

Receipt (pavti)

507/5032

Wednesday, April 12, 2023

4:00 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5245 दिनांक: 12/04/2023

गावाचे नाव: म्हारळ (बुद्रुक)  
दस्तऐवजाचा अनुक्रमांक: कलन5-5032-2023  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: मेमाने पप्पु रोहिदास - -

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 1500.00  
पृष्ठांची संख्या: 75

एकूण: रु. 31500.00

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

वाजार मूल्य: रु. 2262500 /-  
मोवदला रु. 4485000 /-  
भरलेले मुद्रांक शुल्क: रु. 269100 /-

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२  
कल्याण क्र. ५

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 1500/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1204202312870 दिनांक: 12/04/2023  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017981848202223P दिनांक: 12/04/2023  
बँकेचे नाव व पत्ता:

मुळ दस्तऐवज वर निष्ठाळ

सहायकाची सही

सह दुय्यम निबंधक कल्याण



12/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 5032/2023

नोंदणी :

Regn:63m

## गावाचे नाव : म्हारळ (बुद्रुक)

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4485000
(3) बाजारभाव(भाडेपट्टयाच्या बाबत नितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2262500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्याम)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: मौजे म्हारळ बुद्रुक जुना सव्हे नं 67 नवीन सव्हे नं. 14/2/अ, जुना सव्हे नं. 67, नवीन सव्हे नं. 14/2/टी, जुना सव्हे नं. 75 नवीन सव्हे नं. 17/3, जुना सव्हे नं. 75, नवीन सव्हे नं. 17/4, जुना सव्हे नं. 75, नवीन सव्हे नं. 17/5/ए जुना सव्हे नं. 74 नवीन सव्हे 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 करून 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 - वय:-34; पत्ता:-प्लॉट नं. -, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप नं. 45 दुसरा मजला जपानी बाजार अर्जन 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 अर्जन सारीस च्या वर उल्हासनगर, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAKFV0177F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व 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 नं: 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 नं. -, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कमला नेहरू नगर, प्रशांत किरण स्टोअर जवळ, धोबीघाट उल्हासनगर -1, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-CBEPPO621H
(9) दस्तऐवज करून दिल्याचा दिनांक	12/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	12/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	5032/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	269100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह. दुय्यम निबंधक वर्ग-2  
कल्याण क्र.५

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	Type	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]

मूल्यांकन पत्रक ( प्रभाव क्षेत्र - बांधीव )	
Valuation ID	202304127491
	12 April 2023,03:51:45 PM
	कलन5
मूल्यांकनाचे वर्ष	2023
जिल्हा	ठाणे
तालुक्याचे नांव	कल्याण
गांवाचे नांव	म्हारळ
प्रमुख मूल्य विभाग	27
उप मूल्य विभाग	27.1
क्षेत्राचे नांव	Influence Area
	सर्व्हे नंबर/त. भू. क्रमांक :
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
मूल्यदर	मोजमापनाचे एकक
38500	चौ. मीटर
बांधीव क्षेत्राची माहिती	
मिळकतीचे क्षेत्र - 58.762 चौ. मीटर	मिळकतीचा वापर - निवासी सदनिका
बांधकामाचे वर्गीकरण - 1-आर सी सी	मिळकतीचे वय - 0 TO 2वर्षे
उद्भववाहन सुविधा - आहे	मजला - 1st To 4th Floor
Sale Type - First Sale	
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी)
	= (38500 * (100 / 100))
	= Rs.38500/-
मजला निहाय घट/वाढ	= 100% of 38500 = Rs.38500/-
Rules Applicable	3.19.18
A)	मुख्य मिळकतीचे मूल्य
	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 38500 * 58.762
	= Rs.2262337/-
एकत्रित अंतिम मूल्य	
	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + नेशॅनार्डन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
	= A + B + C + D + E + F + G + H + I + J
	= 2262337 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
	= Rs.2262337/-
	= ₹ बावीस लाख बासठ हजार तीन शें सदतीस /-

Home

Print

क.ल.न.-५

दस्तक्र. ५०३२/२०२३

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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 IBKL	Date 12/04/2023
Bank CIN 10004152023041211831	REF No. 2828403382
This is computer generated receipt, hence no signature is required.	

क.ल.न.-५	
दस्त क्र. ५०३२	२०२३
३	५५

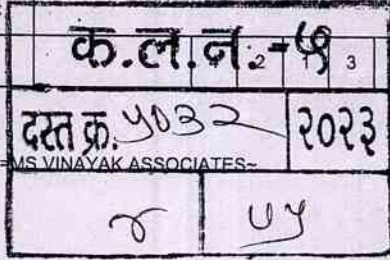




CHALLAN  
MTR Form Number-6



GRN	MH017981848202223P	BARCODE			Date	30/03/2023-20:26:23	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)				
Type of Payment				PAN No.(If Applicable)	AMLPM0709K			
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR			Full Name	MEMANE PAPPU ROHIDAS			
Location	THANE			Flat/Block No.	FLAT NO.. 311, 3RD FLOOR, PRECIOUS MEADOWS			
Year	2022-2023 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	MHARAL, BUDRUK			
0030046401 Stamp Duty		269100.00		Area/Locality	KALYAN			
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN	क.ल.न.२-९३०१			
				Remarks (If Any)	दस्त क्र. ५०३२ २०२३			
				SecondPartyName	MS VINAYAK ASSOCIATES-			
				Amount In	Two Lakh Ninety Nine Thousand One Hundred Rupees O			
Total		2,99,100.00		Words	nly			
Payment Details STATE BANK OF INDIA				FOR 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 Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		1011919 , 31/03/2023		



Department ID: Signature Not Verified  
NOTE:- This challan is valid document to be registered in Sub Registrar office only. No part of unregistered document.  
सदर चलन केवल कलियात नोदणी कार्यालयाच्या दस्तांसाठी लागू आहे. नोदणी न केल्याच्या दस्तांसाठी सदर चलन लागू नाही.

