

# VALUATION FORM

VALUATION YEAR : 2023  
DISTRICT : THANE  
CAMP NO : 1  
CITY SURVEY NO : 2447  
DIVISION : E  
DEPRECIATION :  
PROPERTY DETAILS : KATI Universal LLP  
Flat no. 312, 3<sup>rd</sup> Floor,  
A-wing.  
CONSTRUCTION DETAILS : AREA 46.78 RATE  
TOTAL :  
CONSTRUCTION AREA : 46.78 Sq mtrs  
OPEN AREA : 51.45 Sq mtr  
MARKET VALUE : RS. ~~2,67,400/-~~  
ACTUAL VALUE : RS. 44,55,445/-  
STAMP DUTY PAID : RS. 2,67,400/-  
REGISTRATION FREE PAID : RS. 30,000/-

SUB REGISTRAR  
ULHASNAGAR



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Savitri

ABK

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at ULHASNAGAR on this 05 day of April, 2023.

## BETWEEN

M/s. KGI UNIVERSAL LLP. (PAN NO: AAYFK2911J), a Limited Liability Partnership, registered under the provisions of Limited Liability Partnership Act, bearing Registration No. AAZ-9479 dated 20/12/2021, having its registered office at Kohinoor, Opp. Regency Hotel, Chopra Court Road, Ulhasnagar District Thane (M.S).  
**through Its Authorized Signatory Shri. Shankar P. Hotchandani.**

hereinafter referred to as "THE DEVELOPER" (which expression shall, unless contrary to the context or meaning thereof, mean and include its successor and assigns) of the **ONE PART**;

## AND

1) Name: - Mr. Banshilal Ramsahay Siddharth , aged about 34 Years , Pan No.- EMWPS8593A, Occupation: - Doctor.

2) Name: - Mrs. Sarita Banshilal Siddharth, aged about 34 Years , Pan No.- DMYP8234R, Occupation: - Doctor. Both Residing at , S/O Ramshay Siddharth , Dr. Ramashankar Clinic, ~~Med. Nika Road~~, Near E.M.T Company , Shahad Fatak , Ulhasnagar - 421001.

Contact Number - 9970776635.  
Email - banshi.r022@gmail.com

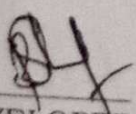
hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and permitted assigns) of the **OTHER PART**:

## WHEREAS:

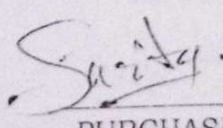
A.1 That originally 1) Smt. Nirmal Kaur Balwantsingh and 2) Shri. Jogendersingh Hukumsingh have acquired the land bearing U. No. 198, Section-7B, bearing CTS No. 2447, Sheet No. 83, Ulhasnagar - 421001, Dist. Thane (M.S.) area adm. 20762.5/9 sq. yards from the President of India through M.O. & Asstt. Administrator, C-1, Ulhasnagar Township vide Deed of Conveyance bearing No. AC/C.1/Plot/CDR-22, dated 20/07/1983.

By diverse deeds, documents and mesne assignment and all acts in law more particularly set out in the Title Certificate issued by Advocate Jeetu Bhagtyani,

1) Smt. Kulmeetkaur Gulshanbir Singh Hayer, 2) Shri Gagandeep Gulshanbir Singh Hayer, 3) Shri Harbirsingh Jogindersingh Hayer, 4) Shri Karandeepsingh Sukhbir Singh Hayer, 5) Shri Ishwar Sukhbirsingh Hayer, 6) Shri Sahibsingh

