Receipt (pavti)

507/5032 Wednesday, April 12 ,2023 4:00 PM

पावती

Original/Duplicate

दिनांक: 12/04/2023

नोंदणी क्रं. :39म

Regn.:39M

गावाचे नाव: म्हारळ (बुद्रुक)

दस्तऐवजाचा अनुक्रमांक: कलन5-5032-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मेमाने पप्पु रोहिदास - -

नोंदणी फी दस्त हाताळणी फी पृष्ठांची संख्या: 75

₹. 30000.00 ₹. 1500.00

एकुण:

₹. 31500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 4:13 PM ह्या वेळेस मिळेल.

वाजार मुल्य: रु.2262500 /-मोबदला रु.4485000/-भरलेले मुद्रांक शुल्क : रु. 269100/- Joint Sub Registrar Kalyan 5

पावती क्रं.: 5245

1) देयकाचा प्रकार: DHC रक्कम: रु.1500/-डीडी/धनादेश/पे ऑर्डर क्रमांक: 1204202312870 दिनांक: 12/04/2023 वॅकेचे नाव व पत्ताः

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017981848202223P दिनांक: 12/04/2023 बॅकेचे नाव व पत्ता:

TO CHANGE AND MENERAL

मह दक्यम निर्वधक कल्याक



सूची क्र.2

दुय्यम निबंधक : सह दु नि. कल्याण 5

दस्त क्रमांक: 5032/2023

नोदंणी: Regn:63m

गावाचे नाव: म्हारळ (बुद्रक)

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

4485000

(3) वाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार 2262500

ते नम्द करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्याम)

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मौंजे म्हारळ बुदूक जुना सर्हे नं 67 नवीन सर्व्हें नं. 14/2/अ,जुना सर्व्हें नं. 67,नबीन सर्व्हें नं. 14/2/टी,जुना सर्व्हे नं. 75 नबीन सर्व्हें नं. 17/3,जुना सर्व्हे नं. 75,नवीन सर्व्हे नं. 17/4,जुना सर्व्हे नं. 75,नवीन सर्व्हे नं. 17/5/ए जुना सर्व्हे नं. 74 नवीन सर्व्हे नं. 18/1/ ए,यावरील प्रेसियस मिडोस सदनिका नं. 311 तिसरा मजला क्षेत्र. 53.42 चौ. मीटर कारपेट.( ( Survey Number: 67;))

(5) क्षेत्रफळ

1) 53.42 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 विनायक असोसिएट्स तर्फे भागीदार श्री रवी भजनलाल माटा यांचे कबुली जबाबाकरिता कु.मु. धारक म्हणून श्री अविनाश रतन अहिवार - वयः-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 45 दुसरा मजला जपानी बाजार अर्जान सारीस च्या वर उल्हासनगर , महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAKFV0177F

2): नाव:-मेसर्स विनायक असोसिएट्स तर्फे भागीदार श्री दिवेश प्रकाश डोडेजा यांचे कबुली जबाबाकरिता कु.मु. धारक म्हणून श्री अविनाश रतन अहिवार - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 45 दुसरा मजला जपानी बाजार अर्जान सारीस च्या वर उल्हासनगर , महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAKFV0177F

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

1): नाव:-मेमाने पप्पु रोहिदास - - वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड र्नः कमला नेहरू नगर, प्रशांत किरण स्टोअर जवळ, धोबीघाट उल्हासनगर -1 , महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-AMLPM0709K

2): नाव:-मेमाने शितल पप्पु - - वय:-30; पत्ता:-प्लॉट तं: --, माळा तं: -, इमारतीचे नाव: -, ब्लॉक तं: -, रोड तं: कमला नेहरू नगर, प्रशांत किरण स्टोअर जवळ, धोबीघाट उल्हासनगर -1, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-CBEPP0621H

(9) दस्तऐवज करुन दिल्याचा दिनांक

12/04/2023

(10)दम्त नोंदणी केल्याचा दिनांक

12/04/2023

(11)अनुक्रमांक,खंड व पृष्ठ

5032/2023

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

269100

🦱 (13)वाजारभावाप्रमाणे 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.



#### Payment Details

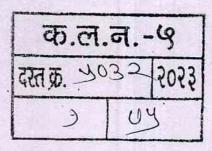
sr.	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MEMANE PAPPU ROHIDAS	eChallan	10000502023033016268	MH017981848202223P	269100.00	SD	0000262904202324	12/04/2023
2		DHC		1204202312870	1500	RF	1204202312870D	12/04/2023
3	MEMANE PAPPU ROHIDAS	eChallan		MH017981848202223P	30000	RF	0000262904202324	12/04/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

		मुल्यांकन	पत्रक ( प्रभाव क्षेत्र -	बांधीव )		
Valuation ID	20230	4127491	Sweet an	APPRIL .	. 12 /	april 2023,03:51:45 PN কলন
मूल्यांकनाचे वर्ष जिल्हा तालुक्याचे नांव गांवाचे नांव प्रमुख मूल्य विभाग	2023 ठाणे कल्याण म्हारळ 27		A week			
उप मूल्य विभाग : क्षेत्राचे नांव	27.1 Influence Are			सर्व्हे नंबर /न.	भ क्रमांक :	
वार्षिक मूल्य दर तव मूल्यदर 38500	त्यानुसार मूल्यदर रु.		मोजमाप- चौ. मीटर	नाचे एकक		
बांधीव क्षेत्राची माहिर्त मिळकतीचे क्षेत्र - बांधकामाचे वर्गीकरण उद्ववाहन सुविधा - Sale Type - First Sale Sale/Resale of built i	58 762चै। मीटर ।-आर सी सी आहे	मिळकतीचा वापर - मिळकतीचे वय - मजला -	0 TO 2वर्षे Ist To 4th Floor		मिळकतीचा प्रकार - मूल्यदर/बांधकामाचा दर-	बांधीव Rs.38500/-
	तीचा प्रति चौ. मीटर मूल्यद	र =(वार्षिक	 मूल्यदर * घसा-यानुसा * (100 / 100 ) )	र टक्केवारी )		
		= Rs.385	00/-			
The same of the sa	मजला निहाय घट/वाढ		= 100% of 38500	= Rs.38500/-		
Rules Applicable	3 .19 , 18 मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य = 38500 * 58.762 = Rs.2262337/-	दर + मिळकतीचे क्षेत्र		
एकत्रित अंतिम मूल्य	= A + B + C = 2262337 - =Rs.226233	C+D+E+F+G+1 +0+0+0+0+0+0+	H+1+J 0+0+0+0	रिदेस वाहन तुळाचे मृत्य चे मृत्य + मेझेनाईन मंजल	+ लगतच्या गच्चीचे मूल्य/खुली बा ॥ क्षेत्र मूल्य + बंदिस्त बाल्कनी +	ल्कनी + स्वयंचलित

Home Print







#### CHALLAN MTR Form Number-6

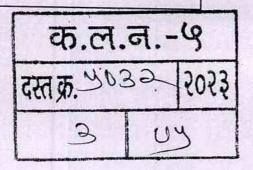


GRN MH017981848202223P BARCODE		I ST EL MINTIN ENTI	III Dat	e 30/03/2023-20:26:23	Form ID - 25.2 -
Department Inspector General Of Registration	Payer Details				
Stamp Duty Type of Payment Registration Fee	TAX ID / TAN (If Any)				
		PAN No.(If Applicable)		AMLPM0709K	
Office Name KLN5_KALYAN 5 JOINT SUB REGIS	Full Name		MEMANE PAPPU ROHID	)AS	
Location THANE					
Year 2022-2023 One Time	Flat/Block	Flat/Block No. FLAT NO. 311		FLOOR, PRECIOUS	
	Premises/	Building .	MEADOWS		
Account Head Details	Amount In Rs.	HINE			
0030046401 Stamp Duty	269100.00	Road/Street		MHARAL, BUDRUK	
0030063301 Registration Fee	30000.00	Area/Locality  Town/City/District  PIN  Ch. Cf. 1  Remarks (If Any)  SecondPartyName=MS  WANA MSSOCIATES-		KALYAN	
				7.1-490	
				77711022 12022	
				VINITAL SOCIATES-	र०५३
				2	104
		Amount In	Two Lakh	Ninety Nine Thousand-On	e Hundred Rupees O
Total Total	2,99,100.00	Words	nly		
Payment Details STATE BANK OF INDI	FOR USE IN RECEIVING BANK			NK	
Cheque-DD Details		Bank CIN	Ref. No.	10000502023033016268	5000157623922
Cheque/DD No.		Bank Date	RBI Date	30/03/2023-20:26:55 -	Not Verified with RBI
Name of Bank		Bank-Branc	n	STATE BANK OF INDIA	
Name of Branch		Scroll No. ,	Date .	Not Verified with Scroll	

Department ID : Mobile No. : 9359626259
NOTE:- This challan is valid for document to be registered in Sub Registrar office office Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदंगी करावयाच्या दस्तासार्थ नोजी च करावयाच्या दस्तासाठी सदर चलन लागु

1

## Department of Stamp & Registration, Maharashtra · Receipt of Document Handling Charges PRN 1204202312870 Date 12/04/2023 Received from Joint sub registered , Mobile number 8383837373, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane. **Payment Details** Bank Name Date 12/04/2023 Bank CIN 10004152023041211831 REF No. 2828403382 This is computer generated receipt, hence no signature is required.





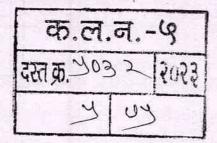


#### CHALLAN MTR Form Number-6



						e 30/03/2023-20:26:23 F	orm ID 25.2		
Departmen					Payer Details				
Tuna of Gar	Stamp Duty  /pe of Payment Registration Fee			TAX ID / TAN (If Any)					
, , , , , , , , , , , , , , , , , , , ,					PAN No.(If Applicable) AMLPM0709K				
Office Name KLN5_KALYAN 5 JOINT SUB REGISTRAR  Location THANE				Full Name		MEMANE PAPPU ROHIDA	AS		
rear .	ar 2022-2023 One Time				No.	FLAT NO. 311, 3RD	FLOOR, PRECIOU		
				Premises/B	uilding	MEADOWS .			
	Account Head De	tails	Amount In Rs.		21 - P				
)030046401	Stamp Duty		269100.00	Road/Stree	ı	MHARAL, BUDRUK			
030063301	Registration Fee		30000.00	Area/Locali	ty	KALYAN			
				Town/City/District		· · · · · · · · · · · · · · · · · · ·			
				PIN		क.ल.न.	2 7 9 3 1 1		
				Remarks (If Any)		TE 4032	5053		
				SecondPart	/Name=MS	VINAYAK ASSOCIATES~	1016		
O E PA	032					210	١ ٧ ١		
2991	99100.00								
NAME OF TAXABLE PARTY.									
EFA	EFACE				Amount In Two Lakh Ninety Nine Thousand One Hund				
Total	otal 2,			Words	nly				
Payment De	etails STA	TE BANK OF INDIA	OF INDIA		FC	DR USE IN RECEIVING BANK			
	Cheque	-DD Details		Bank CIN	Ref. No.	10000502023033016268	5000157623922		
Cheque/DD	No.			Bank Date	RBI Date	30/03/2023-20:26:55	31/03/2023		
Name of Ba	e of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Bra	ame of Branch			Scroll No. , Date		1011919 , 31/03/2023			
नाही -	Digitally educed by DIRECTORATE (ACCOUNTS AND TREASURIES N Date: 2023-021 Decared Parks S Document	/ D9 DF JMBAI 02 16:05:26	stered in Sub Regi करावयाच्या दस्तान	strar office o	nly. No	Mobile Nation हो। दस्तासार्व	lo.: 935962625 ment. ो सदर चलन लागु		
	Location: India			n ¥	/ 6	( ) ( )			
Sr. No.	Remarks	De	facement No.	Deface	nen Date	e and Userid I	Defacement Amount		

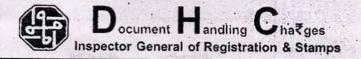
2	(iS)-507-5032	0000262904202324	12/04/2023-16:00:29	IGR542	269100.00
4"			<b>Total Defacement Amount</b>		2,99,100.00



## Signature Not Verified

Digitally-shed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES I OMBAI 02 Date: 2023/04-22 16:05:26 IST Reason: GRAS Secure Document Location: India





### Receipt of Document Handling Charges

PRN

1204202312870

Receipt Date

12/04/2023

Received from Joint sub registered, Mobile number 8383837373, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered on Document No. 5032 dated 12/04/2023 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.

DEFACED

₹ 1500

DEFACED

#### **Payment Details**

	Bank Name	IBKL ,	Payment Date	12/04/2023
	Bank CIN	10004152023041211831	REF No.	2828403382
-	Deface No	1204202312870D	Deface Date	12/04/2023

This is computer generated receipt, hence no signature is required.

क.ल.न.-9 स्तक. ५०३२ २०२३ ७५



क.ल.न.-५

दस्त क्र. ५०३ २

Ward No. Floor

9/9.1, Village Mharal (Budruk). Ground (pt.), 1st floor to 14 floor

Flat

No. 311, On 3rd floor,

**Building Name** 

"Precious Meadows"

Area

53.42 Sq. Mt. Carpet,

Agreement Value Market Value

Rs. 44,85,000/-Rs. 22,62,500

Stamp Duty

Rs. 2,69,100/- +Registration Fee Rs. 30,000/-

## AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE ("this Agreement") is made at Kalyan on this 12 day of 4

#### BETWEEN

M/S. VINAYAK ASSOCIATES, a Registered Partnership Firm, (PAN NO. AAKFV0177F) having it's office at Second floor, above Arjan sarees, Shop No. 45, Japani Bazzar, Ulhasnagar, 421002, through its Partners, 1) MR. RAVI BHAJANLAL MATTA, aged about 47 years, Occupation Business, 2) MR. DIVESH PRAKASH DODEJA, aged about 23 years, Occupation Business, hereinafter for the sake of brevity referred to as the "PROMOTERS/ DEVELOPERS" (Which expression Shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in title, survivors, partners constituting the said firm, administrators, executors and assigns) being THE PARTY OF THE ONE PART.

#### AND

1. MR. MEMANE PAPPU ROHIDAS

Aged about 38 yrs., Occupation Service PAN No. AMLPM0709K, Aadhar card 3830 0925 3956 Email address: - mpappu1984@gmail.com 2. MRS.MEMANE SHITAL PAPPU

Aged about 30 yrs., Occupation House-Wife,

PAN No. CBEPP0621H.

Aadhar card 7307 4039 9641

Both Indian inhabitants, KAMALA NEHRU NAGAR, NEAR PARASNATH KIRANA STORE DHOBIGHAT, ULHASNAGAR-1.,

Hereinafter for the sake of brevity referred to as the "ALLOTTEE/THE FLAT PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) THE PARTY OF THE OTHER PART.

WHEREAS M/S. VINAYAK ASSOCIATES, a registered partnership firm (Promoter herein) is the owners of all that piece and parcel of Agricultural land lying, being and situate at Village Mharal (Budruk), Taluka Kalyan, District Thane bearing Survey Nos. 14/2/A (Old No. 67) Area 0H-06R-5P (6.5 Guntha), 14/2/T (Old No. 67) Area 0H-03R-0P (3 Guntha), 17/3 (Old No. 75) Area 0H-011R-0P (11 Guntha), 17/4 (Old No. 75) Area 0H-04R-0P (4 Guntha), 17/5/A (Old No. 75) Area 0H-06R-0P (6 Guntha), 18/1/A (Old No. 74) Area 0H-03R-5P (3.5 Guntha), Area totally admeasuring about 34R-00P/3400 sq. mts., within the limits of Mharal Grampanchayat. (Hereinafter called and referred to as "The Said Property" for the sake brevity.)

**WHEREAS** the Anandibai Maruti Mhatre and others were the original owner of all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing Survey No. 14/2/A (Old No. 67) Area OH-11R-OP (11.00 Guntha), within the limits of Gram Panchayat Mharal.

AND WHEREAS by and under the Sale deed dated 28/07/2010 the original owner Anandibai Maruti Mhatre and others sold and convey to Bhaswagram (axmin arayan Jangir, the piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey No. 14/2/A (Old No. 67) Area OH-04R-5P (4.5 Cumina out of VI Cumtha) at and for the valuable consideration and on the terms and conditions therein and the said Agreement is registered at the prace of Sub Registrar of Assurance at Kalyan under document No. KLN 2-7216/2010 and the said document duly certified by and under Mutation Entry No. 108 of the Village Mharal (Budruk); AND WHEREAS by and under the Sale deed dated 03/02/2011 the Original owner Anandibai Maruti Mhatre and others sold and convey to Kailash Bhagwanram Jangir, the piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing Survey No. 14/2/A (Old No. 67) Area 0H-02R-0P (2 Guntha out of 11 Guntha) at and for the valuable consideration and on the terms and conditions therein and the said Agreement is registered at the office of Sub Registrar of Asserance of Kalyan under document Sr. No. KLN-2-1209/2011 and the said doctronent duly certified by and under Mutation Entry 100 / 200 Life VN 25 Mharal (Budruk);

AND WHEREAS, at that the and parcel of Agricultural land lying, being and situate at Village Mnaral, Taluka Kalyan, District Thane bearing Survey No. 14/2/A Told No. 67) Area 0H-04R-5P (4.5 Guntha out of 11 Guntha) and the Servey No. 14/2/A (Old No. 67) Area 0H-02R-0P (2 Guntha out of 11 Guntha), total Area 0H-06R-50P (6.50 Guntha) within the limits of Gram Panchayat Mharal, (Hereinafter called and referred to as "Property I" for the sake brevity.)

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WHEREAS Chandrasen Tukaram Yashwantrao was the original owner of all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing Survey No. 14/2/T (Old No. 67) Area OH-O4R-OP (4 Guntha), within the limits of Gram Panchayat Mharal.

AND WHEREAS by and under the Sale deed dated 07/06/2000 the owner Chandrasen Tukaram Yashwantrao sold and convey to Bhagwanram Laxminarayan Jangir the piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kaiyan, District Thane bearing the Survey No. 14/2/T (Old No. 67) Area 07/37 PPG Guntha) at and for the valuable consideration and on the terms and conditions therein and the said Agreement is registered at the office of Sub Registrar of Assurance at Kalyan under document of the Village Mharal;

AND WHEREAS by and under the Sale deed dated 13/08/2008 then the owner Shamsundar Bhagwanram Jangir and Bhagwanram Laxminarayan Jangir sold and convey to Bhagwanram Laxminarayan Jangir the piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey No. 14/2/T (Old No. 67) Area 0H-03R-0P (3 Guntha) at and for the valuable consideration and on the terms and conditions therein and the said Agreement is registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-1-4660/2008 and the said document duly certified by and under Mutation Entry No. 106 of the Village Mharal (Budruk), (Hereinafter called and referred to as "Property II" for the sake brevity.)

WHEREAS Laxmishankar A. Tiwari was the owner of all that piece and parcel of Agricultural land lying, being and situate at Village Mharaker Taluka Kalyan, District Thane bearing the Survey No. 17/3 (Ol Na Area OH-05R-0P (5 Guntha), within the limits of Gram Mharal.

the owner Laxmishankar A. Tiwari sold and convey to Umesh L Nicuce all that piece and parcel of Agricultural land lying, being and situated Village Mharal, Taluka Kalyan, District Thane bearing the St. No. 17/3 (Old No. 75) Area OH-05R-0P (5 Guntha) at and for the valuable consideration and on the terms and conditions therein and the said Agreement is registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-1-22/91 and the said documents duly certified by and under Mutation Entry No. 943 of the Village Mharal;

WHEREAS Umesh L Nirgude (Area 5 Guntha), Subrahmanyam K Kuti (Area 1 Guntha) and Prakash Anant Shirke (Area 1 Guntha) were the owner of all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey No. 17/3 (Old No. 75) Total Area OH-O7R-OP (7 Guntha), within the limits of Gram Panchayat Mharal.