Digitally signed by DS  
DIRECTORATE OF  
ACCOUNTS AND  
TREASURIES MUMBAI 02  
Date: 2023.04.12 16:05:26  
IST  
Challan Defacement Details  
Document: [Signature]  
Location: India



Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-507-5032	0000262904202324	12/04/2023-16:00:29	SR542	30000.00

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

क.ल.न.-५	
दस्त क्र. ५०३२	२०२३
५	५५

Signature Not Verified

Digitally signed by DS  
DIRECTORATE OF  
ACCOUNTS AND  
TREASURIES MUMBAI 02  
Date: 2023.04.12 16:05:26  
IST  
Reason: GRAS Secure  
Document  
Location: India



Print Date 12-04-2023 04:05:25



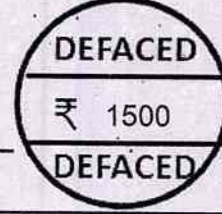


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	1204202312870	Receipt Date	12/04/2023
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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.



**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.-५	
दस्तक्र.	५०३२/२०२३
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**Ward No.** 9/9.1, Village Mharal (Budruk).  
**Floor** Ground (pt.), 1<sup>st</sup> floor to 14 floors.  
**Flat** No. 311, On 3<sup>rd</sup> floor,  
**Building Name** "Precious Meadows"  
**Area** 53.42 Sq. Mt. Carpet,  
**Agreement Value** Rs. 44,85,000/-  
**Market Value** Rs. 22,62,500/-  
**Stamp Duty** Rs. 2,69,100/- +Registration Fee Rs. 30,000/-

क.ल.न.-५	
दस्ता क्र. ५०३२	२०२३
७	७५

### AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** ("this Agreement") is made at Kalyan on this 12 day of 4, 2023.

### **BETWEEN**

**M/S. VINAYAK ASSOCIATES**, a Registered Partnership Firm, (PAN NO. AAKFV0177F) having its office at Second floor, above Arjan sarees, Shop No. 45, Japani Bazaar, 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.**

*Awat*

*R. Matla*

*Shital*

*Shital*

**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 OH-06R-5P (6.5 Guntha), 14/2/T (Old No. 67) Area OH-03R-0P (3 Guntha), 17/3 (Old No. 75) Area OH-011R-0P (11 Guntha), 17/4 (Old No. 75) Area OH-04R-0P (4 Guntha), 17/5/A (Old No. 75) Area OH-06R-0P (6 Guntha), 18/1/A (Old No. 74) Area OH-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-0P (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 Bhagwanram 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 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 Assurance at Kalyan under document Sr. No. KLN-2-7216/2010 and the said document duly certified by and under Mutation Entry No. 108 of the Village Mharal (Budruk);

कल.म. - ५
दस्त क्र. ५०३२/२०१३

**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 OH-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 Assurance at Kalyan under document Sr. No. KLN-2-1209/2011 and the said document duly certified by and under Mutation Entry No. 208 of the Village Mharal (Budruk);

**AND WHEREAS** 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-04R-5P (4.5 Guntha out of 11 Guntha) and Survey No. 14/2/A (Old No. 67) Area OH-02R-0P (2 Guntha out of 11 Guntha), total Area OH-06R-50P (6.50 Guntha) within the limits of Gram Panchayat Mharal, (Hereinafter called and referred to as "**Property I**" for the sake brevity.)

*Awad*

*R. Mathe*

*[Handwritten marks]*

**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 0H-04R-0P (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 Kalyan, District Thane bearing the Survey No. 14/2/T (Old No. 67) Area 0H-03R-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-T-1830/2000 and the said document duly certified by and under Mutation Entry No. 934 of the Village Mharal;

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**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 Mharal, Taluka Kalyan, District Thane bearing the Survey No. 17/3 (Old No. 75) Area 0H-05R-0P (5 Guntha), within the limits of Gram Panchayat Mharal.

**AND WHEREAS** by and under the Sale deed dated 11/01/1991 the owner Laxmishankar A. Tiwari sold and convey to Umesh L Nirgude 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-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 0H-07R-0P (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;

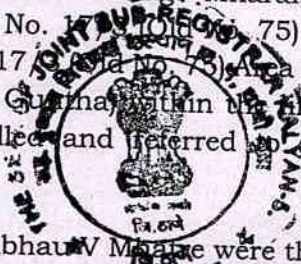
**WHEREAS** Ved Prakash Ambernath Tiwari was the owner of all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey No. 17/3 (Old No. 75) Area OH-04R-OP (4 Guntha), within the limits of Gram Panchayat Mharal.

**AND WHEREAS** by and under the Sale deed dated 16/08/2010 then the owner Ved Prakash Ambernath Tiwari sold and convey to Bharat Kailash Jangir, all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey No. 17/3 (Old No. 75) Area OH-04R-OP (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-1-7796/2010 and the said document duly certified by and under Mutation Entry No. 107 of the Village Mharal (Budruk);

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**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 OH-07R-OP (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),

**AND WHEREAS** all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing Survey No. 17/3 (Old No. 75) Area OH-07R-OP (7 Guntha) and the Survey No. 17/3 (Old No. 75) Area OH-04R-OP (4 Guntha), total Area OH-11R-OP (11 Guntha) within the limits of Gram Panchayat Mharal, (Hereinafter called and referred to as **"Property III"** for the sake brevity.)