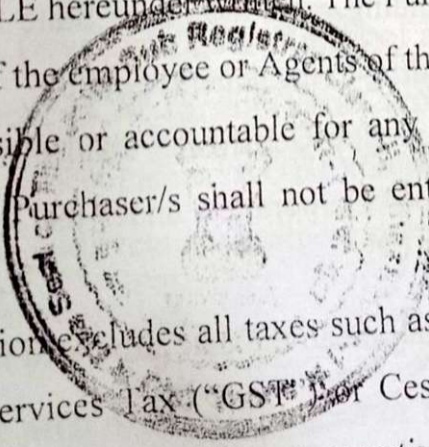
  
DEVELOPER



  
PURCHASER/S

4. PURCHASE OF THE FLAT / SHOP & SALE PRICE:

- 4.1 The Purchaser/s hereby agree(s) to purchase and acquire from the Developer and the Developer hereby agree(s) to sell to the Purchaser/s the said Flat of the carpet area **46.78** sq. mtr. as per RERA more particularly described in the **THIRD SCHEDULE** hereunder written and shown on the Typical Floor Plan at and for Sale Price **Rs. 44,55,445/- (Rupees Forty Four Lakhs Fifty Five Thousand Four Hundred Forty Five Only)**. The said flat is sold on the carpet area of the flat exclusive of balcony/Utility/pocket terrace/fire space/utility. A Typical Floor Plan of the said Premises is hereto annexed as **Annexure 'G'**. The said Premises shall be provided with the amenities and internal works specified in the **Annexure 'H'**.
- 4.2 As incidental to the beneficial use of the said Flat, the Developer has permitted the Purchaser/s the exclusive use and occupation of balcony/ utility / terrace space admeasuring **2.17** sq. mtr. attached to the said Flat ("Balcony/utility/Pocket Terrace Area") delineated on the Typical Floor Plan thereof; The said Flat, Balcony/Utility/Pocket Terrace are more particularly described in the **THIRD SCHEDULE** hereunder written and are collectively referred to as '**the said Premises**'.
- 4.3 Prior to the execution of these presents, the Purchaser/s has/have paid to the Developer a token sum of **Rs. 11,000/- (Rupees Eleven Thousand One Only)**, which would be adjusted against the total consideration of the said Premises agreed to be sold by the Developer to the Purchaser/s (the payment and receipt whereof the Developer hereby admits and acknowledges) and further agree(s) to pay the balance amount of the Sale Price in instalments in the designated Bank Account of the Developer as per schedule of payment mentioned in the **FOURTH SCHEDULE** hereunder written. The Purchaser/s shall not tender any sum in cash to any of the employee or Agents of the Developer. The Developer shall not be responsible or accountable for any cash payment made by the Purchaser/s and the Purchaser/s shall not be entitled to claim any credit in respect thereof.
- 4.4 The total consideration excludes all taxes such as Service Tax, Swatch Bharat Cess, Goods and Services Tax ("GST") or Cess, levies (by whatever name called) applicable or levied with retrospective effect, now or in future and/or the said Premises and/or on the consideration payable hereunder and the same shall be borne and paid by the Purchaser/s only. The Purchaser/s agree/s and declare/s that the Purchaser/s shall not claim any further Input Tax Credit for payment of GST. The Purchaser/s hereby agrees to indemnify and keep



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PURCHASER/S

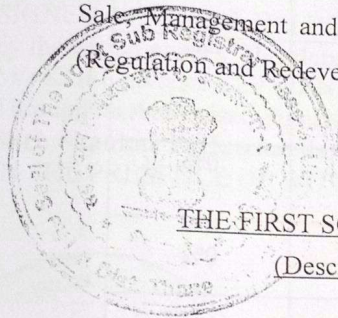
Authority at Ulhasnagar or at such place having seat of the said Authority as per the provisions of RERA and the rules and regulations made thereunder.

24.0 JURISDICTION:

This Agreement and the rights, entitlements and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India as applicable in Ulhasnagar City, and the Courts of Competent Jurisdiction in Ulhasnagar will have exclusive jurisdiction with respect to all matters pertaining to this Agreement.

25.0 GOVERNING LAW:

This Agreement shall always be subject to the provisions of the MOFA i.e. The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and RERA i.e., the Real Estate (Regulation and Redevelopment) Act, 2016 and the rules made there under.



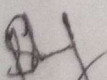
THE FIRST SCHEDULE ABOVE REFERRED TO:  
(Description of "the Subject Land")

ALL THAT PIECE OR PARCEL OF LAND admeasuring 8999.50 sq. mtrs, Sheet No. 83, bearing the U. No.198, Section - 7B, bearing CTS No. 2447, Sheet No. 83, of Village Shahad, Taluka Ulhasnagar, District Thane, Ulhasnagar - 421001 within the limits of Ulhasnagar Municipal Corporation of in the registration District of Thane.