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AND WHEREAS by and under the Sale deed dated 10/05/1991 then the owner Umesh L Nirgude (Area 5 Guntha), Subrahmanyam K Kuti (Area 1 Guntha) and Prakash Anant Shirke (Area 1 Guntha) the Survey No. 17/3 (Old No. 75) sold and convey to Bhagwanram L Jangeer at and for the valuable consideration and on the terms and conditions therein and the said Agreement is registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. Nos. 3191/2000 (Old No. 4504/91), 3192/2000 (Old No. 4505/91), 3193/2000 (Old No. 4506/91) respectively and the said documents duly certified by and under Mutation Entry No. 948, 949 and 944 respectively of the Village Mharal;

WHEREAS Ved Prakash Ambernath Tiwari was the owner of all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey No. 17/3 (Old No. 75) Area OH-O4R-OP (4 Guntha), within the limits of Gram Panchayat Mharal.

AND WHEREAS by and under the Sale deed dated 16/08/2010 then the owner Ved Prakash Ambernath Tiwari sold and convey to Bharat Kallash Jangir, all that piece and parcel of Agricultural land lying, being age Mharal, Taluka Kalyan, District Thane bearing the Survey No. 17/2 Old No. 75) Area 0H-04R-0P (4 Guntha) at and for the valuable consideration and on the terms and conditions therein and the registered at the office of Sub Registrar of Assurance document Sr. No. KLN-1-7796/2010 and the said Village Mharal (Bi druk);

AND WHEREAS by and under the Gift Deed dated 17/02/2010 then the owner Bhagwanram Laxminarayan Jangir gift and transfer all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey Nos. 17/3 (Old No. 75) Area 0H-07R-0P (7 Guntha) to Kailash Bhagwan Jangir at and for the valuable consideration and on the terms and conditions therein and the said Agreement is registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-1-1504/2010 and the said document duly certified by and under Mutation Entry No. 109 of the Village Mharal (Budruk),

WHEREAS Haribhau Magne were the original owner of all that piece and parcel of Agricultural lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey No. 17/4 (Old No. 75) Area 0H-04R-0P (4 Guntha), within the limits of Gram Panchayat Mharal.

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AND WHEREAS by and under the Sale deed dated 12/12/1980 then the owner Haribhau V Mhatre for self and POA for others sold and convey to Dinesh Yashwant Deshpande, all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey No. 17/4 (Old No. 75) Area OH-04R-0P (4 Guntha) at and for the valuable consideration and the said Agreement is registered at the office of Sub Registrar of Assurance at Kalyan under Mutation Entry No. 642 of the Village Mharal,

AND WHEREAS by and under the Sale deed dated 21/11/2005 then the owner Dinesh Yashwant Deshpande sold and convey to Kailash Bhagwanram Jangir all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey No. 17/4 (Old No. 75) Area 0H-04R-0P (4 Guntha) at and for the valuable consideration and on the terms and conditions therein and the said Agreement is registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-2-2037/2005 and the said documents duly certified by and under Mutation Entry No. 27 of the Village Mharal (Budruk), (Hereinafter called and referred to as "Property IV" for the sake brevity.)

WHEREAS Sohansingh Bhagatsingh was the original owner of all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey No. 1756 (old No. 75) area OH-O6R-OP (6 Gunte), within the limits of Panchayat Mharal.

AND WHEREAS by and under the Sale deed dated 23 % 198 centhe owner Sohansingh Bhagatsingh sold and convey Bhagwain and Laxminarayan Gangir all that piece and parcel of Agricultural Land lying, being and situate at Village Mharal, Taluka Kalyan, District Change bearing the Survey No. 17/5/A (old No. 75) area 0H-06R-0P (6 Chinte) to Bhagwanram Laxminarayan Gangir at and for the valuable consideration and on the terms and conditions therein and the said Agreement is registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-1-389/1987 and the said documents duly certified by and under Mutation Entry No. 776 of the Village Mharal, (Hereinafter called and referred to as "Property V" for the sake brevity.)

WHEREAS Pramod Narhari Yashwantrao was the original owner of all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey No. 18/1/A (Old No. 74) Area OH-03R-5P (3.5 Guntha), within the limits of Gram Panchayat Mharal.

AND WHEREAS by and under the Sale deed dated 09/05/2005 then the owner Pramod Narhari Yashwantrao sold and convey to Kailash Bhagwanram Jangir, all that piece and parcel of Agricultural land lying,

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being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey No. 18/1/A (Old No. 74) Area OH-03R-5P (3.5 Guntha) at and for the valuable consideration and on the terms and conditions therein and the said Agreement is registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-2-4254/2005 and the said documents duly certified by and under Mutation Entry No. 28 of the Village Mharal (Budruk), (Hereinafter called and referred to as "Property VI" for the sake brevity.)

AND WHEREAS by and under the Deed of conveyance dated 06/11/2012 then the owner Bharat Kailash Jangir sold and convey to M/S. VINAYAK ASSOCIATES, a Partnership Firm (Promoter herein) all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey Nos. 14/2/A (Old No. 67) Area 0H-02R-0P (2 Guntha out of 6.5 Guntha) (Property II), 14/2/T (Old No. 67) Area 0H-03R-0P (3 Guntha) (Property III), 17/3 (Old No. 75) Area 0H-07R-0P (7 Guntha out of 11 Guntha) (Property III), 17/4 (Old No. 75) Area 0H-04R-0P (4 Guntha) (Property III), 12/1/AGOId No. 74) Area 0H-03R-5P (3.5 Guntha) (Property VI) Grand for the valuable consideration and on the terms and conditions said Agreement is registered at the office of Sub-Registrar by Assurance at Kalyan under document Sr. No. KLN-1-8759/2012 and the said documents duly certified by and under

AND WHEREAS by and under the Deed of conveyance dated 06/11/2012 then the owner Kailash Bhagwanram Jangir C.A. of Bharat Kailash Jangir sold and convey to M/S. VINAYAK ASSOCIATES, a Partnership Firm (Promoter herein) all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey No. 17/3 (Old No. 75), Area 0H-04R-0P (4 Guntha out of 11 Guntha) (Property III) at and for the valuable consideration and on the terms and conditions therein and the said Agreement is registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-1-8800/2012 and the said documents duly certified by and under Mutation Entry No. 172 of the Village Mharal (Budruk);

Mutation Entry No. 173 of the Village Mharal (Budruk);

AND WHEREAS by and under the Deed of conveyance dated 06/11/2012 then the outside hash Bhagwanram Jangir C.A. of Bharat Kailash Jangir sold and tonic M/S. VINAYAK ASSOCIATES, a Partnership Fifth (Premoter havein) all that piece and parcel of Agricultural land ying bring and cituate at Village Mharal, Taluka Kalyan, District Thane staring the Survey Nos. 14/2/A (Old No. 67) Area 0H-04R-5P-4.5 Guatha out of 6.5 Guntha) (Property I), 17/5/A (Old No. 75) Area 0H-06R-0P (6 Guntha) (Property V) at and for the valuable consideration and on the terms and conditions therein and the said Agreement is registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-1-8801/2012 and the said documents duly certified by and under Mutation Entry No. 174 of the Village Mharal (Budruk);

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**AND WHEREAS** the property – I to VI hereinafter called and referred to as "THE SAID PROPERTY" under development for the sake brevity and more particularly described in the FIRST SCHEDULE hereunder written area totally admeasuring about 3400.00 sq. mts., within the limits of Gram Panchayat Mharal.

AND WHEREAS vide Mutation Entry No. 172, 173 and 174, the name of M/S. VINAYAK ASSOCIATES, a registered partnership firm (Promoters herein) is mutated in the records of rights as absolute owners in respect of said property.

AND WHEREAS the Promoter are in possession of the Said Property.

whereas m/s. vinayak associates, a registered partnership firm themself are the Promoter and the Promoter/owner is well and sufficiently entitled to develop the said property through its partnership firm in the name and style as "m/s. vinayak associates" and the said property under development for the sake brevity and more particularly described in the FIRST SCHEDULE hereunder written area admeasuring about 3400 sq. mts., within the limits of Gram Panchayat 202 Mharal.

AND WHEREAS The Promoter have disclosed and brought to the clear notice and knowledge of the Purchaser herein that M/S. VINAYAK ASSOCIATES, a registered partnership firm registered at the office of the Registrar of Firms, Mumbai, vide its Receipt No. 936285 dated 08/11/2012 and the said Partnership Firm is reconstituted on 01/04/2021 and some new partners were introduced and some old partners were retired from the partnership firm by and under Deed of Reconstitution dated 01/04/2021. As per the clause 11 of the Deed of reconstitution, the power and authority for the execution and registration of the deed and document of the sale of the flat/shop/units with prospective purchaser/allottee given to any two partner of the partnership firm and accordingly the said partners are executive registered present deed of agreement for sale for and on least of the partnership firm.

AND WHEREAS in pursuance to the above recitals and print the powers and authorities vested in the Promoters, the Premoters have amalgamated the said six properties and obtained the building commencement certificate from Concerned Assistant Director of Town Planning, Thane its bearing letter Outwards No. NA/BP/Mouje Mharal Khurd/Tal. Kalyan/ADTP Thane/1898, Dated 16/09/2021 and the Collector, Thane, Collector Office, Thane its bearing outward No. Revenue/Kaksha-1/T-7/ RCP/Mharal (Br.) Kalyan/SR-21/2021 dated 06/12/2021 for carrying out construction on an area adm. 8664.46 sq.mts. Residential and Commercial Building and 39.73 sq.mts. Club House of building on such amalgamated land lying, being and situate at Village Mharal (Budruk), Taluka Kalyan, Dist. Thane, within the limits of Gram Panchayat Mharal (hereinafter for the sake of brevity called and referred to as "the said Property"), more particularly

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described in First Schedule hereunder written. (Hereinafter for the sake of brevity called and referred to as "said Property") more particularly described in First Schedule hereunder written of following buildings. Building – Ground floor Commercial (Shop) 1 to 14 Floors Residential

Ground floor + 1st floor ClubHouse and the Promoters herein are well and sufficiently develop and construct the building on the said properties.

**AND WHEREAS** the plans, floor plans, drawings and specifications etc., in respect of the proposed building have been prepared by Architect of the Promoters;

**AND WHEREAS** the Promoters have also appointed a Structural Engineer for preparing of structure designs and drawings of the buildings to be constructed thereon;

AND WHEREAS while granting the permission and sanctioning the plans the Municipal/Planning Authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and only upon due observance and performance of which completion and/or occupation certain cate in respect of the new building shall be granted by the concerned local authority;

AND WHEREAS as recited hereinabove, the Promoters are entitled to develop the said property and carry out the construction of the proposed buildings at their own costs and expenses and to dispose of the Flats/Shops/Units constructed in the buildings on ownership basis and to enter into agreements with the Purchaser/s and to receive the sale price in respect thereof and upon such disposal of the Flats/Shops/Units to convey the said Property together with the buildings constructed thereon in favour of the co-operative housing society/Association of Apartment/ owners of all those several persons acquiring the respective Flats/Shops/Units;

AND WHEREAS the Promoter is well and sufficiently entitled to sell and dispose off, enter into agreement/s in respect of unsold flat/shops and units in building to any intending Purchaser and to receive and appropriate the sale thousand the receive and further in accordance with the plans to proceed that the construction work and sell the flats and units therein construction to the intending Purchasers and to enter into agreement and to receive and appropriate the sale proceeds thereof.

AND WHEREAS he Promoters has disclosed that during the course of completion of the entire stateme of construction may acquire additional FSI/TDR as per the faces and regulations of the concerned Local Authority and will further avail, use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoters may deem fit and proper.

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AND WHEREAS the Promoters declare that the above ref agreements, permissions and sanctions are validately in force;

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AND WHEREAS the Promoter in terms of the above agreements, sanctions and approvals is entitled to develop the said property and carry out the construction of the proposed buildings in the scheme of construction in phase wise manner on the above said property by amalgamating the said property with adjacent land and also any other adjacent pieces and parcels of land seeking, revisions, extensions, expansions, modification from time to time as per the provisions of law and to dispose of the residential flats/units constructed in the buildings on ownership basis and to enter into agreements with the Purchaser/s and to receive the sale price in respect thereof and upon such disposal of the flats/shops/office/units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats/shops/units.

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible to be used and utilized on the said property as may be granted by the concerned Local Authority as well as the Promoters have intended to amalgamate the abutting, adjoining and adjacent amalgamated properties thereby forming a single consolidated holding from time to time and further the Promoter have given the clear inspection of the plans and specifications to the Purchasers have regards the existing sanctioned buildings and the further expansion, amalgamation and extension the said property.

AND WHEREAS The Promoter have disclosed and brought the notice and knowledge of the Purchaser herein that the Promoters \$ be at liberty to amalgamate and/or combine one or more plots of English adjacent to the said land and get the plan of the proposed building be constructed on the land so amalgamated /combined sanctioned from the planning authority, and also the Promoter's right to make the necessary amendments, variations, modifications and/or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land and/or the Promoter shall be at liberty and/or entitled to make the necessary amendments, variations, modifications and/or changes in common infrastructural amenities and facilities (i.e. open spaces, internal road, playground, garden, etc. and its shapes, sizes, heights and areas,) therein with a view to developing them and/or the Promoter shall also make the arrangement and provision of the common infrastructural amenities and facilities to be used, utilized and enjoyed by all the flat

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Purchasers in the scheme of construction in common and the Purchaser herein shall not object the said right of the Promoter in any manner.

**AND WHEREAS** the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser herein for which the Purchaser has granted his/her express and irrevocable consent and confirmation for the same.

**AND WHEREAS** the Promoters have propounded a Scheme of Construction on the Said Property by constructing a complex known as **Precious Meadows**' (Said Project) as per the plans sanctioned by competent authority the Promoters are entitled to construct buildings on the said property.

AND WHEREAS relying upon the above recitals and disclosures and the seepe of further and future development being understood by the Archaser of further and future development being understood by the Purchaser is offered a Flat No. 311 on 3rd floor, admeasuring 53.42

Sa. Mt. Cairel as per the definition of the term "carpet area" under Section 2(k) of RERA) in Building known as "Precious Meadows" (hereinafter referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written.

AND WHEREAS the Purchaser after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and/or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has granted his/her express and irrevocable consent and confirmation for the same.

AND WHEREAS the Proposed Bas entered into a standard Agreement with an Architect relatered with the Council of Architects and such Agreement is as so the agreement prescribed by the Council of Architects;

AND WHEREAS the Premoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

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AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai Vide No. P51700033139.

AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared 67th Promoter's Architects and of such other documents as are under the Real Estate (Regulation and Development (hereinafter referred to as "the said Act") and the Rules made thereunder;

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AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Premises are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies 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 have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and species of the Premises agreed to be purchased by the Purchaser, as and approved by the local authority have been annexed and Annexure D.

AND WHEREAS the Promoter has got some of the approvals hom concerned local authority(s) to the plans, the specifications, elevations sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Purchaser herein.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

**AND WHEREAS** the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Purchaser has applied to the Promoter for allotment of Flat No. 311 on 3<sup>rd</sup> floor in Building known as "Precious Meadows" being constructed on the said property described in the SECOND Schedule hereunder written being the said premises.

**AND WHEREAS** the carpet area of the said premises is **53.42** square meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, but includes the area covered by the internal partition walls of the premises.

AND WHEREAS, the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all charges, sonditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and brull tions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Purchaser has paid to the Promoter a sum of Rs. 10,00,000/- (Rupees Ten Lakh Only), being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchaser as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the said premises.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. The Promoter shall cold refer the said building/s presently as per the sanctioned plans are perfected on the said property described in the Schedule has during written in accordance with the plans, designs and specifications as approved by the concerned local authority from the to the Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

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- 1(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being Flat No. 311 on 3rd floor, admeasuring 53.42 Sq. Mt. carpet (as per the definition of the term "carpet area" under Section 2(k) of RERA) in Building known as "Precious Meadows" (herein after referred to as the said "premises") being constructed on the said property described in the First Schedule hereunder written as shown in the Floor plan thereof hereto annexed and marked Annexure D for the consideration of Rs. 44,85,000/- (Rupees Forty-Four Lakh Eighty-Five Thousand Only). The consideration is including the proportionate price of the common areas and facilities appurtenant to the premises. The E.P. Area is for elevation purposes only and is non habitable.
- 1(b) The Purchaser has agreed and assured to pay the total consideration of Rs. 44,85,000/- (Rupees Forty-Four Lakh Eighty-Five Thousand Only) to the Promoter in the following manner:

Sr. No.	Particulars		7
1	10% Booking Amount.	in this .	
2	10% to be paid to the Promoter after execution	n of agreement.	
3	20% on or before completion of the plinth.		
4	5.5% on or before casting of 1st RCC Slab.	क.ल.	4 - W
5	5.5% on or before casting of 3rd RCC Slab.		(, )
6	5.5% on or before casting of 5th RCC Slab.	द्राम क रहा	2 12022
7	5.5% on or before casting of 7th RCC Slab.	461141.	14043
8	5.5% on or before casting of 9th RCC Slab.		<u> </u>
9	2.5% on or before casting of 11th RCC Slab.	30	40
10	5% on or before casting of 13th RCC Slab.		
11	5% on or before casting of 15th RCC Slab.		
12	5% on completion of walls and internal plast	er.	
13	5% on completion of external plumbing and elevation.	xternal plaster,	
14	5% on completion of entrance Lobby, Paving, and Windows.	flooring Octor	EGISTA
15	5% Balance amount before handing over the	possession	8 / as

- 1(c) The Allottee agrees to pay to the promoters, interest a special in the Rule of (REAL ESTATE REGULATIONS AND DEVELOPMENT) ACT, on all the delayed payment which become due and payable by the Allotee to the promoters under the string of this Agreement from the date the said amount is payable by the Allottee to the Promoters
- 1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Goods and Services Tax, Service Tax, and cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the said premises and the same will be paid by the Purchaser to the Promoter as and when demanded
- 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

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Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser 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 Purchaser, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser by discounting such early payments @ 1% per annum for the period by which the respective installment has been prepone. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser by the Promoter.

Cigothe Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the building is somple and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser. If there is any increase in the carpet area allotted to the Purchaser, the Promoter shall demand additional amount from the Purchaser as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

- 1(h) The Purchaser authorizes the Promoter to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
- 2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Premises to the Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Premises.
- 2.2. Time is essence to the Promoter as well as the Purchaser. The Promoter shall above by the promoter shell above the promoter the promoter and handing over the promoter to the Purchaser and the common areas to the above the promoter the Purchasers after receiving the occupancy tertificate the demotetion certificate or both, as the case may be.

Similarly, the Purchastruchall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous

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completion of construction by the Promoter as provided in clause I herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space on date in respect of the project land is 8663.84 square meters area only.

- 4.1. If the Promoter fails to abide by the time schedule for completing the project and handing over the said premises to the Purchaser, the Promoter agrees to pay to the Purchaser, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser, for every month of delay, till the handing over of the possession. The Purchaser agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchaser(s) to the Promoter.
- 4.2. Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period, of notice then at the end of such notice period, Promoter within the period entitled to terminate this Agreement.

Provided further that upon termination of this Agreeme s aforesaid, the Promoter shall refund to the Purchaser subject to adjustment and recovery of any agreed liquidated damages of other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Premises which may till then have been paid by the Purchaser to the Promoter.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall deduct 20% of the total amount of consideration received from the Rurchaser and shall refund the balance amount within a period of thirty days of the termination.