**WHEREAS** Haribha V Mhale 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 the Survey No. 17/4 (Old No. 75) Area OH-04R-OP (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 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-1-1252/1980 and the said documents duly certified by and under Mutation Entry No. 642 of the Village Mharal,

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**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. 17/5 (old No. 75) area 0H-06R-0P (6 Gunte), within the limits of Gram Panchayat Mharal.

**AND WHEREAS** by and under the Sale deed dated 23/04/1980 then the owner Sohansingh Bhagatsingh sold and convey to Bhagwanram Laxminarayan Gangir all that piece and parcel of Agricultural land lying, being and situate at Village Mharal, Taluka Kalyan, District Thane bearing the Survey No. 17/5/A (old No. 75) area 0H-06R-0P (6 Gunte) 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 0H-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 OH-02R-0P (2 Guntha out of 6.5 Guntha) (**Property I**), 14/2/T (Old No. 67) Area OH-03R-0P (3 Guntha) (**Property II**), 17/3 (Old No. 75) Area OH-07R-0P (7 Guntha out of 11 Guntha) (**Property III**), 17/4 (Old No. 75) Area OH-04R-0P (4 Guntha) (**Property IV**), 18/1/A (Old No. 74) Area OH-03R-5P (3.5 Guntha) (**Property VI**) 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-1-8750/2012 and the said documents duly certified by and under Mutation Entry No. 173 of the Village Mharal (Budruk);

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**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 OH-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);

**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 Nos. 14/2/A (Old No. 67) Area OH-04R-5P (4.5 Guntha out of 6.5 Guntha) (**Property I**), 17/5/A (Old No. 75) Area OH-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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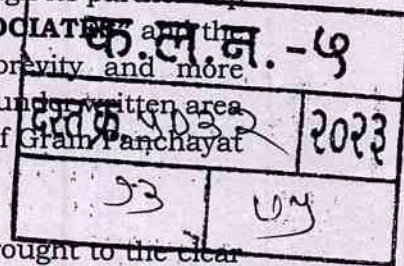
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**AND WHEREAS** the property - I to VI hereinafter called and referred to as **"THE SAID PROPERTY"** under development for the sake brevity and more particularly described in the **FIRST SCHEDULE** hereunder written area totally admeasuring about 3400.00 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 themselves 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"** at 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 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 executing and registered present deed of agreement for sale for and on behalf of the partnership firm.



**AND WHEREAS** in pursuance to the above recitals and by and under the powers and authorities vested in the Promoters, the Promoters 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 + 1<sup>st</sup> 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 certificate in respect of the new building shall be granted by the concerned local authority;

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**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 proceeds thereof and further in accordance with the plans to proceed with the construction work and sell the flats and units therein constructed to the intending Purchasers and to enter into agreement and to receive and appropriate the sale proceeds thereof.

**AND WHEREAS** the Promoter has disclosed that during the course of completion of the entire scheme of construction may acquire additional FSI/TDR as per the rules 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.

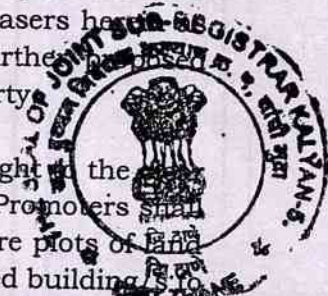
**AND WHEREAS** the Promoters declare that the above referred agreements, permissions and sanctions are valid subsisting and completely in force;

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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 hereinafter regarding the existing sanctioned buildings and the further expansion, amalgamation and extension the said property

**AND WHEREAS** The Promoter have disclosed and brought to the notice and knowledge of the Purchaser herein that the Promoters shall be at liberty to amalgamate and/or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to 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 scope of further and future development being understood by the Purchaser to which the Purchaser has granted his/ her consent, the Purchaser is offered a **Flat No. 311** on **3<sup>rd</sup> floor**, admeasuring **53.42 Sq. Mt.** (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.

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50/22/2023

**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 Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the agreement prescribed by the Council of Architects;

**AND WHEREAS** the Promoter 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 by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations 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 specifications of the Premises agreed to be purchased by the Purchaser, as approved and approved by the local authority have been annexed and marked as Annexure D.



**AND WHEREAS** the Promoter has got some of the approvals from the 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.

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**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 the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

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**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 construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. 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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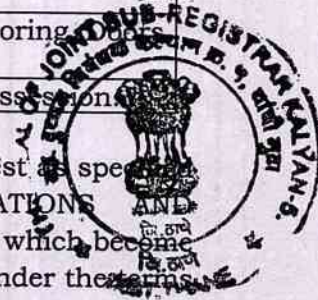
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- 1(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, the premises being **Flat No. 311 on 3<sup>rd</sup> floor, admeasuring 53.42 Sq. Mt. carpet** (as per the definition of the term "carpet area" under Section 2(k) of RERA) in Building known as "**Precious Meadows**" (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
1	10% Booking Amount.
2	10% to be paid to the Promoter after execution of agreement.
3	20% on or before completion of the plinth.
4	5.5% on or before casting of 1 <sup>st</sup> RCC Slab.
5	5.5% on or before casting of 3 <sup>rd</sup> RCC Slab.
6	5.5% on or before casting of 5 <sup>th</sup> RCC Slab.
7	5.5% on or before casting of 7 <sup>th</sup> RCC Slab.
8	5.5% on or before casting of 9 <sup>th</sup> RCC Slab.
9	2.5% on or before casting of 11 <sup>th</sup> RCC Slab.
10	5% on or before casting of 13 <sup>th</sup> RCC Slab.
11	5% on or before casting of 15 <sup>th</sup> RCC Slab.
12	5% on completion of walls and internal plaster.
13	5% on completion of external plumbing and external plaster, elevation.
14	5% on completion of entrance Lobby, Paving, flooring and Windows.
15	5% Balance amount before handing over the possession.