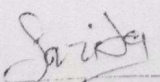
THE SECOND SCHEDULE ABOVE REFERRED TO:  
(Description of the Project Land)

ALL THAT piece or parcel Land admeasuring 4600.29 square metres and forming part of the Subject Land more particularly described in the FIRST SCHEDULE herein above written.

- On or towards EAST : Portion of CTS No. 2447
- On or towards WEST : Portion of CTS No. 2447
- On or towards SOUTH : Portion of CTS No. 2447
- On or towards NORTH : 18 Mtr. Wide Road.

  
DEVELOPER



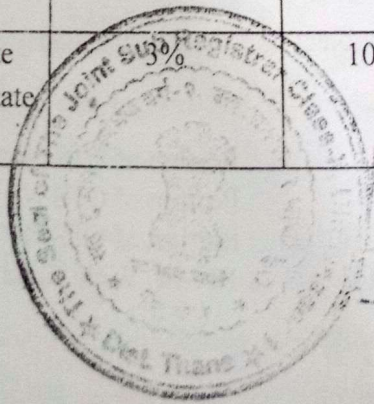
  
PURCHASER/S

THE THIRD SCHEDULE ABOVE REFERRED TO  
(Description of "the said Premises")

Flat bearing No. 312 admeasuring 46.78 Sq. mtr. (RERA carpet area), balcony/utility/terrace space adm. 2.17 sq. mtr. On 3rd Floor in Wing A in the project known as "KOHINOOR PRIME", being constructed on the Project Land more particularly described in the SECOND Schedule hereinabove written.

THE FOURTH SCHEDULE ABOVE REFERRED TO  
[Schedule of Payment of the Sale Price as payable by the Purchaser/s/s]

Sr. No.	Milestone	Percentage	Cumulative Percentage
1	On Booking Token Amount	2%	2%
2	Within 15 days of Booking	8%	10%
3	Within 10 (ten) days of Execution and Registration of Agreement for Sale	15%	25%
4	On Completion of Excavation	0%	0%
4	On Completion of Plinth	0%	0%
5	On completion of 3 <sup>rd</sup> Residential Slab	0%	0%
6	On completion of 6 <sup>th</sup> Residential Slab	0%	0%
7	On completion of 9 <sup>th</sup> Residential Slab	0%	0%
8	On completion of 12 <sup>th</sup> Residential Slab	0%	0%
9	On completion of 15 <sup>th</sup> Residential Slab	60%	85%
10	On completion of Block Work	6%	91%
11	On completing of External Plaster	6%	97%
12	On Completion Certificate with respect to the Real Estate Project	3%	100%



PARTICULARS OF THE

A/ C NAME
ACCOUNT NO.
IFSC
NAME OF THE BANK
BRANCH
BRANCH ADDRESS
TYPE OF ACCOUNT

IN WITNESS WHEREOF  
day and year first hereinabove

SIGNED, SEALED & DELIVERED  
by the within named "Developer"  
M/s KGI Universal LLP (P  
Through its Authorized Signatory  
**Shri. Shankar P. Hotchandani**  
IN THE PRESENCE OF

SIGNED, SEALED & DELIVERED  
by the within named "Seller"  
1) **Mr. Banshilal Ram**  
2) **Mrs. Sarita Banshilal**  
IN THE PRESENCE OF

1) **Mr. Banshilal Ram**  
PAN NO: - EN

2) **Mrs. Sarita Banshilal**  
PAN NO: - DMY

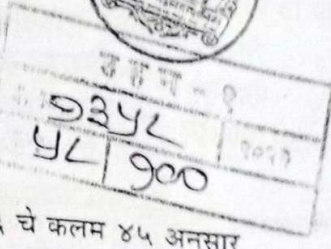
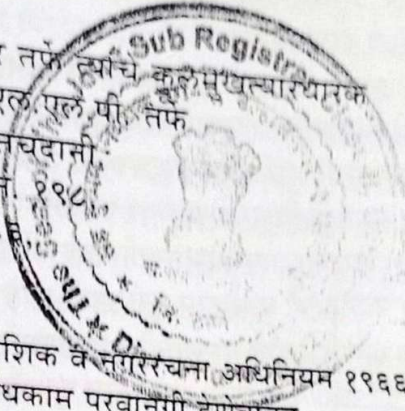
# उल्हासनगर महानगरपालिका, उल्हासनगर