- 5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular details to be provided by the Promoter in the said building and the Premises as are set out in Annexure 'E', annexed hereto.
- 6. The Promoter shall give possession of the said premises to the Purchaser on or before 31st day of May 2025 with an extension in time thereof for six months or so. If the Promoter fails or neglects to give possession of the Premises to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date,

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then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Premises with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of said premises on the aforesaid date, if the completion of building in which the Premises is to be situated is delayed on account of

 (i) Non availability, delay in supply or situation, inflation in rates of steel, cement and other construction and building materials.
 (ii) Force Majqure, War or similar situation, strikes, riots, Any

And the control of unforces or conditions or events beyond the control of unforces on the party of the Part.

(iv) Delay in issue of occupation certificate and/or other certificates or permissions, sanctions and approvals by the concerned local

authority.

(v) Stay Order or litigation or cases, if any, filed by anybody else in respect of the said property in any Court.

If, however, the completion of the project is delayed due to the Force Majeure conditions then the Purchaser agrees that the Promoter shall be entitled to the extension of the time for delivery of the Possession of the Premises, provided that such force majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Purchaser agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to force majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Purchaser the entire amount received by the Promoter from the Allotment within 30 days from that date. After any refund of the money paid by the Purchaser, Purchaser agrees that he/she shall not have any rights, claims, etc., against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

Schedule for possession of the common amenities: - The Promoter herein is developing in said property having common amenities like landscape gards in a section etc. the construction / development of the said complete and the said complete the said property.

7.1 Procedure for taking mossession -

The Promoter, upon obtains the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the said premises to the Purchaser in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the said premises to the Purchaser. The Promoter agrees

and undertakes to indemnify the Purchaser in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter or association of purchaser's, as the case may be. The Promoter on its behalf shall offer the possession to the Purchaser in writing within 7 days of receiving the company confidence of the Project.

7.2 The Purchaser shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser intimating that the said Premises/s are ready for use and occupancy:

# 7.3 Failure of Purchaser to take Possession of Said Premises from the Promoter:

Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser shall take possession of the said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 7.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the defined as provided under the Act. Provided after receiving of the flat of the Promoter, any damage due to wear and tear of whatsomer has caused thereto, the Promoter shall not be responsible for the cosreinstating and repairing such damages caused by the Purchaser at the Purchaser alone shall alone liable to rectify and re-instate the same at his own costs. Provided further however, that the Purchase shall note carry out any alterations of the whatsoever nature in the said premises of phase wing and specific the structure of the said unit/ wing/ phase of the said building which shall include but not limit to column, beams, etc., or in the fittings, therein, in particular it is hereby agreed that the Purchaser shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alteration in the bathroom, toilet and kitchen which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing.

7.5 THE Promoter hereby agrees that they shall make out clear and marketable title to the said property free from encumbrances and doubts before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in favour of a Corporate Body to be formed by the Purchasers of the Flats / Shops / Other Unit in the building to be

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constructed on the said property and ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.

8. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for the purpose of which it is sanctioned and approved by the municipal authorities. He shall use the garage or parking space only for the purpose of keeping or parking vehicle.

Purchase along with other Purchaser(s) of premises in the building shall in forming and registering the Cooperative Housing The Decrety or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organisation of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft byelaws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the Purchasers who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee till the formation and registration of the society or association or limited company.

9.1. The Promoter set of formation and registration of such ad-hoc committee, its admin a tion, and management and with the cooperation and supported the Parchasers in the building/s shall form and register the cooperation housing society or association or limited company and within three months of such registration of the Society or Association or Limited Company as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Owners in the said structure of the Building or wing in which the said premises is situated and further the Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the

Federation/Apex body all the right, title and the interest of the Owners in the project land on which the building with multiple or buildings are constructed.

It is clearly brought to the notice and knowledge of the Purchaser herein that such formation of cooperative housing society or association or limited company and further its transfer of the building and the land

underneath it shall always be executed by reserving the overall right, title, interest, possession, increases and incentives in future floor space index and proposed expansion in the scheme of construction as well tangible and intangible benefits, privileges, advantages accrued or to be accrued to the Promoter herein in the entire scheme of construction and such stipulations, covenants, rights and interest shall form an integral part of such transfer and assignment. It is further clearly brought to the notice and knowledge of the Purchaser herein that such transfer and assignment shall not prejudice or cause any hardship, obstruction and hindrance to the Promoter in exercising all the right, title, interest, powers and authorities vested in them in respect of the said entire property, the future course of construction, along with increases, incentives in use, utilization, consumption of the floor space index as may be permitted by the municipal and planning authorities in respect of the entire property and every part thereof as well as their absolute right to sell such additional flats and units to any intending Purchaser, enter into agreement, receive and appropriate the sale proceeds thereof and to nominate such Purchaser to the membership of the existing cooperative housing society or association or limited company as the case may be without any recourse and consideration to the Purchaser, the cooperative housing society or association of limited company as the case may be. It is clearly agreed and assured by the Purchaser there is Purchaser is aware of the said contents and fact thereof acconfirmation thereof has granted his express and irrevocable for

9.2. Within 15 days after notice in writing is given by the Propote the Purchaser that the Premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (Residual) in proportion to the carpet area of the Premises) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional Lum sum contribution of Rs. 75,000/- towards the maintenance for 2 years alongwith Goods and Service Tax (GST) and any other taxes and levies as may be applicable time to time by the concerned government and semi government authorities. The amounts so paid by the Purchaser to the

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Promoter shall not carry any interest and remain with the Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/ assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Purchaser shall pay to the Promoter on or before delivery of possession of the said premises

i) requisite amounts to the Promoters on demand towards legal charges, entrance fees and share capital, society formation charges, Water connection charges, infrastructural charges, electric meter and deposit charges, solar charges, balcony enclosing charges and other indidental expenses thereto.

ii) Requisite amount and charges on account of goods and service tax, stamp deliment and registration fees and any other taxes and levies as may be imposed by the concerned government and semi government

authorities as and when demanded by the Promoters.

iii) Provisional of tgoings for municipal taxes, water bill, bore-well common electric expenses if any (24 months contribution is to be paid at the time of possession) as well as requisite lift charges and proportionate expenses thereto.

- iv) Electric meter and deposit charges as well as proportionate share for transformer installation and its equipment and accessories thereto.
- 11. The Purchaser shall pay to the Promoter requisite costs for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said society or Limited Company, or apex Body, or Federation and for preparing it's rules, regulation and Bye-laws, and cost of preparing engrossing the conveyance or assignment of lease.
- 12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in the Area Body or Federation.

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# 13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Purchaser as follows:

i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Promoter has lawful rights and requisite approver from competent Authorities to carry out development of the Proje shall obtain requisite approvals from time to time to complete the development of the project:

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right title and interest of the Purchaser created herein, may prejude be affected:

vii. The Promoter has not entered into any agreement for sale and development agreement or any other agreement / arrangement will any person or party with respect to the project land, including to Project and the said premises which will, in any manner, affect rights of Purchaser under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Purchaser in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the Association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;

x. The Promoter has duly paid and shall pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the possession of the premises is handed over or building completion or occupation certificate is obtained, whichever is earlier;

- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
- 14. The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Premises may come, hereby covenants with the Promoter as follows:-
- i. To maintain the said premises the Purchaser's own cost in good and tenantable repair and condition from the date that of possession of the Premises is taken and shall not do or suffer to be done anything

in or to the building in which the Premises is situated which may be conserved addition in or to the building in which the Premises is situated and the Premises is situated and authorities, if required.

- Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the Premises on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
  - iii. To carry out at his own cost all internal repairs to the said Premises and maintain the Premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Premises is situated or the Premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any acting contravention of the above provision, the Purchaser skull is provided and liable for the consequences thereof to the occupance ocal authority and/or other public authority.
  - iv. Not to demolish or these to be lemolished the Premises or any part thereof, not an any time make or cause to be made any addition or alteration of whatever nature in or to the Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Premises is situated and shall keep the portion, sewers, drains and pipes in the Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of

the building in which the Premises is situated and shaffle Chistor - 9 in any other manner cause damage to columns, or RCC, Pardis or other structural members in the Premises without the prior written permission of the Promoter and/or the Society of the Limited Company.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Premises in the compound or any portion of the project land and the building in which the Premises is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Premises is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Premises by the Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Premises until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up and necessary intimation is provided to the Promoter and no objection therefor is sought by the Purchaser from the Promoter such transfer and assignment.
- which the Society or the Limited Company or Apex Body or amendments thereof that may be made from time to the protection and maintenance of the said building and the Riembers therein and for the observance and performance of the Building Rules, Regulations and Byelaws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which Premises is situated is executed in favour of Society/Limited Society, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

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- xii. Till a conveyance of the project land on which the building in which Premises is situated is executed in favour of Apex Body or Federation, the Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
- 15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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CO To Promoters shall be entitled to sell the premises in the said for the purpose of using the same as bank, dispensaries, maternity homes, coaching classes and for other residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such nonresidential use of the premises sold by the Promoters to the intending

- 17. The Purchaser has seen the layout of the proposed building and has agreed and understood the common amenities like common roads, · drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said buildings and accordingly the Purchasers of the premises in the said buildings and the different common organisation will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,
  - 18. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the Purchaser.
- 19. IT is hereby agreed that the Promoters shall be at liberty to amalgamate and/er combine one or more plots of land adjacent to the said land are see the plan of the proposed building/s to be constructed in the land so malgamated/combined sanctioned from the planning aut and it such event form and get registered cooperative lousing society all the flats Purchasers in the said buildings and the lands berein shall not, in any manner object the said right of the component it is further agreed that in such event (Purchasers of the adjacent land for the purpose of development) the (Purchasers of the adjacent land for the purpose of development) the Promoter shall be later berty and/or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.

20. The Purchaser/s hereby declare and confirm that he/she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and/or changes therein and their right to avail, use, unitse, can since and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.

21. The Promoters have brought to the clear notice and knowledge of the Purchaser that during the course of development they shall sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and/or the said building or any part thereof. The Promoter has brought to the notice and knowledge of the Purchaser that during the course of construction/development, the Promoter will avail and procure financial assistance, construction loan, cash credit facilities and other mode of monetary assistance and borrowing by mortgaging the property and the scheme of construction thereby creating charge, mortgage on the said property and the Purchaser is aware of the same and the Purchaser shall not raise any objective of obstruction to such creation of charge, mortgage and finance by the Promoter. However, such charge and most be subject to rights of the Purchaser under this agreement. Purchaser(s) further confirm and undertake that he will is cheques of the installment as specified and in favour in the according banks and financial institutions as nominated and directed by Promoter. However, such sale, assignment, mortgage, charge encumbrance and raising of finance, monies for the development of the said Property shall always be subject to the rights of the

22. It is expressly agreed that the Promoter shall be entitled to put a hoarding and/or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorised to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The

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Purchaser/s under this agreement.

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Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchaser shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisements and/or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the Purchaser shall not raise any objection thereto.

Nothing contained in this Agreement is intended to be nor shall be co.co.strued as a grant, demise or assignment in law, of the said Premises or of the said Plot and Building or any part thereof. The Purchased shall have no claim save and except in respect of the s here by agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body / Federation as hereinbefore mentioned.

- 24. Notwithstanding any other provisions of this agreement the Promoter shall be entitled at his sole and absolute discretion:
- a) To form a separate cooperative housing society building wise or combined cooperative housing society or condominium of apartment or any other corporate body or bodies of Purchasers to be formed and constituted.
- b) To decide and determine how and in what manner the infrastructure including the common utility areas such as gardens, open spaces, roads etc. may be transferred and/or conveyed /assigned/leased.
- c) To provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads, if any.
- d) To decide from time to time to what extent the building/s along with
- land appurterant truit is consferred to the respective body formed.
  e) To decide from the true when and what sort of document of transfer special because in the contract of t
- transfer should be ocuted (s)

  f) To grant the hight of accessions and/or other easementry rights to the adjacent huild and plots of the said entire property.
- g) To deduct the area affaired not in actual possession, land affected by setbacks and resolutions, while executing the deed of transfer, assignment or conveyance.

25. The Promoters have shown the layout of the larger property to the Purchaser and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchaser covenant with the Promoters as under:-

i) That as per the sanctioned plans and permissions, the per spaces are to be strictly kept unencumbered and unobstructed

 Fencing, partition, retaining walls will not be constr buildings.

iii) cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.

 iv) Location of electric transformer/sub-station shall be earmarked/defined by the Architect of the Developers

v) Common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.

vi) The execution of the external compound wall will be as per the design and specification of the architect of Promoters and the elevation of the buildings shall not be changed or altered.

vii) Each building shall be maintained in good and proper condition along with the unobstructed right of access.

viii) it is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoters have acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and/or setbacks the area to be handed over and conveyed to the cooperative housing society and/or the corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchaser herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be taking into consideration the buildings constructed in the componing of the conveyance with the right and interest in the componing the conveyance and such execution of conveyance in the componing the conveyance with the right and interest in the componing the conveyance and such execution of conveyance in the conveyance and such execution of conveyance and such execution of conveyance and such execution of convey

ix) the Promoters have also brought to the knowledge of the Purch that the property on which the building is constructed forms team integral part of the scheme of construction of the entire property described in the schedule and accordingly the Promoters and the Purchaser herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction described in the schedule along with the other Purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoters herein. The Purchaser herein have understood and accepted the above covenants, stipulations and conditions as well the discretion of the Promoters to exercise the same and have granted his / her express and irrevocable consent and confirmation thereto.

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26. The Promoters have clearly brought to the notice and knowledge of the Purchaser and clearly shown and disclosed to the Purchaser that;

(i) Presently the Promoters are carrying out the construction work on the said property in accordance with the plan bearing the concerned Local Authority i.e. Concerned Assistance Director of Town Planning, Thane its bearing letter Outwards No. NA/BP/Mouje Mharal Khurd/Tal. Kalyan/ADTP Thane/1898, Dated 16/09/2021 and the Collector, Thane, Collector Office, Thane its bearing outward No. Revenue/Kaksha-1/T-7/ RCP/Mharal (Br.) Kalyan/SR-21/2021 dated 06/12/2021 and have further disclosed that as stated hereinabove, the revised permissions, sanctions and modifications will be obtained by the Promoters from time to time during the course

ch construction and till the completion of the entire scheme of construction and the Promoters will proceed with the construction

277 55 Work on the said property.

they have included to avail the maximum potentiality of transferable development rights, staircase floor space index and permitted increases along with enhancement if floor space index from time to time as per the Development Control Regulations of the concerned Local Authority and to use, utilize on the said property and to have the consumption and exploitation of the maximum potential of the floor space index on all grounds.

floor space index on all grounds as permissible under law.

(iii) that they have prior to the Purchaser acquiring the flat/unit in the scheme of construction, clearly disclosed to the Purchaser the nature and scope of construction, the land affected by roads and reservations, the floor space index used by the present developers for constructing certain buildings on the said property, the balance unused, unconsumed and available floor space index of the entire property along with maximum potentiality of transferable development rights, staircase floor space index and permitted increases on all grounds as may be granted by the concerned Local Authority under the Development Control Regulations on the said property and its utilization and consumption by the Promoters on the said property and every part thereof by way of further revised sanctions, alterations, modifications and renewals from time to time and such clear disclosure of the scheme of construction and the nature of the further expansion is clearly brought to the notice and knowledge of the Purchaser and the Purchaser has seen, verified and understood the same and in confirmation thereof have granted his/her expression and consent to the Promoters in their endeavor of excessing the rights of revision, expansion and modifications in the building plans and permissions as recited hereinabove and building plans and permissions as recited hereinabove and building and acquiring maximum potentiality of floor space index in may be sanctioned by the concerned Local Authority of the said property and constructing additional buildings and/or floors on the said property from time to time and with such express and irrevocable consent, the Purchaser has agreed to enter into this agreement.

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(iv) they have also brought to the knowledge of the Purchaser that the property on which the building is constructed forms an integral part of the entire scheme of construction of the entire property and accordingly the Promoter and the Purchaser herein shall have the rights and interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction along with the other Purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the 'directions and discretions of the Promoter herein and the Purchaser has clearly understood the purchaser has clearly understood the confirmation thereof has granted his/her clear, express, unequivoca and irrevocable consent for the same and sharp wasse any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.

27. The Promoters have informed the Purchaser that the project comprises of construction to buildings and that there will be common access and internal roads, central recreation spaces, common electric and telephone vales, waterlines, drainage lines and sewage treatment and other common amenities in the said Property and the Promoters shall be entitled at all times to lay such pipe lines, sewage lines etc. through any part of the said Property and buildings irrespective of whether the conveyance is executed in favour of the said incorporated body of Purchasers or not. It shall be the primary responsibility of the Purchasers and the incorporated bodies of Purchasers in the housing scheme to form an apex body, federation co or association or a Committee of their representative for management the common amenities and facilities accordance directions, instructions and guidance as may be given by Promoters from time to time and as they may in their sole discrete deem fit. The Purchaser of premises in the building on the said land or any of the said incorporated bodies of Purchasers or not. It shall be the primary responsibility of the Purchasers and the incorporated bodies of Purchasers in the housing scheme to form an Apex Body, federation or association or a Committee of their representatives for maintaining the common amenities and facilities aforesaid in any part of the exempted lands in accordance with such directions, instructions and guidance as may be given by the Promoters from time to time and as they may in their sole Discretion deem fit. The Purchaser or Purchasers of premises in the building on the said Property or any of the said incorporated bodies of Purchasers or an apex body federation, association, Committee or other body of Purchasers formed or to be formed shall not be entitled to raise any objection and shall allow free access to the Promoters, their servants and agents through any part of the said Property and building for the purposes aforesaid irrespective of whether the said Property is transferred to the said Society/ies.

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28. IT is expressly agreed that the said Society shall join as a member of the intended Apex Body of Federation or Association or in the alternative of such Committee as may be formed of the representative of each of the said Society on the said Property and such Apex, Federation, Association or Committee as the case may be (hereinafter referred to as "the Apex Body") shall be in charge of maintenance of access roads, common recreation spaces, sewage treatment plant and all other common amenities in the said Property and the said incorporated bodies of Purchasers if already formed and otherwise each of the Burchasers of premises shall contribute a share towards expenses of maintenance, repair and reconstruction of the internal

consequences thereof

Upon completion of the entire scheme of construction and completion of all the building in the said property and exploiting the full available construction potential of the said property including any additional potential that may become available, the Promoter shall execute or cause to be executed in favour of each of the cooperative societies formed in respect of each building standing on the said property, a conveyance of the undivided share in the said property of the said cooperative society. The undivided share coming to each of the Cooperative societies would be calculated on the basis of the FSI utilized for the purpose of construction of the respective building belonging to such Co-operative society/ies. In addition to the undivided share in land, the Promoter shall convey or cause to be conveyed in favour of each of the respective co-op society/ies the building/s which is occupied by the members of such society/ies.

30. The Purchaser is aware that the Promoters will be consuming the full FSI potential in relation to the total area of the said Amalgamated Property as permissible under the relevant D.C Regulations while constructing the said building on the basis of the approved single layout. It has also been brought to the notice of the Purchaser/s that the FSI consumed in the building has no relation with the area of the land on which the said building is constructed. It is abundantly made clear to the Purchaser/s and all the Purchasers that none of the buildings constructed shall be entitled to additional benefits of F.S.I in lieu of open spaces, internal road, garden and/or the land appurtenant of the Said Amalgamated Property of been shall be utilized fully by the Promoters irrespective of bize a tight or floor space consumed by the individual uilding. The conveyance shall be executed only after the completion of the outilized project/layout and exploitation of the full construction potential on the said property In view of what is stated above, it is herein agreed that none of the Purchasers and none of the societies some shall claim any proportionate benefit of F.S.I in respect of their individual buildings nor shall they be entitled to raise any objection for the imbalance in the distribution/ consumption of F.S.I inter-se between the buildings.