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- 1(c) The Allottee agrees to pay to the promoters, interest as specified in the Rule of (REAL ESTATE REGULATIONS AND DEVELOPMENT) ACT, on all the delayed payment which become due and payable by the Allottee to the promoters under the terms 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 preponed. 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.

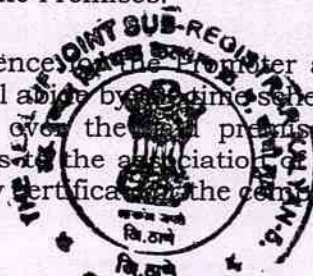
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(g) The Promoter shall confirm the final carpet area that has been allotted to the Purchaser after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, 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 for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the Premises to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate and the completion certificate or both, as the case may be.



Similarly, the Purchaser shall 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").

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3. The Promoter hereby declares that the Floor Space available as 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:

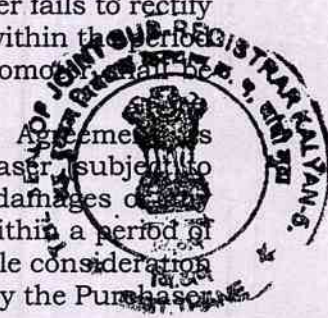
Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms 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 shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser (subject to adjustment and recovery of any agreed liquidated damages or any 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 Purchaser 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 **31<sup>st</sup> 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 Majeure, War or similar situation, strikes, riots, Any accident or any Act of God.

(iii) Any notice, rules and regulations, order, delayed permission or any other order passed by any competent authority or court of law, tribunal or quasi-Judicial body authority or Promoter, the force majeure circumstances or conditions or events beyond the control of unforeseen by the party of the First 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 the said property having common amenities like landscape garden, fitness center etc. the construction /development of the said common amenities will be completed in due course on the said property.

**7.1 Procedure for taking possession -**

The Promoter, upon obtaining 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

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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 occupancy certificate of the Project.

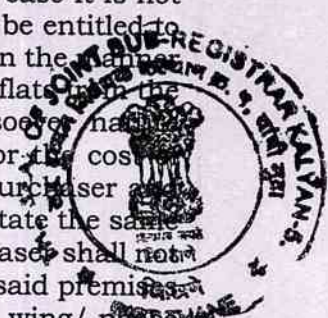
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7.2 The Purchaser shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchaser intimating that the said Premises/s are ready for use and occupancy:

**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 manner as provided under the Act. Provided after receiving of the flats from the Promoter, any damage due to wear and tear of whatsoever nature caused thereto, the Promoter shall not be responsible for the cost of reinstating and repairing such damages caused by the Purchaser and the Purchaser alone shall be liable to rectify and re-instate the same at his own costs. Provided further however, that the Purchaser shall not 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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Federation/Apex body all the right, title and the interest of the Owners in the project land on which the building with multiple wings of buildings are constructed.

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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 that the Purchaser is aware of the said contents and fact thereof and his confirmation thereof has granted his express and irrevocable authority for the same.



9.2. Within 15 days after notice in writing is given by the Promoter to the Purchaser that the Premises is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (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 incidental expenses thereto.

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ii) Requisite amount and charges on account of goods and service tax, stamp duty 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 outgoings 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 respect of the structure of the said land to be executed in favour of the Apex Body or Federation.



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*P. Matla*

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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 approvals from the competent Authorities to carry out development of the Project and 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 prejudice or be affected;
- vii. The Promoter has not entered into any agreement for sale and development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the 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;

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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 tenable 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 against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Premises is situated and the Premises itself or any part thereof without the consent of the local authorities, if required.

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२. (ii) 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.

ii. 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 act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Premises or any part thereof, nor at 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 tenable 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 shall not cause or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Premises without the prior written permission of the Promoter and/or the Society or the Limited Company.

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- 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 for such transfer and assignment.
- x. The Purchaser shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the said building and the Premises 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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The Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.

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.

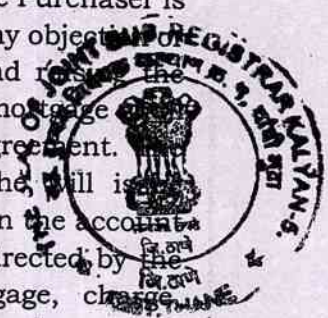
19. IT is hereby agreed that the Promoters shall be at liberty to amalgamate and/or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land amalgamated/combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats Purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the Promoters. It is further agreed that in such event (Purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty 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.

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Amal

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, utilize, 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.

अ.स.नं.-७	
वर्ष २०२३	२०२३
३३	७५

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 objection or obstruction to such creation of charge, mortgage and raising of finance by the Promoter. However, such charge and mortgage shall be subject to rights of the Purchaser under this agreement. Purchaser(s) further confirm and undertake that he will issue cheques of the installment as specified and in favour in the account of banks and financial institutions as nominated and directed by the 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 Purchaser/s under this agreement.



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

*Awab*      *B. Matla*      *D. J. J.*      *A. J. J.*

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.

क.ल.न.-४	23. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Premises or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Premises hereby 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.
दस्त क्र. ५०३३/२०२३	
३२	

24. Notwithstanding any other provisions of this agreement the Promoter shall be entitled at his sole and absolute discretion:

- 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.
- 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.
- 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.
- To decide from time to time to what extent the building/s along with land appurtenant thereto is transferred to the respective body formed.
- To decide from time to time when and what sort of document of transfer should be executed.
- To grant the right of access, way and/or other easementary rights to the adjacent buildings, plots or the said entire property.
- To deduct the area and not in actual possession, land affected by setbacks and reservations, while executing the deed of transfer, assignment or conveyance.

