Gopal krishna developers a partnership firm incorporated under the provisions of the partnership act, 1932, having its registered office at hajimalang road, near ashish hotel, kalyan(east) dist - thane, through its partner shri. Amit suresh sonawane, hereinafter called the "promoter"(which expression shall unless it be repugnant to the expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its partners constituting said firm and heirs, executors, administrators and assigns) of the first part;

And

Mr. Supriyesh Pradeep Varadkar, Age 31 year, Occupation _____ And Before Marriage Miss. Nilam Anant Pawar And After Marriage Mrs. Nilam Supriyesh Varadkar, Age 31 year, Occupation _____, residing at: Rupam Apartment, 1st Floor, Room No. - 9, Poona Link Road, Opp Gangagiri Building, Gopal Nagar, Tisgaon, Kalyan East, Kalyan, Katemanivali, Kalyan, Thane, Maharashtra - 421306. hereinafter called the "purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include in case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns) of the second part:

Whereas Mr. Prabhakar suresh gaikwad and Mr. Ashwin krishna gaikwad are the owners of all those pieces and parcels of land lying, being and situate at village tisgaon taluka kalyan, district thane, within the limits of the kalyan dombivali municipal corporation bearing:

Survey No.	Hissa No.	Area Sq.Mtrs
44	1	Area 2215 sq.mtrs out of 4430 sq.mtrs

Hereinafter for the sake of brevity called and referred to as "the said land"



AS 2005

Handwritten signatures and initials.

Whereas by and under release deed & power of attorney regno. 2214/2012 dated: 13/03/2012, registered at the office of sub-registrar of assurances at kalyan-2, Mrs. Indirabai Vishnu Thakur & Chandrabai Govind Bhoir have released and relinquished their rights in respect of the said land in favour of Mr. Prabhakar Suresh Gaikwad and by the virtue of said release deed they have become absolute owner of the said property.

Whereas by and under release deed & power of attorney reg. No. 2691/2012 dated: 27/03/2012, registered at the office of sub-registrar of assurances at kalyan-2, Mrs. Shaniwar Gaikwad have released and relinquished their rights in respect of the said land in favour of Mr. Prabhakar Suresh Gaikwad and Mr. Ashwin Krishna Gaikwad and by the virtue of said release deed they have become absolute owner of the said property.


क.ल.न.-७
दस्तावेज नं. 23493/2021
दि. 14/10/2015

And whereas the owners by and under development agreement dated 14/10/2015, registered at the office of sub-registrar of assurances at kalyan-5 under serial no. 6730/2015, have consented the developments rights in respect of the said land in favour of the promoter. While going through the documents the builder himself has noticed that there is an error/typographical mistake in the registered development agreement, hence rectification deed is registered with sub-registrar kalyan-2 dated 15.12.2021 having document no. 23493/2021. By executing agreement hereinafter the promoters are entitled to develop the said land by constructing a multistoried building in accordance with the plans and permissions approved and/or approved by the kalyan municipal corporation by availing and using the floor space in the area acquired by road, floating floor space and/or transfer of development rights granted by the town planning authorities in respect of said land and sell flat /shops/garages/units/bungalows on ownership basis and appropriate the sale proceeds for their own use and benefit.

And whereas the promoters hereby declare that the said agreements referred to hereinabove are still valid subsisting and completely in force.

And whereas by virtue of the development agreement the promoter alone has the sole exclusive right to sell the flats/shops/units in the said building/ to the constructed by promoter on the said land to enter into agreement/s with the purchaser/s of the flat/s and receive the sale price in respect thereof.

And whereas, the collector, thane by his letter dated 16/03/2017 bearing no. Mahsul/1/2/conversiontax/n.a./circular-01/17 and the tahsildar, kalyan by his letter dated 24/01/2020 bearing no. Kra./mahsul/t-2/conversion tax/sr-16/2020 granted permission for agricultural use for residential as well as commercial purpose only on the terms conditions mentioned therein.


Developer Signature/s


Second Party/s Signature



KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,
Shrimati. Chandrabhaga Suresh Gaikwad & Others
P O A. - M/s. Amit Suresh Sonawane & Ashwin Gaikwad
Architect - Mr. Dilip Tambade, Kalyan (W)
Structural Engineer - Mr. Vinayak Chopdekar, Thane

क.ल.न.-५	
दस्त क्र. ४००५	२०२३
३७	६०

Sir,

With reference to your application Dated 22/01/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work - Building on Sr. No.44, P.No 1 Mauje-Tisogan situated at Kalyan (East) the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue, unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.