31. It is clearly agreed and understood between the parties that the Deed of Transfer, Assignment, Conveyance and / or assurances to be executed on completion of the entire scheme of construction shall be prepared by the Advocate/s of the Promoters and during the course of transfer of the land in favour of the Co-operative Hasing door ies or Condominium of Apartment Owners, the area of land conveyed or to be conveyed and transferred may not be equipped to the total Floor Space Index consumed and utilized for buildings in the said scheme of construction.

32. The Promoter have disclosed and brought to the clear notice and knowledge of the Purchaser herein that the entire scheme of construction consists of several buildings and have also shown the layout, scheme of construction, the existing and proposed in infrastructural facilities and have also made aware that certain buildings are completed in all respect, certain buildings are under construction and in progress and further certain buildings are yet to be commenced and that in all events, the Promoter will as per the prevailing laws, rules, enactments and statutes shall follow the due process of law and obtain the revised sanctions, alterations and modifications and shall proceed with the construction work from time to time and shall exploit the maximum potentiality of floor space index and during the course of construction and completion of the entire scheme of construction will form a policy for the formation of the ad-hoc committee of the Promoters, co-operative housing society as well as the conveyance of the land and buildings to be transferred to the co-operative housing society and shall also make the arrangement and provision of the common infrastructural amenities and facilities to be used, utilized and enjoyed by all the flat Purchasers in the scheme of construction in common.

33. THE Purchaser shall observe and perform all the regulations which the society may adopt at its isc additions, alterations or amendments thereof that may be made time to time for protection and maintenance of the said mildin the flats there in and for the observance and performance of building rules, regulations and bye laws for the time being of concerned local authority and of government and other public The Purchaser shall also observe and perform all stipulations and conditions laid down by the co-operative society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms and conditions of this agreement. The Purchaser herein along with the committee members of the adhoc committee or the members of the Cooperative Housing Society Ltd., shall be liable and responsible to operate and maintain all the environmental management facilities and all incidental facilities thereto by forming an adhoc committee or any corporate body and to create the fund for recurring the cost of such operation and maintenance of environmental management facilities.

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34. It is hereby made clear that furniture layout, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Purchaser and the same are not agreed to be provided by the Promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in Elevations, Designs and Colors of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters is final and it is binding on the Purchaser/s.

### 35. BINDING EFFECT

Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly the Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Clan within 30 (thirty) days from the date of receipt by the Purchaser and Firstly, appears for registration of the same before the concerned Registrar as and when intimated by the Promoter. If the Purchaser (s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchaser and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchaser, application of the Purchaser shall be treated as cancelled and all sums deposited by the Purchaser in connection therewith including the booking amount shall be returned to the Purchaser without any interest or compensation whatsoever.

### 36. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said premises as the case may be.

This Agreement may cally be arrended through written consent of the Parties herein.

38. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER SUBSEQUENT PURCHASERS

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

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### 39. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably interestent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there will be extent necessary to applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

# 40. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.

### 41. FURTHER ASSURANCES

The Parties herein agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

### 42. PLACE OF EXECUTION

The execution of this Agreement shall be complete only to execution by the Promoter through its authorized signature. Promoter's Office, or at some other place, which may be much by as between the Promoter and the Purchaser, in after the Agreement is executed by the Purchaser and the Promoter or simultaneously with execution the said Agreement shall be registered at the appropriate of the Sub-Registrar.

43. The Purchaser and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

44. That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified above.

It shall be the duty of the Purchaser and the Promoter to inform each other their address, email ID or any change in address or email ID subsequent to the execution of this Agreement in the above address by

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Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Purchaser, as the case may be.

### **45. JOINT PURCHASERS**

That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchaser whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Purchasers.

### 46. Stamp Duty and Registration and statutory taxes and levies:-

The charges towards stamp duty and Registration of this Agreement as well as statiotory government, Semi-Government taxes and levies, and indirect taxes shall be borne by the Purchaser alone. The Purchaser shall be entitled to the benefits offered to him under the provisions of Maharashtra Stamp Act in case of any transfer of the said premises by him to any intending Purchaser subject to the provisions of the said Act.

### 47. 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 Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

### 48. 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.

49. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.



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# FIRST SCHEDULE of the amalgamated property

Description of the property

All that piece and parcel of land lying, being and situate at village Mharal (Budruk), Taluka Kalyan, District Thane, and within the limits of Gram Panchayat Mharal.

Serial	Survey N	o./Hissa No.	Area as per 7/12	Akar
No.	Old	New	extract in Hector Are	
1.	67	14/2/A	0.06.50	0.84
2.	67	14/2/T	0.03.00	0.40
3.	75	17/3	0.11.00	0.16
4.	75	17/4	0.04.00	0.09
5.	75	17/5/A	0.06.00	0.11
6.	74	18/1/A	0.01.70 Pot kharaba	. 0.37
			0.01.8 <u>0</u>	or the tribal sections and the second

Total area 34.00 gunthas equivalent to 3400 These lands thereabout and bounded as follows that is

On or Towards the North: as per record of right. On or Towards the South: as per record of right. On or Towards the East: as per record of right.

On or Towards the West : as per record of right.

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### SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 311 on 3<sup>rd</sup> floor, admeasuring 53.42 Sq.Mt. carpet (as per the definition of the term "carpet area" under Section 2(k) of RERA) in Building known as "Precious Meadows" being constructed on the First Schedule property described herein above written as shown in the Floor plan thereof.

SPECIFICATION AND AMENITIES FOR THE PREMISES AND BUILDING.

Description of the nature, extent of common areas and 1. Club House with gymnasium and indoor games.

- 2. Attractive Entrance lobby
- 3. Children's play area.
- 4. Solar Panel.
- 5. CCTV security systems.
- 6. Power Backup for lift & common area.
- Ample Parking Space.
- 8. Earthquake resistant RCC design construction with attractive elevation.
- 9. Two nos. of elevators of reputed brand.
- Gypsum/POP finished walls painted with Emulsion paints.

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- 11. Vitrified tiles flooring in entire flat.
- Granite Kitchen platform with door level glazed tiles above platform with Stainless steel sink.
- All bathrooms beautifully designed with door height premium quality tiles.
- Hot & Cold-water diverter of reputed brand in bathrooms.
- Branded quality modular switches.

Concealed plumbing and wiring.

Anodical duminum windows.

RCC Design construction and Elevation.

- 21. Premium Quality C.P. Fittings in Bathroom. (Jaguar or Equivalent)
- Aluminum Windows with Powder Coating & Design Glass.
- 23. Water Supply with Overhead Tank on terrace.
- Water Supply with Under Ground Tank.
- 25. Fire Fighting & Fire safety requirements.
- 26. Sewerage (Chambers, lines, etc.) within building premises.

All the above amenities are subject to availability & at desecration of Promoter without notice.

### ANNEXURES

ANNEXURE-A- Copy of Title Report

ANNEXURE-B- Copy of Property Card or extract Village Forms VI or VII and XII

ANNEXURE-C-1 Copies of plans & Layout as approved by concerned Local Authority

ANNEXURE-C-2 Copies of the plans of the Layout as proposed by the Promoter and according to high the construction of the buildings and open spaces are proposed to be provided for on the said project)

ANNEXURE-D- Authoriticated copies of the plans and specifications of the said premises agree to be purchased by the Purchaser as approved by the concerned local authority.

ANNEXURE-E- Specification and amenities for the Premises,

**ANNEXURE-F-** Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority.

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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.

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	Signature	
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### RECEIPT

RECEIVED WITH THANKS from the within named Flat Purchaser/s

1. MR. MEMANE PAPPU ROHIDAS and 2. MRS.MEMANE SHITAL PAPPU the sum of Rs. 10,00,000/- (Rupees Ten Lakh Only) in the following manner being the within expressed amount of advance or deposit to be paid by the Flat Purchaser/s to us the Promoter at or before the execution of these presents: -

Sr. No.	Date	Cheque No.	Name of the Bank	Amount in Rs.
1	18-10-2022	UPI	STATE BANK OF INDIA	25,000 /-
2	19-10-2022	459164	STATE BANK OF INDIA	75,000/-
3	05-11-2022	459165	STATE BANK OF INDIA	4,00,000/-
4	25-01-2023	459169	STATE BANK OF INDIA	5,00,000/-

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WE SAY RECEIVED

TOTAL AMOUNT

A week

= Rs. 10,00,000/-

FOR M/S. VINAYAK ASSOCIATES, Through its Partner

WITNESS:

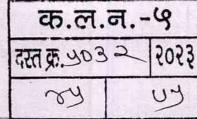
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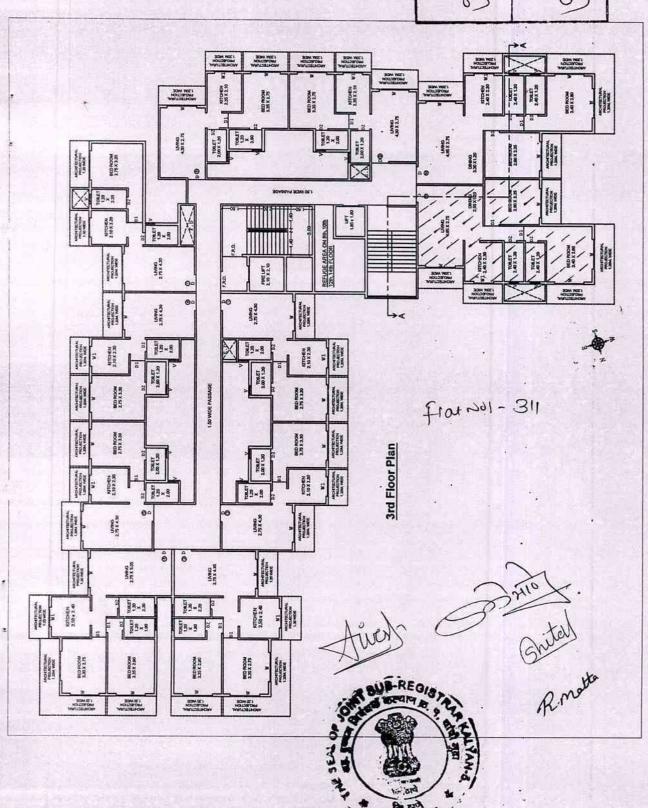
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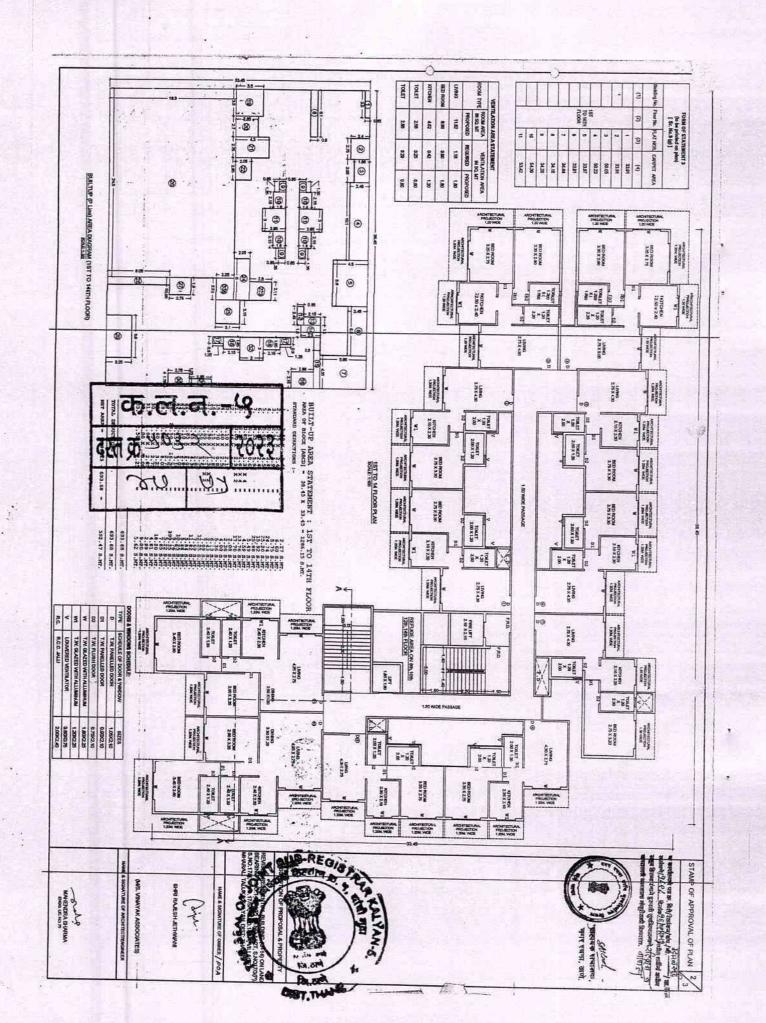




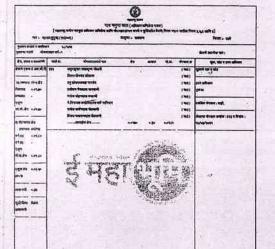
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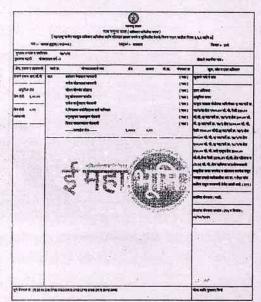
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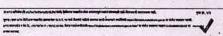
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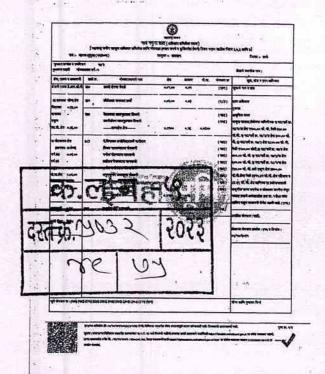
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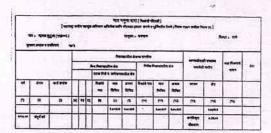






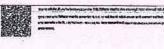


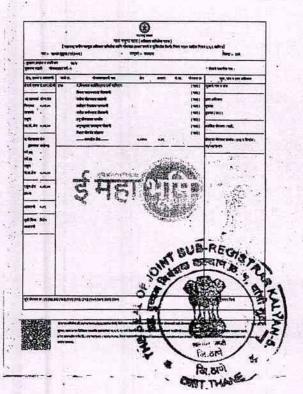




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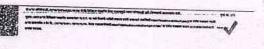




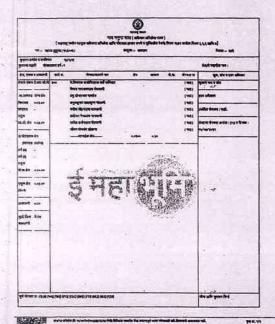


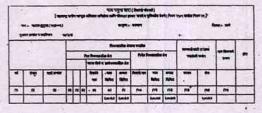
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क महत्त्वाणका-१८ द्वार्ग्स र महात्व चु कर्तान्ति ५५६ एकार-१८५११ जिल्ह्यीयकारी वार्यालय ठाणे प्रतास ५६,१९७,४०११

- प्राप्ति :

  र में विमाणक अपनीमाहरू स्था माणिवर श्री राजेश समृत्याम संद्रश्यानि सं कार प्रदेश सामाणी
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च्या अर्थी, अर्जदार मांनी दि.१८/०३/२०२१ रोजीचे न्यहराज्य जनमुद्रान दि.१८/०३/२०२६ रोजीचे प्याने पानी या पूरपालय काहिरतामा प्रीसम्ब करणेत आर्थ आहे, पानामन सुरहित केवनील कार्यालयाक्वे तहार अथना इरकत प्रान्त हारतेली नाही.

आणि त्या असी. सहस्था पंचालक तथा रचना, उपने सोनी रचायेकसेल एउ भा स्न विशेषणां ने सहस्था चुना कांच्यापं संस्तापं १८ १९ १८०५ १०३१ अन्य ने ने उत्तर जुना ता कल्याण पंचील ११ सन् १४ १८५० वेच १८००० वेची १८००० चीती, १३ सन् १४ १००० चीना, १३ सन् १५५६ सम् १८००० वेची १८००० चीनी, १३ सन् १६०० वेची वेच १००० चीना, १३ सन् १५५८ सम् १८००० वेची १८०० व्यक्ति, १३ सन् १६०० वेची ती, एक्स अन् चीना, १३ सन् १५५८ स्था १८०० वेची १८०० वेची स्थापन वेच १८०० वेची ती, १४ सन् १८०० वेची ती, १४ सन् १८०० वेची ती,

ति साहान है न्याना है जानिक अस्ति ने विकास १९६६ कारित केरान कर का ने न्यानिक प्राविध्य ने विकास १९६६ के ने न्यानिक अस्ति है जानिक अस्ति केरान केरा केरान के

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31.	जीमनीच	े ज्ञानाय	प्रस्तावत बायकाम क्षेत्र
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- संद्रातिक बागा निका क्षेत्रक तथा पुरासान क्ष्मीतिक्या २८१४ स्तरेण सूर्वि संद्रात्र पूर्णसात्र वा पुजरवात्रत्र अभिनेत्रम् ते हो। अनुसार निवा स्त्रात्मक अभिनेत्रक आस्त्रित्य १९३६ च प्रातिक पुरादरनाराजे जेक्स्य स्त्रीते ज्ञान्त्री अभ्यात्मत् केल्स्य प्रातिक क्ष्मित्र प्रातिक विकास स्त्रीतिक स्त्रीतिक अर्थन प्रकारकार प्रातिक
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क्र.महसूल/कक्ष-१/टे-७/सु बा.प./म्हारळ बु.कल्पाणी 560 एसआर-२१/२०२१

₹8,

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६चे कलम ४८ नुसार बांधकाम परवानगी ही दिलेल्या तारखेपासून एक वर्ष पर्यंत वेध असेल त्यानंतर पृढील वर्षासाठी अजंदार यांनी योग्य त्या कारणासहीत नियोजन प्राधिकरणाकडे विनंती अर्ज करून परवानगीचे नृतनीकरण मुदत संपणपूर्वी करणे आवश्यक राहील. परंतू बाढवलेल्या कालावधीमध्ये जोत्यापर्यंतचे बांधकाम पूर्ण झाले नसेल तर किंवा सदयःस्थिती जेथे जाते नसेल तेथे अजंदाराला विकासाच्या परवानगीस्वृती नव्याने अर्ज करणे आवश्यक राहील. तसेच नवीन परवानगी घेतांना त्यावळी अधितत्वात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुष्याने छाननी करण्यात स्थलक साहील.

क.ल.न

प्रभाग

प्रकृषिक्त बायकाम हे नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असू नये.

प्रतासित रेखांकन /बांधकामासाठी पोहच रस्ता तसेच अंतर्गत रस्ता व इतर सोयी सुविधा जसे १७ जल:निस्सारण, अल:निस्सारण व पाणी पुरवठा इत्यादी सर्व बाबीचा विकास अर्जदार यांनी स्वयंच्योने फी करणे बंधनकारक राहील, त्याशिवाय नियोजित वापर सरु करता येणार नाही.

36.



अनुजामाही व्यक्तीने (मेंटीने) अशा जीमनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जीमनीचा ज्या प्रयोजनायं उपयोग करण्यांस परवानमी देण्यांत आली असेल त्या प्रयोजनायं केवळ केला पारिज आणि त्याने अशी जमीन किंवा तिचा काणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनायं जिल्हाधिकारी ठाणे यांच्यांकडून तशा अथांची आंगांक लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरुन जीमनीचा वापर ठरविण्यांत येईल.

अशी परवानगी देणाऱ्या प्राधिकाऱ्याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोटविभागणी करता कामा नये. तसेच पोटहिस्सा मोजणी करून कमी जास्त पत्रक करून घेणे अर्जदार यांचेवर बंधनकारक राहील.

३९. सर्व पायाभूत सुविधांची तरतृद अर्जदाराने करणे आवश्यक आहे.