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R. Matto

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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 open spaces are to be strictly kept unencumbered and unobstructed
- ii) Fencing, partition, retaining walls will not be constructed between the 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 taken into consideration the buildings constructed in the property along with the right and interest in the common spaces, playground etc.,
- ix) the Promoters have also brought to the knowledge of the Purchaser that the property on which the building is constructed forms an 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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दस्तावेज क्र. ५०३२	२०२३
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 R. Malta  
 [Signature]  
 [Signature]

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 of construction and till the completion of the entire scheme of construction and the Promoters will proceed with the construction work on the said property.

क.ल.न. - ५	
दस्त क्र. ५०	३३/२०२३
३६	६५

(ii) they have intended 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 as permissible under law.

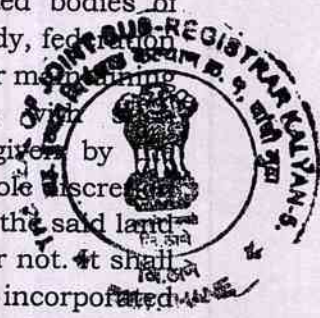
(iii) that they have prior to the Purchaser acquiring the flat/unit in the scheme of construction, clearly disclosed to the Purchaser the nature and scope of construction, the land affected by roads and reservations, the floor space index used by the present developers for constructing certain buildings 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 express and irrevocable consent to the Promoters in their endeavor of exercising the rights of revision, expansion and modifications in the building plans and permissions as recited hereinabove and availing and acquiring maximum potentiality of floor space index as 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.

*Avish*  
*R. Malta*

(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 discretion of the Promoter herein and the Purchaser has clearly understood the same and in confirmation thereof has granted his/her clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.

क.ल.न.-५	
दिनांक ५/१३/२०२३	२०२३
३५	७५

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 or association or a Committee of their representative for maintaining the common amenities and facilities accordance with directions, instructions and guidance as may be given by Promoters from time to time and as they may in their sole discretion 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.



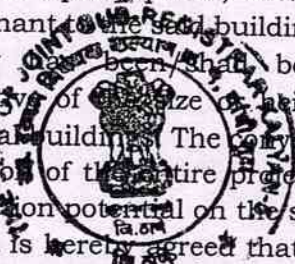
*Aradh*      *R. Matla*      *S. D. D.*      *Shital*

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 Purchasers of premises shall contribute a share towards expenses of maintenance, repair and reconstruction of the internal and access roads, open recreation spaces, sewage treatment plant and all the common amenities as may be necessary individually or jointly with others, the Promoters shall not be responsible for any consequences thereof

क.ल.न. - ७	
दस्तक्र. ५०३३	२०१३
३६	५५

29. 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 co-operative 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 to the said building as the FSI of the Said Amalgamated Property has been fully utilized fully by the Promoters irrespective of the size or height or floor space consumed by the individual buildings. The conveyance shall be executed only after the completion of the entire project/layout and exploitation of the full construction potential on the said property In view of what is stated above, it is hereby agreed that none of the Purchasers and none of the societies so formed 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.

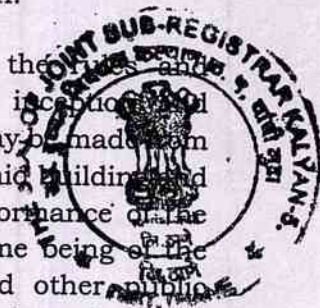


31. It is clearly agreed and understood between the parties that the Deed of Transfer, Assignment, Conveyance and / or assurances to be executed on completion of the entire scheme of construction shall be prepared by the Advocate/s of the Promoters and during the course of transfer of the land in favour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

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दस्तावेज नं.- ५०३३	२०२३
३०	७५

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 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 inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats there in and for the observance and performance of the building rules, regulations and bye laws for the time being of the concerned local authority and of government and other public bodies. 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.



*Handwritten signatures:*  
 A. V. ...  
 R. ...  
 S. ...  
 Shital



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 Plan within 30 (thirty) days from the date of receipt by the Purchaser and Firstly, appears for registration of the same before the concerned Sub-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.

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**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.

**37. RIGHT TO AMEND**

This Agreement may only be amended 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 necessary with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under of the 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.

क.ल.नं.-५  
दस्तावेज नं. ३२३/२०२३  
३८ ७

**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 by its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed 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 office 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:-**

क. त. न. - १९
दस्त क्र. ५४३२/२०२२
२० ५५

The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi- Government taxes and levies, service tax, goods and service tax, value added tax and all other direct 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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*R. Mathe*

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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 No.	Survey No./Hissa No.		Area as per 7/12 extract in Hecter Are	Akar
	Old	New		
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 0.01.80	0.37

Total area 34.00 gunthas equivalent to 3400 sq.fts.

These lands thereabout and bounded as follows that is to say:

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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दस्त क्र. ५०३२	२०२३
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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 facilities

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.
7. Ample Parking Space.
8. Earthquake resistant RCC design construction with attractive elevation.
9. Two nos. of elevators of reputed brand.
10. Gypsum/POP finished walls painted with Emulsion paints.



*Ash*

*A. Mathe*

*2/10/23*

*Shital*

11. Vitrified tiles flooring in entire flat.
12. Granite Kitchen platform with door level glazed tiles above platform with Stainless steel sink.
13. All bathrooms beautifully designed with door height premium quality tiles.
14. Hot & Cold-water diverter of reputed brand in bathrooms.
15. Branded quality modular switches.
16. Telephone point in Living room.
17. Concealed plumbing and wiring.
18. Anodized aluminum windows.
19. Flushed doors for main entrance and bed.
20. RCC Design construction and Elevation.
21. Premium Quality C.P. Fittings in Bathroom. (Jaguar or Equivalent)
22. Aluminum Windows with Powder Coating & Design Glass.
23. Water Supply with Overhead Tank on terrace.
24. 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 which the construction of the buildings and open spaces are proposed to be provided for on the said project)
- ANNEXURE-D-** Authenticated copies of the plans and specifications of the said premises agreed to be purchased by the Purchaser as approved by the concerned local authority.
- ANNEXURE-E-** Specifications and amenities for the Premises,
- ANNEXURE-F-** Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority.