सुधारित बांधकाम परवानगी प्रमाणपत्र

जा.क्र. उमपा/नरवि/बांध/ ५८१२१३८२  
उल्हासनगर महानगरपालिका  
उल्हासनगर - ०३.  
दिनांक :- ३०/०६/२०२२

प्रती,

श्री. हरबिरसिंग हायर व इतर तर्फे त्यांचे कुलमुखत्यारधारक  
मे. के.जी.आय. युनिव्हर्सल एल.एल.पी. तर्फे  
पार्टनर श्री. आशिष एस. होतचदानी  
सि.टी.एस. नं. २४४७, यु. नं. १९८,  
सेक्शन - ७ बी, शिट नं. ८३,  
उल्हासनगर - ०१.



विषय : महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ अनुसार  
सुधारित बांधकाम परवानगी देणेबाबत.  
सि.टी.एस. नं. २४४७, यु. नं. १९८, सेक्शन - ७ बी, शिट नं. ८३,  
उल्हासनगर - ०१.

संदर्भ : आपला दि. २०/०६/२०२२ रोजीच्या सुधारित बांधकाम परवानगी नागरी सुविधा केंद्र  
टोकन क्रमांक: ४१२०२२०००११७४२ वास्तुविशारद / अभियंता श्री. भूषण रूपानी  
यांच्यामार्फत सादर केलेला प्रस्ताव.

महोदय,

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ अन्वये सि.टी.एस. नं. २४४७,  
यु. नं. १९८, सेक्शन - ७ बी, शिट नं. ८३, उल्हासनगर - ०१, या जागेवरील सुधारित बांधकाम परवानगी  
करिता ८९९९.५० चौ.मी. भूखंडाचा विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९  
चे कलम २५३ अन्वये बांधकाम करण्यासाठी आपण दि. २०/०६/२०२२ रोजी सुधारित बांधकाम  
परवानगी अर्ज केलेला आहे. आपला अर्ज नागरी सुविधा टोकन क्र. ४१२०२२०००११७४२ अर्जास  
अनुसरून पुढील शर्तीस अधीन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे  
तळमजला + १४ मजले + (टेरेस) रहिवासी / वाणिज्य वापरासाठीच्या इमारतीस सुधारित बांधकाम परवाना  
/ प्रारंभ प्रमाणपत्र देण्यात येत आहे.

अटी

- बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्षा पर्यंत वैध असेल. त्यानंतर पुढील वर्षासाठी परवानगीचे नुतनीकरण सदर मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नुतनीकरण फक्त तीन वेळा करता येईल. विहित मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे, नुतनीकरण करतांना किंवा पुन्हा सुधारित परवानगी घेताना त्यावेळी अस्तित्वात असलेल्या नियमांच्या व नियोजित विकास आराखड्या अनुषंगिक छाननी करण्यात येईल व त्यानुसार आपणास बांधकाम परवानगी देण्यात येईल.
- नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- मा. जिल्हाधिकारी ठाणे, यांच्याकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिनशेतीच्या परवानगीची एक सत्य प्रत काम सुरु करण्याचे पंधरा (१५) दिवस अगोदर महापालिकेकडे पाठविणे आवश्यक राहिल.
- बांधकाम सुरु करण्यापूर्वी सात (७) दिवस आधी महापालिका कार्यालयात कळविण्यात यावे.

*[Signature]*

*[Signature]*



**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 :  
P51700032822  
Project: *Kohinoor Praline* , Plot Bearing / CTS / Survey / Final Plot No.:2447 at *Ulhasnagar (M Corp.), Ulhasnagar,*  
Thane, 421001;

1. *Kgi Universal Llp* having its registered office / principal place of business at Tehsil: *Ulhasnagar, District: Thane,*  
Pin: **421002.**

2. This registration is granted subject to the following conditions, namely:-

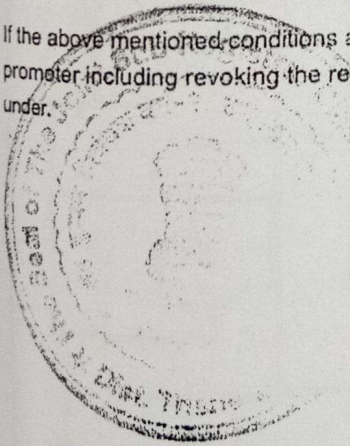
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation 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 (l) 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 02/02/2022 and ending with 31/12/2025 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 there under;
- 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 there under.