४०. अनुजाप्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित स्थानिक स्वराज्य संस्था यांचे समाधान होईल अशा रितीने अशा जिमनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्यांचे सिमांकन करुन ती जिमन या आदेशाच्या तारखे पासून एक वर्षाच्या आत मंजूर आराखंडयाप्रमाणेच काटेकोरपणे विकसित केली पाहिजे आणि अशा रितीने ती जिमन विकसित केली जाई पर्यंत त्या जिमनीची कीणत्याही रितीने विल्हेवाट लावता कामा नये.

४१. अनुज्ञाप्राही व्यक्तीस असा भूखंड विकावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाप्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करुनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निव्यादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
४२. स्थळ आराखडयात किंवा इमारतीच्या नकाशात निर्दिष्ट केल्याप्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यात आलेली आहे. सदर मूखंडातील नकाशात

दर्शविल्याप्रमाणेच उर्वरित क्षेत्र विना बाधकाम मोकळे सोडले पाहिजे.

(३. अनुजाग्राही व्यक्तीने अशा जिमनीचे बिगरशैतकी प्रयोजनाये वापर करण्यांस ज्या दिनांकापासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जिमनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाउयामार्फत कल्याण तहसीलदारांस कळविले पाहिजे. जर तो असे करण्यास चूकेल तर महाराष्ट्र जमीन महसूल (जिमनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्यांच्यावर कार्यवाही करण्यांस असा अनुजाग्राही सुवक्तिक

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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 : P51700033139

Project: PRECIOUS MEADOWS , Plot Bearing / CTS / Survey / Final Plot No.: Survey No.14, Hissa No 2A and 2T, Survey No.17, Hissa No.3P, 4 and 5A, Survey No.18, Hissa No.1A, at mharal, Kalyan, Thane, 421103;

- 1. Vinayak Associates 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 (I) 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 09/02/2022 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 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 rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Fremanand Prabhu
(Secretor, MahaRERA)
Date:09-02-2022 15:07:12

Dated: 09/02/2022 Place: Mumbai



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

माराष्ट्र सामय
गारा पण्या आणि प्रविदेशियोत्तर कियान
गारा पण्या आणि प्रविदेशियोत्तर कियान
गारा पण्या आणि प्रविदेशियोत्तर कियान
गिरुद्दारिकारी भारतिय सामार्थः व सामार्थः से पण्या स्थानिय सामार्थः से पण्या स्थानिय सामार्थः से पण्या स्थानिय सामार्थः से पण्या स्थानिय स्थानि

पति. भा. जिल्हाविकारी.

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विषय :- मी. फारक खुर्द, ता. कल्याम, जि. डामे येथील स.ज./डि.मं. १४/२/अ. १४/२/त. २७/३ वे.,२७/४. २७/५/अ. १८/५/अ. एकूल क्षेत्र- ३४००,०० को.मी. जागेवर रहियास व वाणिज्य वा प्रयोजनाशाठीच्या सुधारित बांधकाम नावज्ञास मजुरीसाठी जिकारस मिळनेबाबत.

> १) ७/५२ धारक/जमीनमालक – विनायक असोशिएटस तकें भागीवार भी. राजेश अर्जुनवास जेठानी

२) वास्तुविशास्य/इंजिनिअर - श्री. महेंद्र शर्मा.

रांदर्भ :- १) या कार्यालयाचे विकास पत्र क. विशेष/ गोप/ मी.न्हारक/ ता.कल्याम/ सर्वदार्ग/ १२७२, दि.७५/०५/२०१८

२) आपते कार्यालयाचे बिनरोती आदेश क. महसूर/एका-९/टे-७/ एनएपी/म्हारळ यू-कल्याण/एसआर-(३५/५०) ३९/२०१८.दि. =६/९३/२०१८ उपअधीक्षक, गृमि अमिलेख, कल्वाण यांचा मोजणी नकाशा मोजणी

मो. र. न. ५०५३/१९.मोजणी वि.१८/०७/२०११ च मो.र.न. 4043/49 मोजणी दि. का/08/२०१९, मो.ए.म. 43८4/49, मोजणी

दि, १७/०७/२०१९, मी.रं.न. १३८२/१९, मोजशी दि. २०/०७/२०१९, ४) आयसे यत्र क. महसुस/क-पटे-७/वां.प/ एसआर-२५/३०२९.

18. 9c/06/2029

आयरप्प आहे व ही पुरेशी करण्यामानत संबोधित अर्थवाराध्यकुष क. १००/- चे स्टेंपपेपरचर प्रतिप्रापण प्रण्यात आहे आहे. स्वानुसार वर्णीय धारक/विकासक यांगी सीधी-सुविधा विकासित करणे आवरण्य

सदर प्रकरणात रहियास य गाणिक्य वापरासाठी खालीलग्रमाणे गांगकान अनुश्रेय होईस

3(.	जिमनीचे एक्स क्षेत्र	अनुसंय यांधकाय श्रेष						
	थी. मी.	थी. पी.	इमारत प्रकार	मजार/प्रयोजन	एकूम क्षेत्र थी, भी			
	3900.08	KEENAE	नियासी व याणिज्य इन्प्रस्त	तळ मजला धामिज्य (दुकाने) १ ते १४ मजले शहियास	cerses			
	3V00.00	CLEATA	- 4	एकुश	2563-2¥			
5)	****	Vo.op	क्लब हाजस इमारत	तह+१ मजला कल्प हास्ता	३९.७३ घो. मी.			

- b) प्रस्तावातीयत अर्जवार यांची सावर केलेक्या कागद्रपश्चाया आधारे या कार्वालयाने अतिकार दिवेले आहेत. अर्जवानी सदर प्रकरणी प्रस्तावकांत्रित स्वदर केलेली कागदरचे अथवा माहिती चुकीची किंग दिशमूल करणारी आवश्यस्य, सत्तेत विधीयाहच्या नसलेली कागदयत्रे आवश्यन आत्यास सदस्यी तिकारस रद सम्पन्नती जाईत.
- 4) विश्वचिक व्याना किया तिथा भाग मृतंत्रवटन अविनियम, १८६४ तत्त्वेच भूगि संपादन पुगर्वसन व पुगर्वचाहन अविनियम, २०१३ अनुसार किया गहाराष्ट्र औद्योगिक अधिनियम, १९६६ या व्यातील गुर्वच्य-चलाठी अधिपृथित केशसी नहीं, याब्यस्तयी खाडी महसूर विभागाने तत्त्वेच अववंदार यांची करने अवदर्शन राहील.
- कारण आगरणक राहाल.

  () विराममीत वोश्यान प्रशासनामां अर्थवार योगी अंदरनाथ-कुळगांव-बयलापूर आणि परिसार अधिवृत्तित केशांतित स्वराळ-स्वर या मंजूर विकास योजनीतील १२.० मी, कंट प्रशासित विकास योजना राहाल्यामानील १३८.० मी. मी. केशाया एकविकृत विकास निर्माणन य योगसाल निर्माणन राहाल्यामानील १३८.० मी. मी. केशाया एकविकृत विकास निर्माणन या प्रशासित कारणे प्रशासित कारणे प्रशासित कारणे प्रशासित व्यापन कारणे विकास वार्यिक केशाया मार्थ अपनीत विकास वार्यिक विकास मार्थ केशाया प्रशासित व्यापन प्रशासित व्यापन वार्यिक विकास वार्यिक विकास वार्यिक विकास वार्यिक विकास वार्यिक विकास वार्यिक विकास वार्यिक वार्यिक विकास वार्यिक वार्यिक
- १०) उपरांका जागेवर वासूर्य या कार्यालयाने एव क. दिरोप/बांग्यांना, फारक पु./ ता.कल्याण/ सर्तावाण/ सर्वावर दि. ७५/००/२०१८ अच्छे वांग्यकाय मंजूरीयो केरतेनी तिकारक या प्रवास्थ्य निकासीक (१९) अन्यवात येत आहे.

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सुवाय ,

पिपसामिन प्रकले वायुपी का कार्यातवार्य संदर्शिय यह क्र. १ अर्थित राह्यात व वाणिक्य मा यासरात अर्थकल भावतार्य भेजूरीयी शिक्तरत केर्येती अपून स्वानुकार आपना संदर्शित पण क्र. २ अन्यवे स्वर प्रकल्मी कांग्रकान मकरात्रित संदर्शित प्रकल्मी कांग्रका मंत्रित संदर्शित संदर्शित संदर्शित संदर्शित संदर्शित कांग्रक्ति संदर्शित सं

जापना कावासकाव्यून या कावासनाकांक कारतर जातः

गी. गहराक चुर्वं, ता. कारवान्, जि. प्राणे वेशील स.क./छि.मं, १४/२/ज. १४/२/ज.
१४/३ दे. १४/२/ज. १८/४/ज. १९४० वेश ३६०००० घी. थी. छि जाग अंगरनाम-पुक्रमाम-सदसापुर
आणि मस्तिस अभिवृत्तिक केतातील महरक-पर या मावाधा गंजूर विकास चीवनंतुसार धागाः व्यनित वेश
२० भी. केट प्रस्तातित विकास चीवना वावित होत अनुन व्यवित संपुर्ण केत्र हे रहिमास या मुस्यगर
विमागात अंगुले आहे. सदर जिलीचा चीवनं सामुन १२,० मी. केत्र विवास चीवनंत्र रस्ता प्रसावित
अनुन त्या सनाव विद्यमान चोहोच रस्ता व्यवस्थ आहे.

त्राप्त स्वाप्त नियमत्वर्तानुतार अतत्याने चरतेल जानेल रहिसस व सारिष्य या प्रयोजनासाठीच्या सुचारित विनवेती व संग्राजन नजारात नेजुरीपी शिकारस खालीत अटी व सर्वीना अधीन राष्ट्रन करण्यात मेत आहे.

- १) महाराष्ट्र झरेतिक नियोजन य नगर रचना अधिनियन, १९६६ ये करान-४८ अनुसार महसूल विभागाने संप्रकाण परपाननी हिलेक्टा तार्यवेशानुस एक वर्षायंत्र वेष असेत. त्यानंतर दुविस वर्षायाठी अप्येदार यांची योग्य का कारानावहीत नियोजन साविक्यानक विभाग कर करन रचनानांनी नृतनेकरण पुरत संप्रवाहर्य करने आयरवक प्रतिक्त असा प्रकार मृतनीकरण करात तीन वर्ष करता वेईत. उपरांत्रत मृतनेकरण करात तीन वर्ष निर्माण करात्रत विभाग स्थानक प्रतिक्र करात्र करात्
- सरद प्रकारणी अजंदार यांनी अकृतिक परवानगीतृत्वी मा. संयासक, नडाराष्ट्र अनिवानन सेचा, सांसाकृत, नुंबई मांचेकडील आग प्रतिसंध वयाययोजनेवाताचे मा-इरकत प्रमानगत्र येणे बंधनकारक अनुन त्यानगीत अटी व करीये पासन करणे अर्थयातावर संबनकारक राहीता.
- अर्थवार सानी (Maharashtra Real Estate Regulatory Act-2016) रेरा अधिनियमातील सरसुरीचे पानन करणे संधनकारक आहे.
- अ. अस्तामित व्यापेवा वायर मेजूर बोवकान नकारामध्ये दशीविष्याप्रवामे रहिवास व याजिज्य यापराकरिता करने अर्जदासावर केपनकारक राहीत.
- एकत्रिकृत दिकास् निर्यत्रण व ग्रीत्साहण निवनायसी सन-२०२० गर्धास विनियम क. ३.४.२ य विनियम क. ३.३ अनुसार पायानूत सुविधायी तस्तूत व ग्रीतक्षायत्रातील इतर आस्त्रायाचे कालन अर्जदाराणे करने



१२)दिश्यापीन जिमिनीयर योन विद्यामन बोधकाने असुन सदरमे विद्यामन बोधकाने हो नदीन प्रस्तापित बोधकान करण्यास्त्राची सोडम्बास स्ट्रेंट्स जायासा अर्जदार / जानीम मास्त्रज्ञ / विकासक वानी हः. १००/-में मुझांक पेश्वर पर हि. ८८/८९/२०) अन्यने गोठपहरू प्रतिकास सारद केसेले असुन श्वाचे पासना करण्याची सर्वस्त्री ज्वायदारी ही अर्जदार / जानीन मासक्त्र/ विकासक यांची शाहीत.

३.) प्रस्तापित सुधारित बीधकान नजामानारे अर्थवार चाँची विनिचमान्यीस तरदुर्वानुमार बीधकान नजामान्यों Archiectural Projection क्रमितंत्रेत अनुन सदर Archiectural Projection या यापरासाठी करण्यात देशाव नमान्याव्यक्त विनिचम स्थाप दास्त्रपूर्विगिक अर्थ्य यापरासाठी करण्यात देशाव नमान्याव्यक विनिचम स्थाप अर्थित प्रदेश के प्रदेश के

१३)विषयोकित आगेथे स्थान, आकार, मालकी हक्क, चोहोब रस्ता, पहिचाट, वापर इ. रांदर्शत काही बाद सदम्बदस्यास स्थाये निराजस्य कारणायी जवाबदारी अर्जदाश/विकासक यांचेबर राहील.

तः)वरोष ज्ञातमानं दिनांक ०३/१२/२०२० रोजी सामू केसेस्या एकत्रिकृत विकास नियंत्रण नियमायसीमधीत इतर सामू असलेस्या तरतुर्वीय पासन होने आयश्यक आहे.

५)विश्वकित इनाराति ओला कथरा व सुका कथरा योपै वर्गीकरण व स्थापी विस्केवाट लावने व्यावाद योग्य की स्वंतत्र कथाय योजना ही इमारत वायर वाखल्यापूर्वी कार्यान्तित करने जमीन मालकास/विकासकास बंधनकारक राडील.

१९)जनीन बारक, विकासक, कॉल्ट्रेक्टर, बास्तुविशारद, स्ट्रक्यरल इंजिनिअर, साईट सुगरबाईजर यांचे गावै कसकापर (Board) प्रसिद्ध करने बंधनकारक राठील.

१७)बोबकान तपशील दर्शियनारा, जागेबे-स. न./ क्षेत्र, प्रस्तावित बोधकान क्षेत्र दर्शियनारा कलक

१८)अर्थदार यांनी परधानमी व्यक्तिरेक्त वाडीय यांप्रकान केल्यास महाराष्ट्र प्रादेशिक य नगर स्थमा अधिनियम, १९६६ से कलम ५२ ते ५५ अनुसार कार्यकाडीस सात्र राष्ट्रील.

१९) संदर्भित जागेचे क्षेत्र, स्थान, आकार, रानर प्रीडिगट, गोगवदादार, भादेकर, मालकी हरकायावा काडी डाझरी असरवाच त्याची संपूर्ण जसारदारी अर्जदार सांचेवर चडीत. तसेच समताऱ्या मूर्खक्यारकांच्या काडी टाझरी असरवास त्याची जसारदारी अर्जदारावर राहील.

२०)एकविकृत रिजास निर्वेत्रण व प्रीत्ताक नियमारवीक समुद्रीनुसार संदेशित. भौगस्टा प्रमानवन्न, सुमातः नीयदा प्रमानवन्न य इतर समीसी अर्चदाराज्ञिकासकंपालुविकारय चीत्रा प्रेयनकारक स्वतीन

ही विश्वसाची सोव करने अपना सामानिक स्वापन स् गर्वाचित करने जमीन 5053 दस्तक. युव ३ २ 50

२९)अर्जदार योगी कात्ममावे नगर विकास विभागाककील परिचयक का.DCR.4०१⊌/2८२५/UD-+1, ति. १९/०९/१९९५ क्रम्बर्ध सदरहु प्रभारतीयर सोल्स बॉटर हिटींग तिस्टीम बसम्बर्ग आवश्यक सहीत.

२०) गंदुर एकविकृत विकास मिनंत्रण व श्रीत्वाहन नियमपानीतील तरतुव छः ६.३ सकता ६ G टिप-१ नुस्तर Ancillary FSI अधिपृत्व © १०% मुख्य तः १०,४३,०००/- (यसरा छः M+IOO५९२२०९१ २०२२२२औ दि. ७४/०१/२०२९) श्रान्यचे सदरम्या रस्कानेचा भरता पारतीय स्टेट वैवेस वस्तानो केलेला आहे.

३५) मंजूर एकत्रिकृत विकास निवंत्रण व प्रोत्साहन नियमावसीनुसान अतिरिक्त अधिमार अधिमुत्य 🛭

३० % तुत्क छ, १९,४६,०००/- (यसन झ. MHOO)११२२१९१२०२१२१M) दिनांग ७/०१/२०२अन्यरे सदरच्या रक्कन्या नरणा भारतीय स्टेट बॅक्टन यसनाने केनीला आहे.

३२) अर्जवार यांनी सासान निर्देश क्र.टीपीएल-१८०८/१२५५/प.क्र.इ.१५५०८/गिवि-१३,वि.१०८०२/२०१० व मा. तंबातक, नगर रचना, महताब्द्र-राज्य, पुणे यांचे आदेश क्रा.विविनि/टिपीजी-१५५००, वि. ३५५/२०१६ जन्मचे विदिश केत्यात्रमाणे.

হা ভাৰণী বুল্ক ড. <u>38100/-</u> (ঘলৰ ছ. MH0O4428507202122M ft. 03/08/2021)

ब) छान्त्री सुलक क. 400/- (चलन छ. MHDO5921242202122M Rt. 07/09/2021)

३३) उपरांका योगतीही रक्कम अनावधानान्धेमिगतीय युकीयुळे अर्जदार यांनी आवश्यकतेचेका कमी अवा केलेली असल्वास छविरत रकमेचा भरना अर्जदार/जनीन मालक/विकासक यांनी करने वृंधनकारक

मंजुरीची शिकारस फेलेल्या बीचवाम नकाकांच्या तीन प्रती यासोवत सादर करम्यात वेत आहेत.

सहपद्रः- परीलप्रमाने.



२३)प्रस्तावसोवतः प्रापः कागदभक्षायाः आधारे या कागोलयाने गंजूरीयी निकारसः विनेतरी असून प्रथा कागप्रभावेचाः विभीताहरूचीमाताः ३ खरेशणवायतः वानीन शादनक/कुलगुकारावरणः थारः॥ वास्तुनिकारप्रशास्तामात्र अभिनेता इ. सर्वेतने कागप्रवार सकतीतः

THE PERSON NAMED IN COLUMN TWO

साराविकारपर आरोकिक व मार सामा अधिविष्य, १९६६ के कारण १२४व मध्ये सामानो वपूर केप्यानुसार पूर्ण मध्यम मार सामा अधिविष्य, १९६६ के कारण सुरुक प्रकारण आरोकिक केपाराको साम् केराले विकास सुरुक (Davidoprima) Charges) कार्मिक होत आहे.

१) मुख्य सामान केराले केराले केराले केराले विकास सुरुक (Davidoprima) Charges) कार्मिक होत आहे.

१) मुख्य केरा - ३४०० थी. थी. ४ ३२०० / ४ २% = स. ५३७६५,३५२ व्याचिक विकास केराले केराले विकास केराले केराल

२५) विश्वाकित ४०२नो सासन निर्मय क्र.बीसीए-२००१/४.फ.१०८/कामगार-७४/३१ १५/०६/२०१० व सासर निर्मय क्र.बीसीर-२००२/४.फ.१०८/कामगार ४४/ दि. २१ जुले, २०११ अन्यर्थ कामगार उपकार जारीस्तामार्थ बसुस करने आधारक आहे.