क.ल.न. - ५	16. Telephone point in Living room.
दस्तक्र. ५०३३	17. Concealed plumbing and wiring.
२०२३	18. Anodized aluminum windows.
	19. Flushed doors for main entrance and bed.
	20. RCC Design construction and Elevation.

Airah

R. Matha

Amal

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.

	Photo	Signature	Thumb
<b>SIGNED &amp; DELIVERED</b> by the within named Promoters <b>PROMOTERS/ DEVELOPERS</b> <b>M/S. VINAYAK ASSOCIATES,</b> A registered Partnership firms Through its partners.		<b>कलन-९</b> दस्त क्र. ५०३२ २०२३ २३ ७५	
	<b>MR. RAVI BHAJANLAL MATTA</b>		<i>R. Matta</i>
<b>MR. DIVESH PRAKASH DODEJA</b>		<i>D. Dodeja</i>	
<b>SIGNED &amp; DELIVERED</b> By the within named <b>ALLOTTEE/PURCHASERS</b>			
	<b>MR. MEMANE PAPPU ROHIDAS</b>		<i>P. Rohidas</i>
<b>MRS. MEMANE SHITAL PAPPU</b>		<i>S. Pappu</i>	

WITNESSES:

- 1 अमित कुमार दिलीप केशमुख 37
- 2 ओरख नामदेव उदार 39

*Dehruy*  
 न. जी राव ३६१२  


**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/-
TOTAL AMOUNT				= Rs. 10,00,000/-

<b>क.ल.न.-५</b>	
दस्तक्र. ५०३२	२०२३
४४	५५

**WE SAY RECEIVED**

*Shital*

*R. matta*

**FOR M/S. VINAYAK ASSOCIATES,  
Through its Partner**

**WITNESS:**

1 अमितकुमार दि. देशमुख

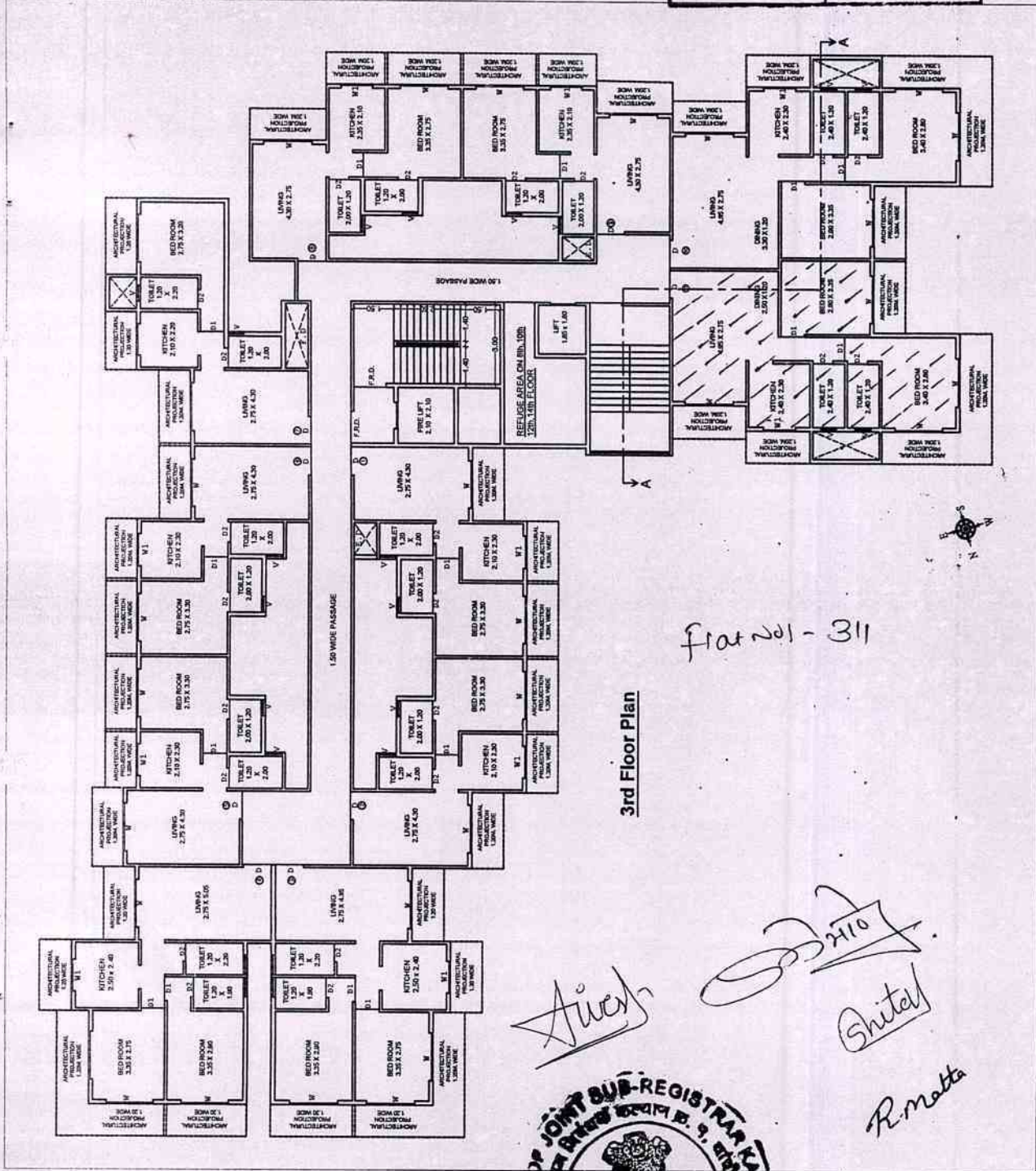
*Deshmukh*

2 गौरव नामदेव उदार

*नामदेव उदार*



क.ल.न.-७	
दस्त क्र. ५०३२	२०२३
४५	५५



Flat No - 311

*Arush*  
*Shital*  
*R. Matha*

















३४. महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६चे कलम ४८ नुसार बांधकाम परवानगी ही दिलेल्या तारखेपासून एक वर्ष पर्यंत वेध असेल त्यानंतर पुढील वर्षासाठी अर्जदार यांनी योग्य त्या कारणासहीत नियोजन प्राधिकरणाकडे विनंती अर्ज करून परवानगीचे नूतनीकरण मुदत संपणेपूर्वी करणे आवश्यक राहिल. परंतु वाढवलेल्या कालावधीमध्ये जोत्यापर्यंतचे बांधकाम पूर्ण झाले नसेल तर किंवा सदयःस्थिती जेथे जोते नसेल तेथे अर्जदाराला विकासाच्या परवानगीसाठी नव्याने अर्ज करणे आवश्यक राहिल. तसेच नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल व ती बाब अर्जदार/जमीनमालक यांचेवर बंधनकारक राहिल.

क.ल.न.

दस्त क्र. ५०३२

३५. प्रस्तावित खाकन/बांधकामासाठी पोहच रस्ता तसेच अंतर्गत रस्ता व इतर सोयी सुविधा जसे जलनिस्सारण, मलनिस्सारण व पाणी पुरवठा इत्यादी सर्व बाबींचा विकास अर्जदार यांनी स्वयंच्छाने पूर्ण करणे बंधनकारक राहिल. त्याशिवाय नियोजित वापर सुरु करता येणार नाही.

३६. अनुज्ञाप्राही व्यक्तीने (पॅटीने) अशा जमिनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमिनीच्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यात आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यात येईल.

३७. अशा परवानगी देणाऱ्या प्राधिकरणाकडून अशा मूखंडाची किंवा त्यांचे जे कोणतेही उपमूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपमूखंडाची आणखी पोटविभागणी करता कामा नये. तसेच पोटहिस्सा मोजणी करून कमी जास्त पत्रक करून घेणे अर्जदार यांचेवर बंधनकारक राहिल. सर्व पायाभूत सुविधांची तरतूद अर्जदाराने करणे आवश्यक आहे.