Office No. KDMC/TPD/BP/KD/2021-22/21

Office Stamp

Date: 15/07/2021

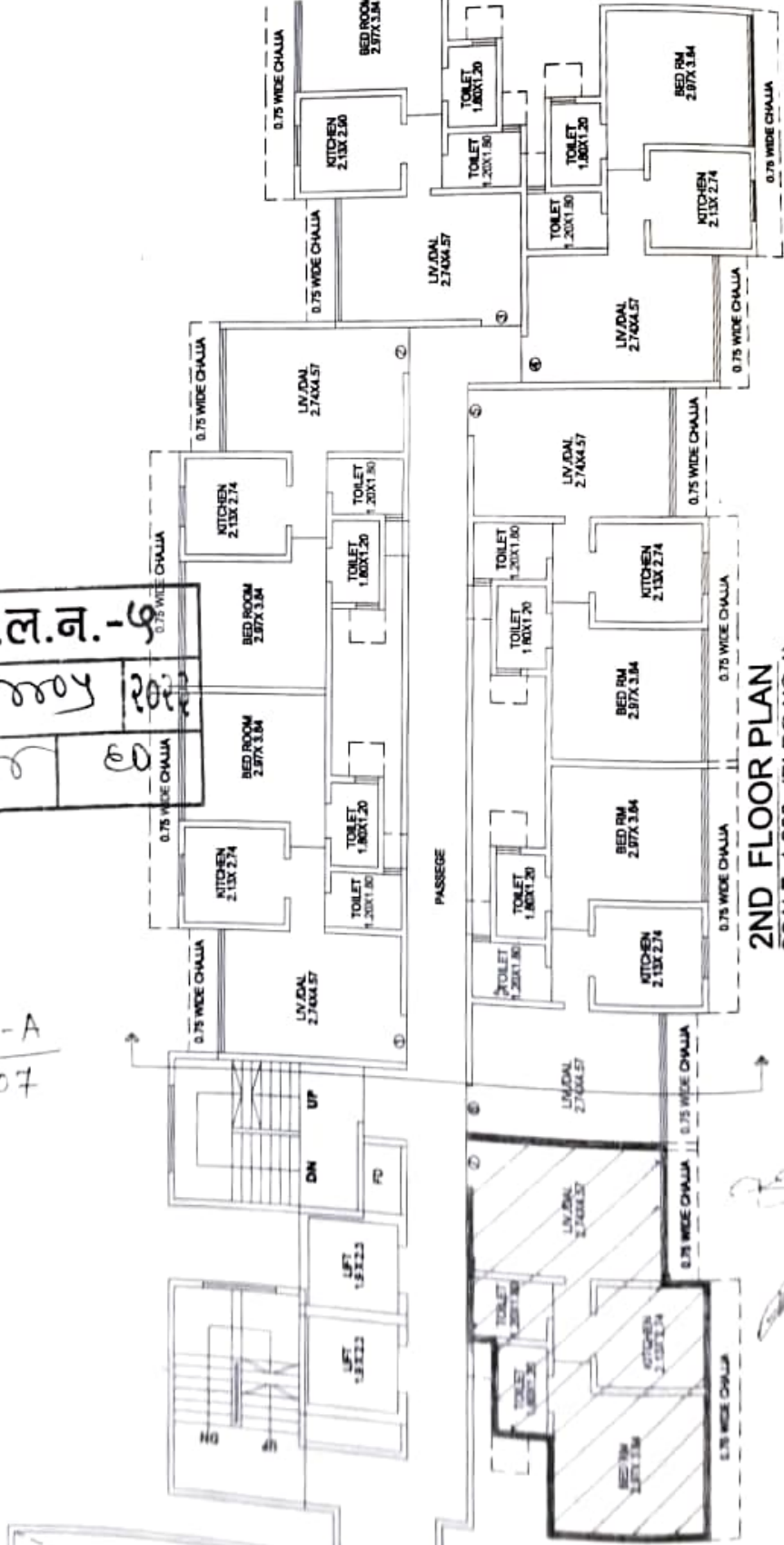
Yours faithfully,

for Assistant Director of Town Planning
Kalyan Dombival Municipal Corporation, Kalyan.



क.ल.न.-५
 दस्तक्र. २००५ २०२२
 ३० ६०

KA-A
 207



2ND FLOOR PLAN
 SCALE=1:200 (BLDG.NO.1)
 (WING-'A')

Handwritten signatures and initials.