OL II.	बोधकाम क्षेत्र ची. मी.	बाजार मुख्यदर सक्ता सन-२०२०	बांधकानाची किमत	कामगार संपक्षर १%	
9.	5456.05	23946/-	54°9°'600'66'5A	34.34.600.44	4+ +h
		(रुपये एकर्व	म्हणजेच ह. रित साख अडतीच हजा	२१,३८,७००/- ए सातशे फायत)	time '

२६)महाराष्ट्र इमारत य इमारत कामगार निवम-२००७ मधील तस्तुरी जमीन धारक विकासक गांधेदर संबनकारक राहतील-

२७)विषयाधित अस्तायाच्या अनुपंगाने स्थानिक आधिकरण या मात्याने प्राभरंक्यसतीये ना हरतन प्रमानवन्न येणे यंत्रनकारक राहील.

२८/अर्जदार यांनी कालनाये नगर विकास विभागाकडील परिचयक ज. TPB, 43200/2133/CR-230/01/UD-11, Date 10/03/2005 अन्यये सदरहू हमारतीवर रेन वीटर हार्रेस्टीन सिस्टीन कार्यान्वित करने आयरपक राहील.



### S. P. Nalawade

B.L.S. LL.B.

ADVOCATE RIGHT COURT, MUSIC
ad Floor, Mohone Basar Peth,
ashtra - 421102. [M] 98194396

RPAD / By Hand.

MahaRERA Mumbai

LEGAL TITLE REPORT

Property Br. No.	Survey No	./Hissa No.	Area as per 7/12	Akar
	Old No.	New No.	extract in Hector Are	
1.	67	14/2/A	0.06.50	0.84
2.	67	14/2/7	0.03.00	0.40
3.	75	17/3	0.11.00	0.16
4,	75	17/4	0.04.00	0.09
8.	75	17/5/A	0,06.00	0.11
6.	74	18/1/A	0.01.70 Pot kharaba 0.01.80	0.37

Total Area 34.00 Gumtha equivalent to 3400 Sq.Mts.
Situated at Village Minaral (Budruk), Taluka Kalyan, District Thane
and within the limits of Minaral Grampenchayat, and in the office of
Sulv Registrar of Assurances Kalyan and the Area of land
dimensuring 0.34.00 Hector.Are, 3400.00 Sq. Mts. as per 7/12
extract for the sake of brevity all the aloresaid "Property" collectively
hereinafter called and referred to as "the Said Property".

I have investigated the title of the said property on the request of M/8. VINAYAK ASSOCIATES, a registered partnership firm, having its office at Second floor, above Arjan sarces, Shop No. 45, Jepani Bazzar, Ulhasnagar, 421002, PAN AKKP01777, through its partners Shri. Rajesh Arjandas Jethwani, agod about 47 years, residing at 30.1, Sai Sharan, Kalyani Nagar, Ulhasnagar 3, Dist. Thans and following documents i.e.:

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b. Deed of conveyance dated 06/11/2012 between Kailaah Bhagwanram Jangir C.A. of Bharai Kailaah Jengir as the Cwner/Vendor and Mis. Vinayak Associates partnership firm, through its partner Shri. Rajeah Anjandaa Jothwani and others as Purchasers registered at the office of 50h Registrar of Assurance at Kalyan under document Sr. No. KIM-1-8800/2012 in respect of land bearing Survey No. 173 (fold Mr. 78), Area 01/048-00 [4 Guntha] Property III] and the said documents duly certified by soci under dutation Entry No. 173 of the Willings Minaral Bludriuk.

- Deed of conveyance dated 06/11/2012 between Bhagwannum L. Jangir as the Owner/Vendor and M/s. Vinayak Associates partnership firm through its partner Shri. Rajesh Arjandas Uchtwani and others as Furthersner registered at the office of Sub-Register of Assurance as Kalyan under document Sr. No. KIA-11-801/2012 for respect of land bearing Survey Nos. 14/2/A (10/No. 97) Area OH-048-09 (4.5 Guntha) (Property R. 17/5/A (Old No. 97) Area OH-048-09 (4.5 Guntha) (Property V) and the said documents only certified by and under Mutation Entry No. 174 of the Village Mharat (Budruk).
- d. Sale deed dated 03/02/2011 between Owner Ansendibal Marvit Maistre and others as the Owners/Vendors and Kallash Bhagwarman Jangir as Purchaser registered at the office of Sub-Registrar of Assurance at Kalyan under document Sr. No. KLN-2-1209/2011 in respect of land bearing Burvy No. 15/2/3, (Old No. 67) Area OH-02R-09 (2 Guncha) Property II, Sale deed dated (28/07/2010 between Owner Ansandiba Marvit Mhairs and others as the Owners/Vendors and Bhagwarram Laxminarnyan Jangir as Purchaser registered at the office of But Registrar of Assurance at Kalyan under document Sr. No. KLN-2-2216/2010 in respect of land bearing Survey No. 14/2/A (Old No. 67) Area OH-04R-SP (4.5 Guntha) (Property II).
- e. Sale deed dated 13/08/2005 between Owner Shamsundar Bhagwanram Jangir and Bhagwanram Laxminarayan Jangir sa the Owners/Vendors and Bhagwanram Laxminarayan Jangir sa Purchaser registered at the office of 50h Registrar of Assurance at Kalyan under document Sr. No. KLN-1-4650/2008 in respect of land bearing Survey No. 14/2/T (Old No. 67) Area OH-OSR-OP (3 Ountha) (Property II),

क.ल.न.-५ 5053 दस्त क्र. ५०३२ 04 40

Description of the said property. All that peace and percei of land six

		,/Hissa No.	Area as per 7/12	Akar	
Ar. No.	Old No.	Rew No.	extract in Hoctor Are		
1.	. 67	14/2/A	0.06.50	0.84	
2.	67	14/3/T	0,03.00	0.40	
3.	75	17/3	0.11.00	0.16	
4,	75	17/4	0.04.00	0.09	
5,	75	17/5/A	0.06.00	0.11	
6.	74	18/1/A	0,01.70 Pot kharaba 0,01.80	0.37	

Total Area 54.00 Gumba sequivalent to 3400 Sq. Mts.

within the limits of Mhersi Grampanchayat, and in the office of Sub
Registers of Assurances Kalyan and the Area of land admeasuring
0.34.00 Hector Are, 340.00 Sq. Mts. as per 7/12 extract along with
all casementary, ownership rights, fitle and interests therein or along
with the things strached to the said property together with all things
therein such as water, trees and facilities available thereto such as
internal roads etc. therein.

2) The documents of allotment of plot.

a. Deed of conveyance dated 06/11/2012 between Bharat Kallash Jangir as the Owner/Vendor and M/s. Vinayak Associates partnership firm through its partner Shir. Rajesh Arjandas Jothwani and others as Purchasers registered at the office of Sub-Registers of Assurance at Kulyan under document Rr. No. KIAN-18799/2012 in respect of land bearing Surger Nos. 14/2/A (Old No. 57) Area 06-07-08-07 (2 Guntha) (Property M, 14/2/T) (Old No. 57) Area 06-078-07 (7 Guntha) (Property MI, 17/5 (Old No. 78) Area 06-078-07 (6 Guntha) (Property MI, 17/5 (Old No. 78) Area 06-038-55 (3.5 Guntha) (Property VI) and the said documents duly certified by and under Mutation Entry No. 173 of the Village Mharal (Budruk).

...



f. Sale deed dated 07/06/2000 Ge Sale deed dated 07/06/2000 detween Out Chaldingson Tulcarum Yashwantrao as the Ownier/Sales and Itemmificher Bhagwantram Laurinaria 27/05/200 as Purchasers registered at the office of Sub Register. A Learney at Kalyan under document St. No. XIX-1-1850/200 as Register of land bearing Survey No. 14/3/T (Old No. 67) Area Office St. Office Of Countral (Property II). By and under agreements Original Owner Anandibial Maruti Minatre and others as the Owners/Vendices and Chandrasen Tukaran Yashwantrao as Purchasers registered at the Office of Sub Registrar of Assurance at Kalyan in respect of land bearing Survey No. 14/2/T (Old No. 67) Area DH-OSR-OF (3 Ountha) (Property II),

g. Oift Deed dated 17/02/2010 between Owner Bhagwanram Laxminaroyan Jangir as the Owner/Donor and Kalhash Bhagwan Jangir as Donee registered at the office of Sub Registrar of Assurance at Kalyan under document fir, No. ELN-1-1504/2010 in respect of land bearing Sursey No. 17/5 (Oid No. 75) Area Olf-178-07 (Counthe) (Prepersty III), Bale deed dated 16/08/2010 between Owner Ved Prekash Ambernath Thwarl as the Owner/Vender and Hherat Kallash Jengir as Purchaser registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLU-1-17/96/2010 in respect of land bearing Survey No. 17/3 (Oid No. 78) ress all O-4R-02 (6 Guntha) (Property III). By and under agreement earlier owners namely Unsash J. Niguode (Area S Guntha), Subrahmanyana Kuti (Area 1 Guntha) and Prekash Anant Shirke (Area 1 Guntha) as the Vendors and Bhagwanrain J. Jangeer as Purchaser registered at the office of Sub Registrar of Assurance at Kalyan in respect of land bearing Survey No. 17/3 (Oid No. 178) [Propesty III] under document Sr. Noa. 3191/2000 (Oid No. 4506/91), 3192/2000 (Oid No. 4506/91), respectively,

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h. Sale deed dated 09/05/2005 between Owner Dinesh Yashwant. Deshpande as the 'Owner/Vendor and Kallash Bhagwanram Jangir as Purchaser registered at the office of the Registers of Assumance as Kalyan under document 8r. No. REA-2-2037/2005 in respect of land bearing Survey No. 17/4 (Old Mr. 75) Aras 08/-048-09 (5 Guntha) (Property W). Sale deed dated 28/07/2010 between Owner Haribhau V Mhattp für allt and POA for others as the Owners/Vendors and Dinesh Yashwant Deshpande as the Owners/Vendors and Dinesh Yashwant Deshpande as Rurhaser registered at the office of 50th Registers of Assurance at Kalyan under document 8r. No. KUN-1-1252/1980 in respect of land bearing Survey No. 17/4 (Old No. 75) Aras 08/-08-09 (4 Ountha) (Property IV), the Sale doed dated 11/01/1991 between Owner Lamishanikar A. Tuwari as the Owner/Vendor and Umesh L Nirgude as Purchaser registered at the office of 50th Registers of Assurance at Kalyan under document 8s. No. KUN-1-22/91 in respect of land bearing Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale document Survey No. 17/3 (Old No. 75) Aras 08/-08/10 (Sale doc

i. Bale deed dated 23/01/1987 between Owner Schansingh Bhagatatingh as the Owners/Vendors and Bhagatatingh as the Owners/Vendors and Bhagatatingh Laxminsequen Gangir as Furchasers registered at the office of Sub-Registers of Assurances at Kalyam under document Sr. No. XLM-1-d89/1987 in respect of land bearing Survey Nos. 17/5/A (old No. 75) area OH-OSR-OP (6 Gunte) Property V).

Sale deed dated 09/05/2005 between Owner Pramod Nathart Yashwantrao as the Owner/Vendor and Kadiash Bhagwanuran Jangir as Purchaser registered at the office of Sub Registrar of Assurance at Kalvan under death of the Conference of Sub Registrar of Assurance at Kalvan under death of the Conference of Subm respect of land bearing Survey No. 18/1 h NO2-428-/2005
Git 33-5-86-a sunfinial (Physics VI). By a d under agreement cliebles Common Annahasis and it Mustre of others as the Common Annahasis and it Mustre of others as the registered at the office of Sub Evolution as Purchases. (o. 74) (Property

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Page - 5 - of 2

In the search no adverse entry regarding the said property is found.

On permand of the above-manisoned documents and all other relevant special contents relating to title of the said property. I am of the opinion (not title title of Owner M/s. Vinayak Associates partnership firm, through its partner Shit. Rejeath Arjandas Jethwani is clear, markefable and without any uncumbrances.

where of the land

It uppears that in pursuance to Deed of conveyance dated of of 11/2012 executed by and between Owners Barret Kallash (Jang). Bayewaran Lacumharayan Jangir an Kallash (Jangir, Bhagwanzan Lacumharayan, Jangir an Kangel and Kallash (Jangir, Bhagwanzan Jangir as Vendors and M/a Vineyak Associates perturership firm, through its parture Sinh. Refesh Affandas Jethwani as "Purchaseers", the Vendors have tumefored conveyed and assigned all their rights, title, interests an slate of the said property in favour of M/a. Vineyak Associates partnership firm Associates perturership firm farm, through its partner Sinh Rejesh Affandas Jethwani and M/a. Vinayak Associates partnership firm through its partner Sinh. Rejesh Affandas Jethwani are the Owners of the said property and the said Deed of conveyance transaction was duly munitad and certified vide Mutation Entry No. 172, 173, 174 respectively.

3/-The report reflects the flow of the title of the Owner M/s. Vinsyak Associates partnership firm, through its partner Shri Rajesh Arjandas Jethwani on the said land is enclosed herewith as

Date: 06/12/2021.

Atlawad Afric S. P. Netauade Afric S. S. Nalauade k. Reconveyance of the Mortgage Deed dated 16/10/2012 between The Kalyan Janta Sahakeri Bank Lot., as the Releasory Mortgage and Bhagwanram Lauminarayani Jangir and Kalhash Bhagwanram Jangir as the Releasory Mortgages of the Releasory Mortgages of the Releasory Mortgages and Kalhash Bhagwanram Jangir as the Releasory Mortgages registered at the office of 50th Registers of Assurance at Kalyan under document St. No. KLAV-17-645/2012 in respect of land under document St. No. KLAV-17-645/2012 in respect of land to the state of the state



L Deed of partnership dated 19/09/2012 and Deed of reconstitution partnership dated 01/04/2021.

Commencement certificate issued by Assistant Director of Town Flaming, These its bearing letter Outwards No. NA/BF/Moule Means Krurd/Tal. Kalyan/ADTP Thane/1898, Dated 18/09/2021.

n. N.A. Order issued by the Collector, Thane, Collector Office, Thane its bearing outward No. Revenue/Kaksha-1/T-7/ RCP/Mharal (Br.) Kalyan/SR-21/2021 date: 0.6/12/2021 for carrying out construction on an area adm. 8653.84 sq.mts. Residential and Commercial Building consists of Ground floor Commercial (Sbop) 1 to 14 Floors Residential and 39.73 sq.mts. Club House building consists of Ground floor + 14 floor Club House building consists of Ground floor + 15 floor Club House building consists of Ground floor + 15 floor Club House building consists of Ground floor + 15 floor Club House building consists of Ground floor + 15 floor Club House building consists of Ground floor + 15 floor Club House building consists of Ground floor + 15 floor Club House building consists of Ground floor + 15 floor Club House con such amalgamated land.

3) 7/12 extract issued by Misrai Budruk, Taluks Kalyan, Dist. Thane, Mutation Entry Nos. 1, 4, 27, 28, 105, 107, 108, 109, 120, 137, 172, 173, 174, 542, 670, 776, 933, 934, 943, 944, 948, 949.

4] Search report for 45 years from 1977 till 24/08/2021.
Advocate Kavita Shah has paid search fee in the office of Sub-Registrar Kalyan and has been in the office of Sub-registrar Kalyan and carried out the search for last 45 Years Le. from the years 1977 till 24/08/2021 both years inclusive from the Index II registers which were made available to the 19 Sub-Registrar Kalyan and have given her search report dated 24/08/2021.

Page - 5 - of &

### S. P. Nalawade

B.L.S. LL.B.
APPOCATE EDID COURT, MUNICAL
CO. 9, Krishna Fiara, Ground Floor, Mohone Basar Feth, Mol
Kalyan, Diet Thane, Maharsahtra - 421102. (M) 9819439640.

RPAD / By Hand.

FORMAT - A
FLOW OF THE TITLE OF THE SAID LAND.

7/12 extract as on date of application for registration.
 Mutation Entry Nos. 1, 4, 27, 28, 106, 107, 108, 109, 120, 137, 172, 173, 174, 642, 670, 776, 933, 934, 943, 944, 948,

rch report for 45 years from 1977 to 2021 taken from Registrar office at Kalyan.

Date: 06/12/2021.

Walaurah Min S. P. Nataurade Mps. S. S. Nataurade ADVOCATE HIGH COURT Office 6, Gr. Floor, Krushus Plu



Page - 2 - of 2





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BENEVER WHEN

B9 - 402 Cagungiri Enclave Khadakpada, Kalyan Thane - 421 301 Tel: 9323545900 Data: 24/08/2021

### SEARCH REPORT

### SEARCH REPORT IS AS UNDER

YEAR	TRANSACTION	YEAR	TRANSACTION
1977	Tom Condition	1996	NU
1978	Tom Condition	1997	Nil.
1979	Torn Condition	1998	NII
1980	Torn Condition	1999	MI
1981	Tom Condition	2000	Nil
1982	Tom Condition	2001	NII
1983	SPT	2002	NII
1984	Tora Condition	2003	NII
1985	Tora Condition	2004	Nil
1986	Tora Condition	- 2005	· NII
1987	Toro Condition	2006	NU
198#	NO	2007	NE
1989	Tora Condition	2008	Nil
1990	- Tom Condition	2009	Nii
1991	NII	2010	NII
1992	NII	2011	Nil
1993	MI	2012	Transaction
1994	NI ·	2013	NII NII
1995	NO	2014	NU

ADV. KAVITA SHAH ADVOCATE HIGH COURT MAN/2314/2000

YEARS	TRANSACTION	YEARS	TRANSACTION
2015	NII	2019	NII
2016	NII	2020	NII
2017	Nil	2021	Index Not Ready
2018	NO		

TRANSACTION OF THE YEAR 2012 : (as seen fr

: Bhagwacran Lexminareyan Jangir 1 Mrs. Vinnyak Associates through Pariner Vily Methyal and others 106/11/2012 28/11/2012 1801/2012 (CLN-1) 6-40,000-30,000/-

Attached Government Fees paid vide Receipt No. 1112120924/2021 and GRN No. NHO04867253202122E/2021

HENCE THIS SEARCH REPORT:
Place : KALYAN
Date : 24/04/2021

Adv. Kaylta Shab ADV. KAVITA Shab ADVOCATE HIGH COURT MAH/2314/2000

SEARCH REPORT

	- SKARCH REP	ORT IS AS UNIT	10 014
YEAR	TRANSACTION	YEAR	THANSACTION -
1977	Torn Condition	1996	MI COLON
1978	Torn Condition	1997	MINER THAN
1979	Torn Condition	1998	NII
1980	Tom Condition	1999	NII
1981	Torn Condition	2000	NII
1982	Torn Condition	2001	NU
1983	SPT	2002	Nil
1984	Torn Condition	2003	NII
1985	Torn Condition	2004	Nil
1986	Tom Condition	2005	ND
1987	Tom Condition	2006	NU
1988	Nil	2007	NII
1989	Tom Condition	2008	Nil
1990	Tom Condition	2009	NII
1991	Nii	2010	Nil
1992	NI	2011	NU
1993	Nil	2012	Transaction
1994	Nii	2013	NI
1005	NII	2014	NIL

V. KAVITA SHAH OCATE HIGH COURT MAHIZE 14/2000

YEARS	TRANSACTION	YEARS	TRANSACTION
2015	NU	2019	Nil
2016	NO	2020	No
2017	NE	2021	Index Not Ready
2018	NII		2012/19/24/17

TRANSACTION OF THE YEAR 1987 : (As seen from given Agree

erty being and bearing Old Survey No. 75/5 area ad Path, at the Village Misral, Tal. Kalyan.

Vendor : Sohan Singh Bhagat Singh Parchiser : Bhagaranam L Jeogre Date of Registerrios : 23/01/1987 Registerrios : 38/01/987

t the agreed value of Ra. 99,80,0000- and the market value of Ra. of the property being and bearing Old Sorvey No. 67 and New Survey as understood 96-46- in Sectional Path. AND Old Survey No. 75, New 175A, are not necessaring 6-46-0 in Section 28. Pett, and residential survey of Stope are in ECS 56, Ra. et al. 57 Sp. R. et the Village Market, Tail.