३८. अनुज्ञाप्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित स्थानिक स्वराज्य संस्था यांचे समाधान होईल अशा रितीने अशा जमिनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा मूखंडाची मोजणी व त्याचे सिमांकन करून ती जमिन या आदेशाच्या तारखे पासून एक वर्षाच्या आत मंजूर आराखड्याप्रमाणेच काटेकोरपणे विकसित केली पाहिजे आणि अशा रितीने ती जमिन विकसित केली जाई पर्यंत त्या जमिनीची कोणत्याही रितीने विल्हेवाट लावता कामा नये.

३९. अनुज्ञाप्राही व्यक्तीस असा मूखंड विकासाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाप्राही व्यक्तीने तो मूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

४०. स्थळ आराखड्यात किंवा इमारतीच्या नकाशात निर्दिष्ट केल्याप्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यात आलेली आहे. सदर मूखंडातील नकाशात दर्शविल्याप्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

४१. अनुज्ञाप्राही व्यक्तीने अशा जमिनीचे बिगरशेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांकापासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमिनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाठ्यामार्फत कल्याण तहसीलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकल तर महाराष्ट्र जमीन महसूल (जमिनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्यांच्यावर कार्यवाही करण्यास असा अनुज्ञाप्राही

४२. अनुज्ञाप्राही व्यक्तीने अशा जमिनीचे बिगरशेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांकापासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमिनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाठ्यामार्फत कल्याण तहसीलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकल तर महाराष्ट्र जमीन महसूल (जमिनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्यांच्यावर कार्यवाही करण्यास असा अनुज्ञाप्राही







क.ल.न.-५	
दस्तक्र. ५०३२	२०२३
५४	५५



**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;**

- Vinayak Associates** having its registered office / principal place of business at **Tehsil: Ulhasnagar, District: Thane, Pin: 421002.**
- This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **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 Premchand Prabhu**  
(Secretary, 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





क.ल.न.-५

दस्त क्र. ५०३२ २०२३

५७      ७५



**S. P. Nalawade**  
B.L.S. LL.B.

ADVOCATES HIGH COURT, MUMBAI  
Office: 9, Krishna Plaza, Ground Floor, Mohane Bazar Path, Mohane,  
Tal. Kalyan, Dist Thane, Maharashtra - 421102. (M) 9819439640.  
Email address - advspnalawade@gmail.com

RPAD / By Hand.

To  
MaharERA Mumbai

**LEGAL TITLE REPORT**

Sub: Title clearance certificate in respect to Property Nos.

Property Sr. No.	Survey No./Hissa No.	Area as per 7/12 extract in Hectore Acre	Akar
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	0.37
		Pot kharaba 0.01.80	
Total Area 34.00 Guntha equivalent to 3400 Sq.Mts.			