58. This agreement shall always be subject to the provisions of the maharashtra owners and occupiers (regulation and development) act 2016, act, 1963 and provisions contained in real estate (regulation and development) act 2016, rules made there under/said act and rules made there under.

-: the first schedule above referred to :-

The piece and parcel of freehold non-agricultural land property situated at bearing No/hissano.44/1, admeasuring area 2215sq.mtrs out of 4430 sq.mtrs. Situated at Village Tisgaon, taluka- kalyan, dist. Thane within the limits of kalyan dombivli municipal corporation and sub-registration district kalyan district thane, out of which building "Krishna Anand" building in which flat as under

Village	S. No./ hissa no	Flat no./ shop no	Floor	Building	carpet Area (Sq.Mtr)
Tisgaon	44/1	207	2nd	WING A	38.49

Building name -Krishna Anand

On or towards east :- Baliram Gaikwad Open Land,

on or towards west :- Rai Construction,

on or towards south:- Krishna Vansh Project,

on or towards north :- 18 Mtr Road,

क.ल.ज. ६९	
दस्त क्र. ४४०५	२०२३
२२	६०

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-I'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE

To,
Shrimati Chandrabhuga Suresh Gokwad & Others
P.O.A M/s Amit Suresh Sonawane & Ashwin Gokwad
Architect - Mr. Dilip Tambade Kalyan. (w)
Structural Engineer - Mr. Vinayak Chopdekar, Thane.

क.ल.न.-५	
दस्तक्र. ४४०५	२०२३
४३	६०

Sir,

With reference to your application dated 16/12/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1948 to carry out development work / Building on S No.44,H.no1 Mauje-Tisgarh Kalyan (E) the Commencement Certificate /Building Permit is granted under Section 45 of the said Act, subject to the following conditions

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period
4. This permission does not entitle you to develop the land which does not vest in you.

Office No KDMC/TPD/BP/KD/2021-22/21/468

Office Stamp

Date : 01/02/2022.

Yours faithfully

for Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan



DONE

SBI HLST

Amit

PAL/ Take Over/New Resale/Topup/Lap

LOS/RL MS Ref :
Saving A/c No.
CIF NO. :

CRM/YONO REF NO.
Tie up no : (If applicable)

Applicant Name : SUPRIYESH VARADKAR.	
Co Applicant Name : NILAM PAWAR.	
Contact No. 9594600827	Mobile

Loan Amount 25 LAKHS	Tenure 20 years
Interest Rate	EMI
SBI LIFE YES / NO Rs	
Loan Type New	

Property Location KALYAN EAST
Property Cost 32 LAKHS
Name of Developer / Vendor

RBO THANE
Contact Person AKSHAYA VIJAYNAGAR
HLST / MPST / BM / FS / ALONG WITH Mob No. 7208031606
Name of RACPC Co-ordinator along with Mob No.

	Vendor	Send on	Recd. Date
SEARCH - 1	M. A. Khan		18/04
SEARCH - 2			
VALUATION - 1	Vastukala		18/04
VALUATION - 2			

	Done	By Date
RESIDENCE VERIFICATION		15/4/2023
OFFICE VERIFICATION		
SITE INSPECTION		

Co-ordination
Processing
Sanction
Control
Documentation
A/c Opening
Disbursement

SIGN	
A/C NO	
DOC EXECUTIVE NO	
NOI DONE BY	
EM DONE	
NACH / SI	
TDV	

CERSAI NO. ASSET ID :
SI ID :



03/04/2023

सूची क्र.2

दुसरा निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 4405/2023

नोंदणी :

Regn.63m

गावाचे नाव : तिसगाव

(1) विलेखाचा प्रकार करारनामा

(2) मोबदल 3283713

(3) बाजारमाब (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2388000

(4) भू-मापन, पोटहिस्सा व धरकक्रमांक (असल्यास)

1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग क्र 22/72, दर रु 56400/- मोजे तिसगाव, ता कल्याण जि ठाणे येथील सर्वे नं 44, हिस्सा नं 1 यावरील कृष्णा आनंद मधील सदनिका नं.207, दुसरा मजला, ए विंग क्षेत्र 38.49 चौ. मीटर कार्पेट ((Survey Number : 44/1 :))

(5) क्षेत्रफळ

1) 38.49 चौ.मीटर

(6) आकारणे 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:-में गोपाळ कृष्णा डेव्हलपर्स तर्फे भागीदार श्री अमित सोनावणे यांचे कु मु धारक म्हणून नितीन पांडुरंग शिर्के - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: हाजीमलंग रोड, आशिष हॉटेल जवळ, कल्याण पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AAGFG3307G