Regn. 39 M 23 Aug 2021 Receipt no.: 1112121056 Harrie of the Applicant : Kaytas Sumit Shat the of property of which Dist (Thene Village Sithers in hea to be searched: S.NorUTS NorG.No. : 18 aved Page : 450 ed receipt, no stamp or signature is required For Physical search in office, Please bring this receipt along with me

٧.

Americal Government Fees paid vide Receipt No. 1112120924/2021 and GRN No. MH004867253202122E/2021.

HENCE THIS SEARCH REPORT : Place : KALYAN Dete : 24/08/2021

ABY KAN TA SHAM ADV. KAVITA SHAM ADVOCATE HIGH COURT MAH/2314/2000

- The said Scarth Report is warnamy of the contents available on the utilicial websites Impector. General of Revenue and stains, Govt. of Mal Grand Samithmathins are in The report is not based on any presonal judgment of any individual or a professional.

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क.ल.न.-५ दस्तक्र, ५०ंडच 5053 67

B9 - 402 Gagangiri Enel Khafakpada, Kalyan Thana - 421 301 Tel : 9323545900 Date : 24/08

### SEARCH REPORT

Ref : Property being and bearing Old Survey No. 74/1 and New Survey No. 12/1A area admeasaring 0-01-70 in Hactor.Are.Pati. And Poltharabs 0-01-50 at the Village Mharal, Tel. Kulyan owed by Mis. Vinayak Associates through Fartner Rajesb Jethwall and others

I have taken south in respect of the above mentioned property for the last 43 years From 1977 To 2001 in the Registration Office of Kalyan-1 and from 2002 till 2021 till date colline on the official website of the 1618 (s. wew.immsharashira.snv.in. I have observed following setries and change of records as under:

### SEARCH REPORT IS AS UNDER

YEAR	TRANSACTION	YEAR	TRANSACTION
1977	Tern Condition	1996	NII
1978	Tem Condition	1997	NII
1979	Toro Condition	1998	NII
1980	Tom Condition	1999	NII
1981	Torn Condition	2000	NO
1982	Torn Condition	2001	NII
1983	SPT	2002	NII
1984	Torn Condition	2003	MI
1985	Tom Condition	2004	Nil
1986	Tora Condition	2005	Transaction
1987	Tom Condition	2006	NI
1986	Nii	2007	Nil
1989	Tom Condition	2008	Nii
1990	Tora Condition	2009	Nii
1991	NU	2010	Nii
1992	Nil	2011	Nil
1993	NII	2012	Transaction
1994	NII	2013	NII .
1995	NII	2014	NII .

ADV. KAVITA SHAH

YKARS TRANSACTION YEARS TRANSACTION 2015 2016 NII 2020 NI Nil 2021 2018

### TRANSACTION OF THE YEAR 2005 : (as seen from a

Sala Doed at the agreed value of Rs. 1,33,0001- and the market value of Rs. 1,33,0001-of the property being and bearing Survey No. 74 Hissa No. 1/1 area 3 1/2 Gunts at the Villege Mikaral, Tal. Xalyan.

Vendor	: Pramod N Yashwan	tre
Purchasee	: Kallash B Jangir	37
Data of execution	: 2V/11/2005	
Date of Registration	: 21/11/2005	
Engistration No.	: 4254/2005 (KLN-2)	
Stamp duty	1 \$.000/-	Α,
Registration foes	: 1.330/-	

use of the Mortgage Deed of the property bell and bearing Survey No.
the, 673(2) 0.5 Gunthe Fee

- out them, administrating 9003.74 sq. ft.
rending 2314.74 sq. ft., 7544. on admensuring 4155 sq. ft., 742/1 area 3.5

ound + Commercial Construction of First No. 705 at Denhunkli Homes at

Party No 1	: Bhagwanrum Laxminarayan Jangir
	: Kailash Bhagwancam Jangir
Party No 2	: The Kalyan Janus Sahnkari Bank Ltd.
Date of execution	: 16/10/2012
Date of Registration	: 16/10/2012
Registration No.	
	1 7643/2012 (KLN-1)
Stamp doty	1 2004-
Danietration from	- TAN

ADV. KAVITA SHAH ADVOCATE HIGH COURT MAH/2314/2009

Kaliash Bhegwarram Jangir
 Mra Visrayak Associates thror
 Visrayak Associates
 Vis

atry conformed from available data on computer from given Site I from Salicela, Mahader Hill, Mohan Hill on the said Land.

Anached Covernment Fees paid vide Receipt No. 1112/21056/2021 and GRN No. MH005337135202122B /2021.

Adv. Kavisa Shah

DV. KAVITA SHAH DOGATE HIGH COURT MAH/2314/2000

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B9 - 402 Gagangiri ) Khadaknada, Kalyan Thane - 421 301 Tel : 9323545900

### SEARCH REPORT

### SEARCH REPORT IS AS UN

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	YEAR	TRANSACTION	YEAR	TDING
	1977	Tern Condition	1996	TRANSACTION
	1978	Tora Condition	1997	
	1979	Tom Condition	1998	N
	1980	Transaction	1999	NII
	1981	Tom Condition	2000	NII
	1982	Torn Condition	2001	Nil
	1983	27	2002	Ni
	1984	Tom Compition	200000	261
	1985	Tom Condition	2003	Nii
	1986	Tom Condition	2004	· NII
	1987	Tore Condition	2005	Transaction
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on : 16/10/2012 HDm : 16/10/2012 2 76(3/2012 (KLN-1) 2 200/-

Attached Government Fees pild vide Receipt No. 1112120924/2021 and GRN No. Mat-0048672532021228/2021.

IIS SEARCH REPORT :

: KALYAN : 24/08/2021

ADV. KAVITA SHAH ADVOCATE HIGH COURT MAH/2314/2000



YEARS	TRANSACTION	YEARS	TRANSACTION
2015	N2	2019	
2016	Na	22.000	NB
2017	200	2020	NII
Sidve	MI	2021	Index Not Roady
2011	Nii	1	mount roughly

### TRANSACTION OF THE YEAR 1980:

Sale Deed at the agrood value of Ra. 6,000/- and the market value of Ra. 6,000/-of the property being and bearing Survey No. 75-6, 4 grants, at the Village Minaral, Tal.

Haribhau V Mahtre for self and POA for other Yashwant D Deshpands Shakuntala Y Deshpande Dinesh Y Deshpande

### TRANSACTION OF THE YEAR 2005: (as seen from computer

Sale Dord at the agreed value of Ra. 1,54,000. and the market value of Ra. 1,54,000. of the property being and bearing Survey No. 75 Hisses No. 4 area 0.04-0 sq. ft, had at the Village Mharal, Tal. Kalyan.

Dinesh Y Deshpande Kallash B Jungir 1 09/05/2005 09/05/2005 2037/2005 (KLN-2) 9/3004 1/5404

### TRANSACTION OF THE YEAR 2011 : (84 MOR From CO)

Party No. 2

ADV. KAVITA SHAH ADVOCATE HIGH COURT MAH/2314/2009





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क.ल.न.-५ स्तक्र.५७३२ २०२३ ७५ ७५

Kavita S. Shah B.Com, L.L.B., Int. C.S. Advocate High Court B9 – 402 Gogangiri Enclave Khadakpada, Kalyan Thane – 421 301 Tel : 9323545900 Date : 24/08/2021

### SEARCH REPORT

Ref: Property being and bearing Old Survey No. 75/3 and New Survey No. 17/3 area admensuring 0-25-00 in Hactor.Ara.Pati. And Potkharaba 0-02-00 at the Village Mharal, Tal. Kalyan owned by Ma. Vinayak Associates through Partner Rajest Jatiwani and others

These taken search in respect of the above mentioned property for the last 45 years From 1997 To 2001 in the Registration Office of Kalyan-1 and from 2002 till 2003; till date online on the official wheeless of the CIRC Le. were hornsharealists nords. I have observed fallowing enrice and change of records as under:

### SEARCH REPORT IS AS UNDER

YEAR	TRANSACTION	YEAR	TRANSACTION
1977	Tora Condition	1996	NII
1978	Toru Condition	1997	Nil
1979	Tom Condition	1998	NII
1980	Tom Condition	1999	NU
1981	Turn Condition	2000	Transaction
1982	Tom Condition	2001	NII
1983	SPT	2002	Nil
1984	Tora Condition	2003	NII
1985	Tom Condition	2004	Nii
1986	Tom Condition	2005	NII
1987	Torn Condition	2006	NII
1988	NII	2007	NII
1919	Tom Condition	2008	NI
1990	Tom Coadition	2009	NII
1991	Transaction	2010	Transaction
1992	Nii	2011	NII
1993	NII	2012	Transaction
1994	NII	2013	NII
1995	Nii	2014	Nii

ADV. KAVITA SHAM ADVOCATE HIGH COURT MAH/2314/2000

Sale Deed at the agreed value of Rs. 15,000/- and the market value of Rs. 15,000/- of the property being and bearing Survey No. 75/3 area I gante at the Village Mharal, Tal. Kalvan. (172)

Vendor : Frainsh A Shirke
Purchaser : Bhagwarriam L Jiangaez
Date of execution : 10/05/1991
Date of Registration : 16/12/2000
Registration No. : 5193/2000 (Old 4506/91)
Registration fies : 150/-

TRANSACTION OF THE YEAR 2010: (as seen from computer screen

Sale Durd at the agreed value of Rs. 5,30,000°, and the market value of Rs. 5,50,000°, of the property balag and hearing Survey No. 17/3, Old Survey No. 15/3 (P), area clossasturing 4 Gonie, Ls. 400 Sq. Mirz. on that 40 Multiply by 12 Sq. St., at the Village Mharai, Tal. Kalyan.

Vendor : Vodpraksuh Tiveari through
Parchaser
Date of execution 1 (10/82/01) (10/82/01) (20.14-2)
Stemp daty : 33,000/4

2 (20.14-2) (20.14-2)

Gill Dood at the agreed value of Rz. -/- and the market value of Rz. 13,13,000/-, of the property being and bearing Survey No. 175, Char No. 17 area 700 Sq. Mira. open land 468 Sq. S. Ruitt up at the Village Mbaral, Tal. Kalvan.

Doner : Bhigswarran Laurinannyan Amgir Done : Kallash Bhagwarran Jangir Dans of Ragistation : 178/22/2016 Dans of Ragistation : 178/22/2016 Ragistration No. : 159/2010 (KLN-1) Simp duy : 39/400. Registration fees : 13,130.\*

TRANSACTION OF THE YEAR 2012 ( (25 SOOD from computer screen)

Rocsevyance of the Morigage Dard of the property being and bearing Survey No. 75.5, 7 Cauths, 67/207 0.5 Cauthe Factory Construction, admessaring 5990,74 to, ft. RCC Construction 2314.74 to, ft. 75% are and securing 415.6 to, 7.4701.7 are 3.5 Cauthe Ground + Commercial Construction of Flat No. 709 at Deshmalch Houses at the Village Manari, Tal. Kalyan.

ADV. KAVITA SHAH ADVOCATE HIGH COURT

YEARS	TRANSACTION	YEARS	TRANSACTION	
2015	NO	2019	Nii	-
2016	NU	2020	NI	
2017	NII	2021	Index Not Ready	
2018	NI		-	

### TRANSACTION OF THE YEAR 1991:

Farokikhat at the agreed value of Ra. 40,006/- and the market value of Ra. 47,916/- of the property being and hearing Survey No. 75.3, 5 Gunts, 0.5 agricultural had at the Village Mharel, Tal. Kalyan.

Vendor : Lexmishanker A Ther Purchaser : Umesh L Nirgude Date of Registration : 19/07/1991 Registration No. 22/01

### TRANSACTION OF THE YEAR 2000:

Sale Deed at the agreed value of Ra. 75,000- and the market value of Ra. 75,000- of the property being and bearing Survey No. 75/6 area 0-5, agricultural land for sale 85 gunte at the Village Mharal, Tal, Kalyen.

Vendor : Umezh L Niegade Parekasor : Bhagwarram L Jangoer Date of exoution Date of Registration : 16/12/2000 (Old 4504/91) Starup daty : 6,000/. Registration feer : 750/.

Sale Deed at the agreed value of Rs. 15,000/- and the market value of Rs. 15,000/- of the property being and bearing Survey No. 75/3 area 1 gunts at the Village Mharsi, Tal. Kalyan.

Vendor : Subenhimanyam K Kud Purohaser : Bhagavenna L Jangeer Date of Ragismation : 105/1991 Date of Ragismation : 16/12/2000 Ragismation No. : 315/2/2000 (Old 4505/91) Stamp daty : 1,200/ Religious from : 1,200/

> ADV. KAVITA SHAH ADVOCATE HIGH COURT MAY 231 2000



Sale Deed at the agreed value of Ra. 1,11,00,000- and the market value of Ra. 5,31,000, of the property being and bearing Old Servey No. 67 and New Servey No. 14,28 are admissaring 0-60-5 in Efector-Ara-Pati, Old Servey No. 75, New Servey No. 18/1A sree admissaring 0-60-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No. 17/3 area admissaring 0-67-5 in Hesda-Ara-Pati, Old Servey No. 75, New Servey No. 17/3 area admissaring 0-64-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No. 14/1A, area admissaring 0-62-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No. 14/1A, area admissaring 0-62-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No. 14/1A area admissaring 0-62-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No. 14/1A area admissaring 0-62-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No. 14/1A area admissaring 0-62-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No. 14/1A area admissaring 0-62-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No. 14/1A area admissaring 0-62-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No. 14/1A area admissaring 0-62-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No. 14/1A area admissaring 0-62-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No. 14/1A area admissaring 0-62-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No. 14/1A area admissaring 0-62-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No. 14/1A area admissaring 0-62-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No. 14/1A area admissaring 0-62-5 in Hasda-Ara-Pati, Old Servey No. 75, New Servey No.

Vendor : Kallash Bhagwacam Jangir Purchaser : Mr. Vineyak Associates through Parin Vijny Zehruni and others : Oo7 1/20/2 Date of Registration : 2971/20/12 Registration No. 2879/20/12 (ZIAN-1) Steep daty : \$799/2012 (ZIAN-1) Steep daty : 30,0004

Sale Dasd at the agreed value of Rz. 15,00,000- and the market value of Rz. 14,85,504-, of the property being and bearing Old Survey No. 75, New Survey No. 175 area admissizing 8-04-4 in Hactor-Ava-Patt. and 480 sq. ft. Construction, at the Village Minari, Tal. Kalyan.

Vendor : Bharat Kallash Jampir theo POA Kailash Bhagwauram Jampir
Purchaser : Mis Vinayak Associates through Purtner
Visay Jatuvai and others

Data of execution : 06/11/2012

Date of execution : 06/11/2012
Date of Registration : 29/11/2012
Registration No. : 8860/2012 (KLN-1)
Stamp duty : 75,000/Registration for : 15,000/-

ADV. KAVITA SHAH ADVOCATE HIGH COURT MAH/2314/2000

urch I found Samarth Apertment on the said Laud.

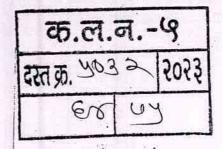
verrement Fees paid vide Receipt No. 1112120924/2021 and GRN No. 51202122E /2021.

: KALYAN : 34/08/2021

Keehah.

ADV. KAVITA SHAH

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### SEARCH REPORT

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977	Tora Condition	1996	Nil
972	Tom Condition	1997	NII
979	Tors Condition	1998	NII
980	Torn Condition	1999	NE
981	Tom Condition	2000	NII
1982	Tora Condition	2001	NIÍ
1983	SPT	2002	NII
1984	Tom Condition	2003	Nii
985	Tom Condition	2004	MI
986	* Tora Condition	2005	MI
987	Torn Confition	2006	MI
988	MI	2007	MI
919	Tom Condition	2008	NI
990	Tom Condition	2009	NI
991	Nil	2010	Transaction
992	NII	2011	Transaction
993	NEI	2012	- A Connection
994	- Nil	2013 28	SOUP REG
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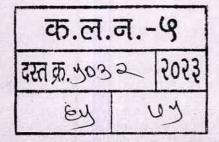
YEARS	TRANSACTION	YEARS .	TRANSACTION
2015	Nil	2019	NO
2016	NO	2020	NII
2017	Na	2021	Index Not Ready
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Tal Marcel Mante or Hairsbel Mareti Mha Bhagwanzan Laxelin 28/07/2010 29/07/2010 7216/2010 (KEN-2) 36,000/-

TRANSACTION OF THE YEAR 2011 : (no seen from con

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10/02/2011
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12/09/2014

Kashah ADV. KAVITA SHAH ADVOCATE HIGH COURT MAH/2314/2000



Kalinsh Bhagwanram Jangir Ms Visayak Associates thro Vijay Jethvani and others 06/11/2012 29/11/2012 8799/2012 (KLN-1) 5,55,000-30,000-

at the agreed value of Ra. 50,00,000k- and the market value of Ra. of the property being and beaving Old Survey No. 67 and new Survey was obscured to 64-85 in Eac Ant Praid AND Old Survey No 78. Are well as the survey of the 1775 Access admensaring 6-66-0 in Hurc Ant Praid, and residential area of 30 becapes are 12.55 g has 425 78 g, at a the Village Marrat, Tal. Lidyan.

Bhapwaram Laxminarcyan Jangk
Ms Vinayak Associate through Partner
Vily Januari and others
60/11/012
29/11/2012
5801/2012 (KLN-1)
6.40,000.
30,000.

taking search I found Samarth Apartment on the said Land.

ADV. KAVITA SHAH ADVOCATE HIGH COURT MAH/2314/2000





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ned Government Fees paid vide Receipt No. 1112120731/2021 and GRN No. 15336851202122E/2021.



Kavita S. Shah B.Com, LL.B., int. C.S. Advocasa High Court

### SEARCH REPORT

### SEARCH REPORT IS AS UNDER

YEAR	TRANSACTION	YEAR	TRANSACTION
1977	Tom Condition	1996	Nil
1978	Torn Condition	1997	NO
1979	Tom Condition .	1998	Transaction
1980	Torn Condition	1999	NI
1981	Tom Condition	2000	Transaction
1982	Tom Condition	2001	NI
1983	SPT	2002	NII
1984	Torn Condition	2003	NII
1985	Tom Condition	2004	Nii
1986	Tom Condition	2005	NII
1987	Tom Condition	2006	NII
1988	Ni	2007	NII
1989	Tom Condition	2008	Transaction
1990	Tom Condition	2009	Nil
1991	NI	2010	NII
1992	, NII	2011	NII
1993	NII	2012	Transaction
1994	Nil	2013	Mil
1995	NII	2014	NII

AVITA SHAH

YEARS	TRANSACTION	YEARS	TRANSACTION
2015	NII	2019	Nii
2016	NU	2020	MI
2017 -	- Nii	2021	NII
2018	· NII	1	244

### TRANSACTION OF THE YEAR 1983

Agreement for sale of the property being and bearing Survey No. 67/2 (F) area 565 out of that, 3 guate, at the Village Mherel, Tal. Katyan.

the agreed value of Rr. 8,000/- and the market value of Rr. 8,000/-of the ug and bearing Survey No. 67/2 (F) area i.11 out of that, 4 gunts, at the rai, Tal. Kalyan.

Anendinal M Ministre for self and Quaction for Krushna M Ministre, Lazarson M Moheten, & Hira M Ministre 2. Ballenses M Ministre 3. Talbat A Rathe Chandrason I Yashwantrao 0 (1/10/1983) 0 (1/10/1983)



ADV. IGAVITA SHAH ADVOCATE HIGH COURT MAH/9314/2000

TRANSACTION OF THE YEAR 2000:

Conveyance Deed at the agreed value of Ra. 1.37,000/- and the market value of Ra. 4- of the property being and hearing Survey No. 67/2(P) area 32-67 aq. ft. land at the Village Mharal, Tal. Kalyan.