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Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date:02-02-2022 11:21:46

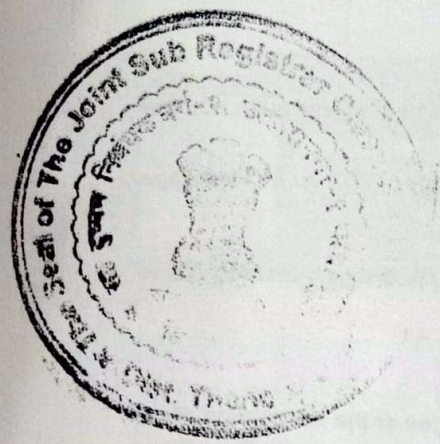
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

Dated: 02/02/2022  
Place: Mumbai

*CC*

*PH*

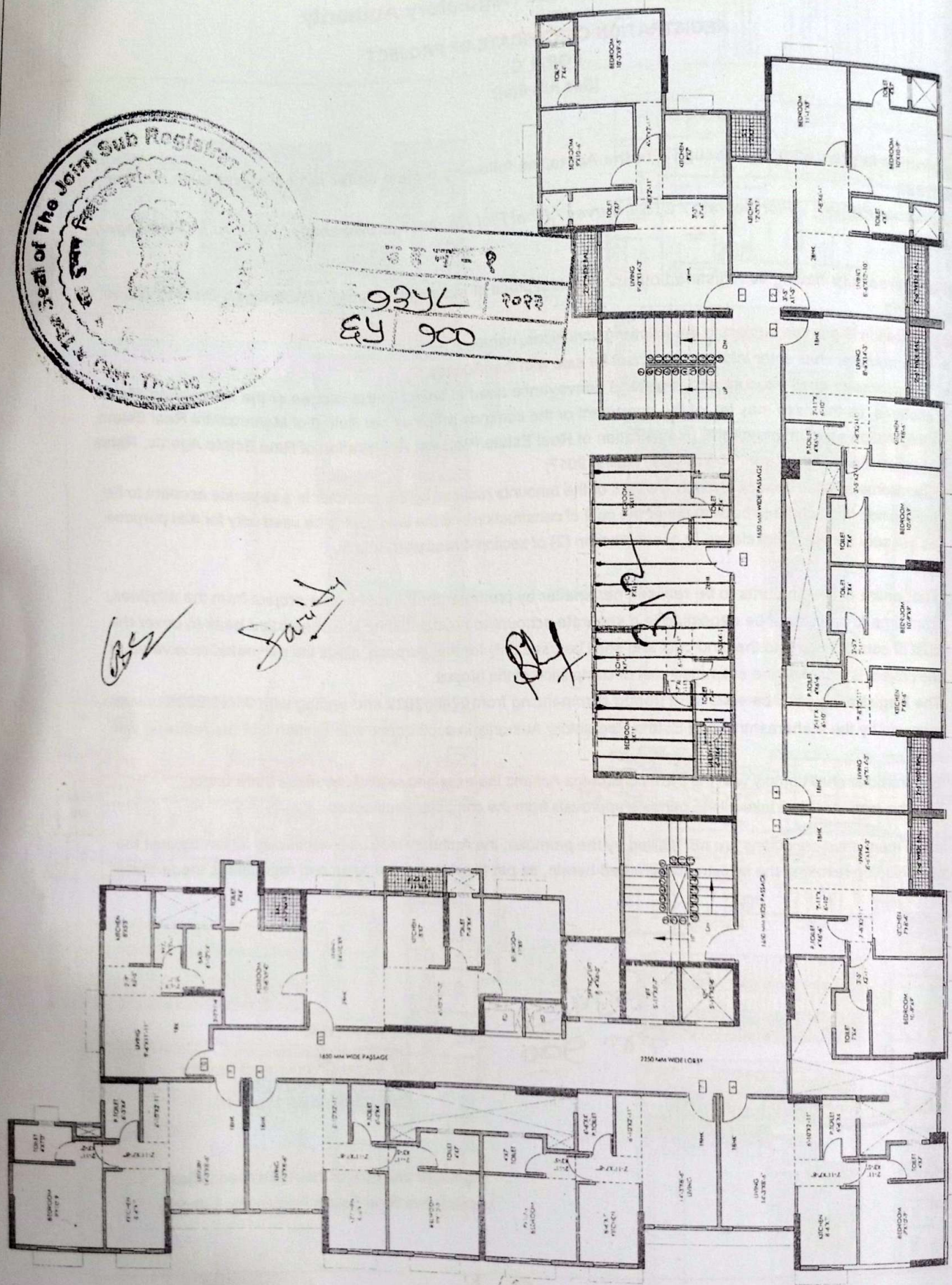
*Sarita*



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BY 900

*Handwritten signature/initials*

*Handwritten signature/initials*



WING-A TYPICAL FLOOR PLAN  
(3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 11TH, 13TH & 14TH)

KOHINOOR PRIME





05/04/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. उल्हासनगर 1

दस्त क्रमांक : 1358/2023

नोंदणी :

Regn.63m

गावाचे नाव : उल्हासनगर (शहाड)

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4455445
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2899000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:उल्हासनगर म.न.पा इतर वर्णन ; इतर माहिती: विभाग इ 1/5 मौजे शहाड सि.स. नं. 2447,शीट नं. 83,यु.नं. 198 सेक्शन 7 बी वरील कोहिनूर प्राईम प्रोजेक्ट,मधील सदनिका नं. 312,तिसरा मजला,ए विंग,क्षेत्रफळ 46.78 चौ.मी. कार्पेट + 2.17 चौ.मी. वाल्कनी/ युटीलिटी/ टेरेस स्पेस सहित रेरा क्रं. पी51700032822( ( C.T.S. Number : 2447 ; ) )
(5) क्षेत्रफळ	1) 46.78 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स केजीआय युनिव्हर्सल एल एल पी तर्फे ऑथोराईज सिप्रीटरी शंकर पी. होतचंदानी तर्फे कुलमुखत्यारी कबुली जबाब संजय बसंत परांजपे - वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कोहिनूर, ब्लॉक नं:-, रोड नं: रिजन्सी हॉटेल समोर, चोपडा कोर्ट रोड, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAYFK2911J