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-सुप्रियेश प्रदीप वराडकर - - वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुपम अपार्टमेंट, पहिला मजला रूम नं.9, पुणा लिंक रोड, गोपाळ नगर, तिसगाव कल्याण पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AKQPV4386A

2): नाव:-लघ्ना आधीचे नाव निलम अनंत पवार लघ्ना नंतरचे नाव निलम सुप्रियेश वराडकर - - वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रुपम अपार्टमेंट, पहिला मजला रूम नं.9, पुणा लिंक रोड, गोपाळ नगर, तिसगाव कल्याण पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-BNUPP1153K

दस्तऐवज करून दिल्याचा दिनांक

03/04/2023

दस्त नोंदणी केल्याचा दिनांक

03/04/2023

नुक्रमांक, खंड व पृष्ठ

4405/2023

सहायक निबंधक, तिसगाव

2388000

क.ल.न.-५	
दस्तक्र. ४४०५	२०२३
Authority २०	६०

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number: 1700031006

Project: **Krishna Anand, Plot Bearing / CTS / Survey / Final Plot No.: 44/1 at Tisgaon, Kalyan, Thane, 421306.**

1. **Gopal Krishna Developers** having its registered office / principal place of business at Tehsil: **Kalyan, District. Thane, Pin: 421306.**

2. This 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 (Regulation 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 (1) of sub-section (2) of section 4 read with Rule 5;

OR

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

- The Registration shall be valid for a period commencing from **29/09/2021** and ending with **31/05/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
- That the promoter shall take all the pending approvals from the competent authorities

3. 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 thereunder.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 14-03-2022 17:36:16

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

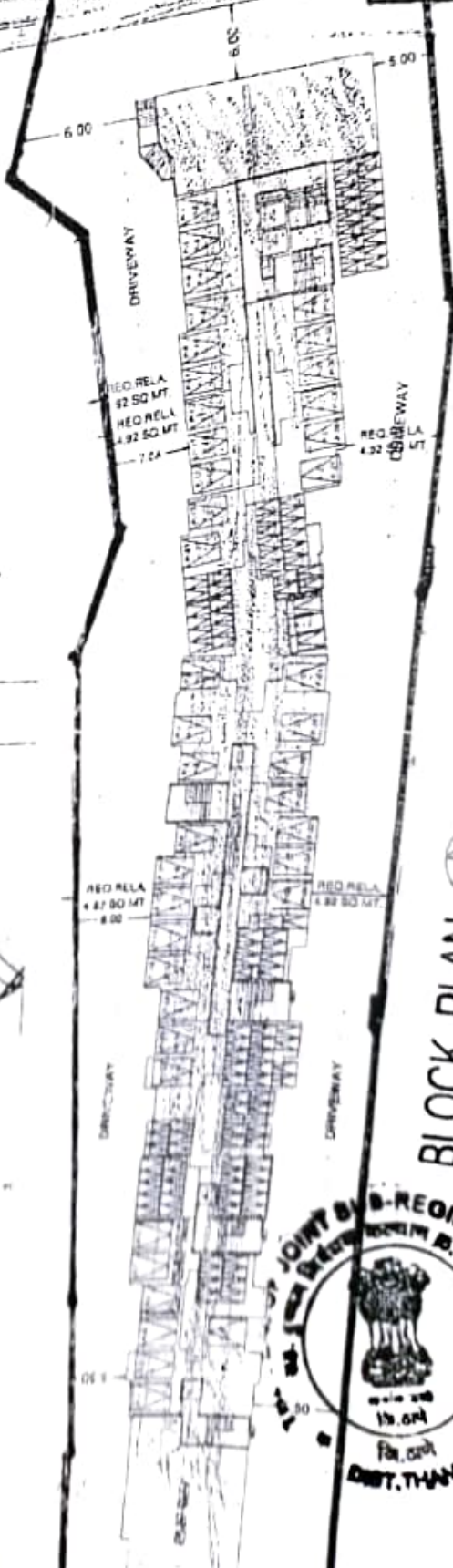
Registered: 29/09/2021

Office: Mumbai

क.ल.न.
दस्ता क्र. २००५

33

STAINING 18.00
D.P. ROAD



FORM STATEMENT 1
EXISTING BUILDING TO BE RETAINED

BLOCK PLAN 
SCALE 1:500



SANCTIONED

Date: 01/02/2022

Application No. / Form No. / Plot No. / Subplot No. / Block No. / Phase No. / Survey No. / ... / 2021-22/21/468

Handwritten signatures and initials