TRANSACTION OF THE YEAR 2008 : (as seen from computer screen)

sed at the agreed value of Ra. 16,00,000- and the market value of Ra. 8,80,000/-property being and bearing Survey No. 199 Hima No. 147B, area 0-5-0 Ara-Paril, S No. 199 Hims No. 142 T area 0-3-0 Hector-Ara-Paril, at the Village of The Modern

 Vendor
 : Shysmatunder B Jangir for Self and POA for Busysserum L Jangir

 Purchaser
 (Kallesh B Jangir

 Date of execution
 1106/2008

 Date of Registration No.
 4860/2008 (KLN-1)

 Stamp day
 9,0004.

 Registration fees
 16,0004.

TRANSACTION OF THE YEAR 2012 : (sa seen from computer

Sale Deed at the agreed value of Ra. 1.11.69,000: and the market value of Ra. 53,11,000, of the property being and benefing Old Survey No. 47 and New Survey No. 15 and New Survey No. 16 and New Survey No. 17 and New Survey No. 17, New Survey

Kuthah ADV. KAVITA SHAH ADVOCATE HIGH COURT HANGAMARAN

nement Fees paid vide Receipt No. 1112120731/2021 and GRN No. 0212225/2021

### HENCE THIS SHARCH REPORT

Kashah Adv. Karta Shah

ADV. KAVITA SHAH ADVOCATE HIGH COURT



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to all to whom these presents shall come,

M/S. VINAYAK ASSOCIATES, a Registered Partnership Firm, through its Partners.

MR. RAVI BHAJANLAL MATTA, aged 45 years, reaking at Fiat No. 301, Sai Villa Apartment, Opp. Shalimar Society, Jai Mata Di Nagar, Ulhasnagar - 421003, Thane, Mahamahta, PAN AAYPAB735G, Hereinaller to be called as THE PARTY OF THE FIRST PART.

MR. MAHESH BHAJANLAL MATTA, aged 47 years, residing at Flat No. 303, Sai Villa Apartment, Opp. Shalimar Society, Jai Mata Di Nagar, Ulhasnagar - 421003, Thane, Maharashtra, PAN AZPMOSOOC, Hereimalter to be called as THE PARTY OF THE SECOND PART.

MR. HITIN MANOHARIAL CHANDWANI, aged 40 years, residing at BK No.709, Room No. 11, Central Rospital Area, Ulhasnagar -421003, Thane, Maharashtta, PAN ADJPC62100 Hereinafter to be called as THE PARTY OF THE THIRD PART.

4. MRS. POOJA VIJAY KAVRANI, aged 39 years, residing at 1002, Erica, Vasant Valley, Wayle Nagar, Khadakpada, Kalyan (West) – 421301, Dist.-Thane, Maharashira. PAN AITPK7261N, Hereinafter to be called as THE PARTY OF THE FOURTH PART.

5. MR. DIVESH PRAKASH DODEJA; aged 22 years, residing at Flat No. 105, Ramdev Residency, B. B. More Marg, Near Flower Valley, Ulhasmagar - 421002, Dist.-Thane, Maharashira, PAN DEGENGSOR Hereinaster to be called as THE PARTY OF THE FIFTY

MR. RAJESH ARJANDAS JETHWANI, age: 301, Aradhana Apartment, Goal Maidan, Ulhas Thane, Maharsuhtra, PAN AFEPJ443302 Here THE PARTY OF THE SIXTH PART.

7. MRS. RACHNA PRADEEP BIJLANI, aged 45 y Ramdey Residency, Near Plower Valley, Ulhasra

7. MRS. RACHMA PRADEZY HIGLANI, ago asy Randez Residency, Near Plower Valley, Ulhasan Thane, Maharashtra, PAN AGWPS9463D Herein THE PARTY OF THE SEVENTH PART. Party of the First Part to the Seventh Part her or any two jointhy" referred and called as PARTY OF THE ONE PART.

報度 コレンタマママママ 3 93 MR. AVINASE RATAN AHIWAR, aged 33 years, maiding-orders at Village; Ordnance Pactory, Ambernath, Mahamahtra 421502, PAN BTFPA7901M AND

2. MR. DINESH BARSILAL KUKREJA, aged 37 years, residing at Shirlok Apartment, 304, A Wing, Heera Ghat, Thai Rai Singh Darbar, Ulhasnagar, Thane, Maharashtra 421002, PAN ATDPK9180H,

WHIREAS we, M/B. VINAYAK ASSOCIATES, a Registered Partnership Firm, through its Partners, 1. MR. RAVI SHAJAMLAL MATTA, 2. MR. MATESH BHAJANLAL MATTA, 2. MR. HITIN MARGIRAPIAL CHARDWARI, 4. MRS. POOLA VLIAY RAVRAIL, 6. MR. DIVESH PRAKASH DODRAL, 6. MR.-RAJESH ARAMDAS STATWAH, 7. MRS. RACHANA PRADESP BIJLANI, the party of the ONE PART/Executants are developing the property by constructing multi storied buildings of flats/offices/ shops/commercial units under he Firm named as "2/5. VINAYAK ASSOCIATES" at Village Movie - Mineral (Budruk), Tahuka. Kalyan, Dist.-Thane, bearing Survey Nos. 14/27/10 (IA No. 67) Area OH-04R-05 (6.6 Guntha), 14/27/10 (IO No. 67) Area OH-05R-07 (6.6 Guntha), 11/2/17 (IOI No. 67) Area OH-05R-07 (6.6 Guntha), 17/3/6 (IOI No. 75) Area OH-05Rsauy purposes.

AND WHEREAS by and under the said Deed of reconstitution of Partnership dated 01/04/2021, it is agreed, assured between the partners that for the execution and registration of the deeds namely sale agreement, sair deed, correction Deed, cancellation deed, or continuation and other necessary purposes, firm has a partners of the firm it. any two partners out of the captures of the firm from the party of the one part/ Executants.

Executants intends to sell the flats/offices/ tills constructed/to be constructed in the said "Precious Meadows" to the intending as "Precious Mendows" to the intending

age and other documents will have required to be executed from the country will have required to be executed from the country of the provisions of Real Estate (Regulation and Part States) and the Rules and Regulations made that tuning play regulatered agreements and other documents are sentenced in a country of the prospective and registered in favour of the prospective

AND EVENTS THAT any two partner of the firm/perty of the one part are able to execute agreement for sale, correction Deed, cancellation deed, declaration, confirmation and other-documents in favour of the prospective purchaser, but due to our pre-occupation we are unable to attend the concerned Sub-Registrar of Assurances and

cement for sale, confirmation and party of the one

(0)

4. MRS. POOJA VIJAY KAVRANI.

5. MR. DIVESH PRAKASH DODEJA,

6. MR. RAJESH ARJANDAS JETHWANI,

7. MRS. RACHNA PRADEEP BIJLANI, (Executants/ Donors) (Any two jointly) In the presence of .....

SIGNED & DELIVERED We say Accepted the Power of Attorney.

1. MR. AVINASH RATAN AHIWAR.

2. MR. DINESH BANSILAL RUKREJA, THE PARTY OF THE OTHER PART.

ONTEN (Attorney Holder) (Acting as jointly/any CUKL YO -西. 四. 7. ?

part/Executants in favour of the prospective purchaser we jointly and severally have proposed to appoint 1. Mr. Avinash Ratan shiwar, and 2. Mr. Dinesh Bansilal Rukerja, as our express and authorized attorney on our behalf and to do the following acts as mentioned herein below in jointly/any one of them, and which they have agreed to do.

NOW KNOW YOU ALL AND THESE PRESENT WITNESSES that We Executants' jointly and severally hereby appoint and constitute 1. Mr.
Arinash Ratan Ahiwar, and 2. Mr. Dinesh Bansilal Kukreja, jointly or any one of them, to be our true and lawful attorneys with full authority or power to do and execute the following acts deeds and

things in our name and on our behalf and for us namely.

To lodge the agreement for sale, correction Deed, cancellation deed, declaration, confirmation and other documents if executed by us and requiring registration in the office of the Registrar or Sub-Registrar of assurances concerned and to admit execution thereof

on our behalf.

ii. To receive original documents from the Sub-registro of the documents of the documents of Sub-registration of the documents of the sub-registration of t

the said afterney pursuant to the powers.

IN WITNESSES WHEREOF We, Executants, party have signed and executed the anid special Po 11/63/2222 at Kalyan

SIGNED AND DELIVERED BY THE WITHIN NAMED M/S. VINAYAK ASSOCIATES,

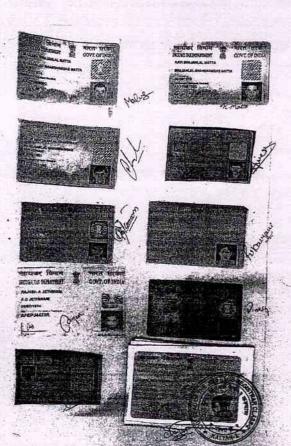
a Registered Partnership Firm, through its Partn

का.ल.न.२ स्तर नित्र क्षेप्रक

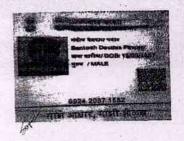
1. MR. RAVI BHAJANLAL MATTA.

2, MR. MAHESH BHAJANLAL MATTA.

3. MR. NITIN MANOHARLAL CHANDWANI,











क.ल.न.२ 9909 シビンビを解 123

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सेट्ट्स हरू भागीयत के. पुश्च सिन्ध कारणारी सम्बंध के रहाया संज्ञार , इन्सर्वाचे नाक इसके कोले इसिका , सर्वक नं: सामने कान , ग्रेड नं: शासकायका क

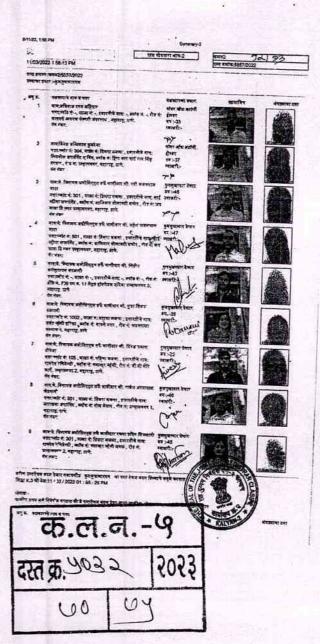
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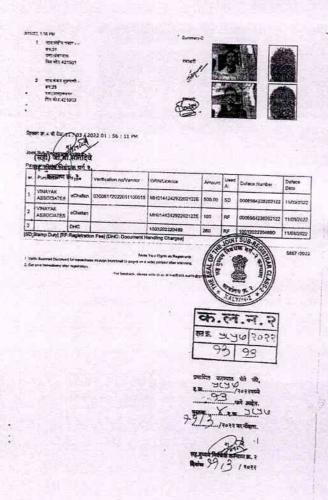
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आयकर विसाम INCOMETAX DIPARIMENT

भारत सरकार GOVT OF INDIA

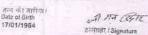


ভোগী লিক্তা নতুন কার্ছ Permanent Account Number Card ABFPU9832L

, + 27 / 3\$1E

GORAKH NAMDEV UDHAR

विता का तान / Father's Name NAMDEV RANGNATH UDHAR





22042021

अध्यकर विभाग INCOME TAX DEPARTMENT



भारत सरकार GOVT OF INDIA



regulations steem and Permanent Account Number Card ARWPD8079R

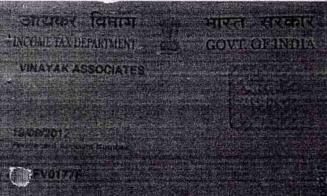
ARWPD8079R

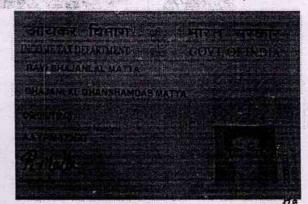
शिता का ताल /Father's Name DILIPKUMAR DESHMUKH

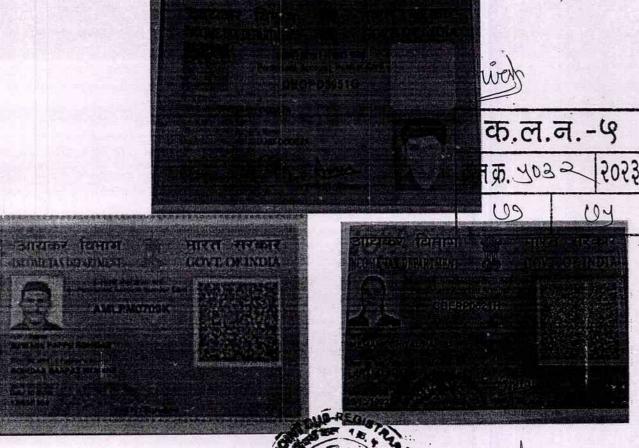
13/06/1985



Page / Signature







Salla

Grital

### !! घोषणा पत्र !!

प्रोपित करतो की, दुरयम निबंधक सार्ग. अध्या क्रियां करण्यात आला आहे. सी/श्री अग्निपाल माहे करण्यात आहा आहे. सांवर वस्त नांवणीस सांवर केला आहे/निष्पालित करून कर्मुली जाव जवन निला उत्तर केले तांवणीस सांवर केला आहे/निष्पालित करून कर्मुली जाव जवन निला उत्तर केले तांवणीस सांवर केला आहे/निष्पालित करून कर्मुली जाव जवन निला उत्तर केले तांवणीस सांवर केला आहे/निष्पालित करून कर्मुली जाव जवन निला उत्तर केले तांवणीस अग्निस्तर पत्र लिहून देणार यांवी कुलमुखत्यार पत्र रद्द केले तांवणी किंवा ७२०२३ किंवा कुलमुखत्यार पत्र लिहून देणार व्यवती पेनी कोणीही मयत झालेले नाही सदरचे कुलमुखत्यार पत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास भी पूर्णता सदरमे आहे. सदरचे कथन पुकीचे आढळून आल्यास नांवणी आधिनियम १९०८ चे कलम ८२ अन्वये होणारे शिक्षेस भी पात्र आहे व राहीन यांवी काला जाणीव आहे.

वुक्रमुखत्यास्प्रश्चारकाचे नांव व सही

दिनांक :-12/3/२०२३

### ग हमीयत्र ग

507/5032 बधवार,12 एप्रिल 2023 4:00 म.नं.

दस्त गोषवारा भाग-1

कलन5 <u>03</u> 0 <u>7</u> . दस्त क्रमांक: 5032/2023

दस्त क्रमांक: कलन5 /5032/2023

बाजार मुल्यः रू. 22,62,500/-

मोबदला: रु. 44,85,000/-

भरलेले मुद्रांक शुल्क: रु.2,69,100/-

दु. नि. मह. दु. नि. कलन5 यांचे कार्यालयात

अ. क्रं. 5032 वर दि.12-04-2023

रोजी 3:52 म.नं. वा. हजर केला.

पावती:5245

पावती दिनांक: 12/04/2023

सादरकरणाराचे नाव: मेमाने पप्पु रोहिदास - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1500.00

पृष्टांची संख्या: 75

7 7 6

एकुण: 31500.00

Joint Sub Registrar Kalyan 5

दस्त हजर करणाऱ्याची सही:

सह द्रयम निबंधक वर्ग-२

दस्ताचा प्रक्राक क्याप्रमाइक. प

Joint Sub Registrar Kalyan 5

सह. दुर्व्यम निबंधक वर्ग-२ कल्याण क्र.५

मुद्रांक शुल्कः (एक) कोणत्याही महानगरपालिकेच्या ह**दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हदीत किंवा उप-खंड (दोन) मध्ये नमूद न** केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का कं. 1 12 / 04 / 2023 03 : 52 : 24 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 12 / 04 / 2023 03:53:47 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दम्हाऐवज नांदणी कायदा १९०८ नियम १७६१ अंतर्गत तरतुदीनुसार वादणीस एउल केला आहे. दस्त्रमधील संपूर्ण मक्कूप्र, निष्पादक व्यक्ती राम, पर य सोबत जोडलेले कामद्रपत्रे वस्तांची सत्यता, वैधता वाद्यकेलार बाबीनाठी खालील निष्पादक व्यक्ती संपूर्णचणे जंबाबदार आहेल तानव सवर हस्तांचरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणतांही वाजवार / नियम / परिपत्रक यांचे उल्लंधन होत नाही

200 Allo J.

लेहन ध्रमार पहा

लिहन दणार अक





दस्त गोषवारा भाग-2

कलन5 दस्त क्रमांक:5032/2023

दस्त क्रमांक :कलन5/5032/2023 दस्ताचा प्रकार :-करारनामा

अनुक.

पक्षकाराचे नाव व पत्ता

नाव: मेसर्स विनायक असोसिएट्स तर्फे भागीदार श्री रबी भजनलाल लिहून देणार माटा यांचे कबुली जबाबाकरिता कु.मु. धारक म्हणून श्री अविनाश

पना:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 45 दुसरा मजला जपानी बाजार अर्जान सारीस च्या वर उल्हासनगर, महाराष्ट्र, ठाणे.

पॅन नंबर:AAKFV0177F

नाव:मेसर्स विनायक असोसिएट्स तर्फे भागीदार श्री दिवेश प्रकाश डोडेजा यांचे कवुली जबाबाकरिता कु.मु. धारक म्हणून श्री अविनाश वय :-34 रनन अहिबार -

पना:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 45 दूसरा मजला जपानी बाजार अर्जान सारीस च्या वर उल्हासनगर , महाराष्ट्र, ठाणे. पॅन नंबर:AAKFV0177F

नाव:मेमाने पप्प रोहिदास - -पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वय :-38 कमला नेहरू नगर, प्रशांत किरण स्टोअर जवळ, धोबीघाट उल्हासनगर -1, महाराष्ट्र, ठाणे. पॅन नंबर:AMLPM0709K

नाव:मेमाने शितल पप्पु - -पना:प्लॉट नं: --, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कमला नेहरू नगर, प्रशांत किरण स्टोअर जवळ, धोबीघाट उल्हासनगर -1, महाराष्ट्र, ठाणे. पॅन नंबर:CBEPP0621H

पक्षकाराचा प्रकार

वय:-34 स्वाक्षरी:-

Vainast

लिहून देणार स्वाक्षरी:-

लिहन घेणार

लिइन घेणार वय:-30 स्वाक्षरी:-



छायाचित्र

















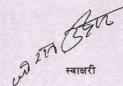
वरील दस्नाप्वज करन देणार तथाकथीत करारनामा चा दस्त ऐवज करन दिल्याचे कबुल करतात. शिक्षा व:3 वी बेळ:12 / 04 / 2023 03 : 55 : 56 PM

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अन् क्र. पक्षकाराचे नाव व पत्ता

नाव:अमितकुमार दिलीप देशमुख - -पत्ता:म्हारळ कल्याण पिन कोड:421301

नाव:गोरख नामदेव उधार -वय:39 पत्ता:उल्हासनगर पिन कोड:421001



छायाचित्र











शिक्का क्र.4 ची वेळ:12 / 04 / 2023 03 : 56 : 43 PM

शिक्का ब्र.5 ची बेक:12 / 04 / 2023 03 : 56 : 57 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrat Kalyan 5

सह. दुब्दम निबंधक वर्ग-२ कल्याण क. ५



Payment Details.

sr.	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MEMANE PAPPU ROHIDAS	eChallan	10000502023033016268	MH017981848202223P	269100.00	SD	0000262904202324	12/04/2023
2		DHC		1204202312870	1500	RF	1204202312870D	12/04/2023
3	MEMANE PAPPU ROHIDAS	eChallan		MH017981848202223P	30000	RF	0000262904202324	12/04/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

5032 /2023

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> सह. दुख्यम सिवंधक वर्ग-२ कर्त्याण क्र. ५