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बंधीलाल रामसहाय सिद्धार्थ वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: डॉ. रमाशंकर क्लिनिक, व्ही.पी. निके रोड, ई.एम.टी. कंपनी जवळ, शहाड फाटक, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-EMWPS8593A 2): नाव:-सरिता बंधीलाल सिद्धार्थ वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: डॉ. रमाशंकर क्लिनिक, व्ही.पी. निके रोड, ई.एम.टी. कंपनी जवळ, शहाड फाटक, उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-DMYPS8234R
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/04/2023
(10)दस्त नोंदणी केल्याचा दिनांक	05/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	1358/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	267400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह दुय्यम निबंधक वर्ग  
उल्हासनगर क्र. 9

DATE - 16/04/2023

To:  
The Assistant General Manager  
State Bank of India  
RACPC, Kalyan

Dear Sir,

I Shri **Shankar Pritamdas Hotchandani** here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **Mr. Banshilal Ramsahay Siddharth & Mrs. Sarita Banshilal Siddharth** 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 **05/04/2023**.

Description of the property	
Flat No.	312 in Wing "A"
Building Name	Kohinoor prime
Plot No.	Portion U. No.198 Section - 7B, Sheet No. 83, bearing CTS No. 2447
Street Name	C - Block road
Locality Name	Shahad station
Area Name	Shahad
City Name	Ulhasnagar
Pin Code	421001

2. That the total consideration for this transaction is **Rs. 44,55,445/- (Rupees Forty Four Lakhs Fifty Five Thousand Four Hundred Forty Five Only)**. towards sale document.



**KGI UNIVERSAL LLP**

Mezzine Floor, Sagarica Bunglow, Opp. Regency Hotel, Chopra Court Rd, Ulhasnagar - 421 003