Situated at Village Mharal (Budruk), Taluka Kalyan, District Thane and within the limits of Mharal Grampanchayat, and in the office of Sub Registrar of Assurances Kalyan and the Area of land amounting 0.34.00 Hectore.Acre, 3400.00 Sq. Mts. as per 7/12 extract for the sake of brevity all the aforesaid "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/s. VINAYAK ASSOCIATES, a registered partnership firm, having its office at Second floor, above Arjan sarcea, Shop No. 45, Japanni Bazaar, Uhasnagar, 421002, PAN AAKFV0177F, through its partners Shri. Rajesh Arjandas Jethwani, aged about 47 years, residing at 301, Sai Sharan, Kalyani Nagar, Uhasnagar 3, Dist. Thane and following documents i.e. :-

Description of the said property.  
All that piece and parcel of land situated at Village Mharal (Budruk), Taluka Kalyan, District Thane

Property Sr. No.	Survey No./Hissa No.		Area as per 7/12 extract in Hectore Acre	Akar
	Old No.	New No.		
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	0.37
		Pot kharaba 0.01.80		
Total Area 34.00 Guntha equivalent to 3400 Sq.Mts.				

within the limits of Mharal Grampanchayat, and in the office of Sub Registrar of Assurances Kalyan and the Area of land amounting 0.34.00 Hectore.Acre, 3400.00 Sq. Mts. as per 7/12 extract along with all easementary, ownership rights, title and interests therein or along with the things attached 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 Kailash Jangir as the Owner/Vendor and M/s. Vinayak Associates partnership firm through its partner Shri. Rajesh Arjandas Jethwani and others as Purchasers registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-1-8799/2012 in respect of land bearing Survey Nos. 14/2/A (Old No. 67) Area OH-02R-OP (2 Guntha) (Property I), 14/2/T (Old No. 67) Area OH-03R-OP (3 Guntha) (Property II), 17/3 (Old No. 75) Area OH-07R-OP (7 Guntha) (Property III), 17/4 (Old No. 75) Area OH-04R-OP (4 Guntha) (Property IV), 18/1/A (Old No. 74) Area OH-03R-OP (3.5 Guntha) (Property V) and the said documents duly certified by and under Mutation Entry No. 173 of the Village Mharal (Budruk),

Noted  
M/s. S. P. Nalawade  
Advocate  
Office: 9, Krishna Plaza  
Mohane Bazar



S. P. Nalawade  
Advocate  
High Court  
9/9, Krishna Plaza  
Mh, Mohane, Kalyan

- b. Deed of conveyance dated 06/11/2012 between Kailash Bhagwanram Jangir C.A. of Bharat Kailash Jangir as the Owner/Vendor and M/s. Vinayak Associates partnership firm, through its partner Shri. Rajesh Arjandas Jethwani and others as Purchasers registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-1-8800/2012 in respect of land bearing Survey No. 17/3 (Old No. 75), Area OH-04R-OP (4 Guntha) (Property III) and the said documents duly certified by and under Mutation Entry No. 174 of the Village Mharal (Budruk),
- c. Deed of conveyance dated 06/11/2012 between Bhagwanram L. Jangir as the Owner/Vendor and M/s. Vinayak Associates partnership firm through its partner Shri. Rajesh Arjandas Jethwani and others as Purchasers registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-1-8801/2012 in respect of land bearing Survey Nos. 14/2/A (Old No. 67) Area OH-04R-OP (4.5 Guntha) (Property I), 17/5/A (Old No. 75) Area OH-06R-OP (6 Guntha) (Property V) and the said documents duly certified by and under Mutation Entry No. 174 of the Village Mharal (Budruk),
- d. Sale deed dated 09/02/2011 between Owner Anandihal Maruti Mhatre and others as the Owners/Vendors and Kailash Bhagwanram 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 Survey No. 14/2/A (Old No. 67) Area OH-02R-OP (2 Guntha) (Property I), Sale deed dated 28/07/2010 between Owner Anandihal Maruti Mhatre and others as the Owners/Vendors and Bhagwanram Laxminarayan Jangir as Purchaser registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-2-7216/2010 in respect of land bearing Survey No. 14/2/A (Old No. 67) Area OH-04R-OP (4.5 Guntha) (Property I),
- e. Sale deed dated 13/08/2008 between Owner Shamsundar Bhagwanram Jangir and Bhagwanram Laxminarayan Jangir as the Owners/Vendors and Bhagwanram Laxminarayan Jangir as Purchaser registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-1-4660/2008 in respect of land bearing Survey No. 14/2/T (Old No. 67) Area OH-03R-OP (3 Guntha) (Property II),

- f. Sale deed dated 07/06/2000 between Owner Chandrasen Tukaram Yashwantrao as the Owner/Vendor and Shamsundar Bhagwanram Jangir and Bhagwanram Laxminarayan Jangir as Purchasers registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-1-1830/2000 in respect of land bearing Survey No. 14/2/T (Old No. 67) Area OH-03R-OP (3 Guntha) (Property II), By and under agreements Original Owner Anandihal Maruti Mhatre and others as the Owners/Vendors and Chandrasen Tukaram 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 OH-03R-OP (3 Guntha) (Property II),
- g. Gift Deed dated 17/02/2010 between Owner Bhagwanram Laxminarayan Jangir as the Owner/Donor and Kailash Bhagwanram Jangir as Donee registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-1-1504/2010 in respect of land bearing Survey No. 17/3 (Old No. 75) Area OH-07R-OP (7 Guntha) (Property III), By and under agreement dated 16/08/2010 between Owner Ved Prakash Ambarbath Tiwari as the Owner/Vendor and Bharat Kailash Jangir as Purchaser registered at the office of Sub Registrar of Assurance at Kalyan under document Sr. No. KLN-1-7796/2010 in respect of land bearing Survey No. 17/3 (Old No. 75) Area OH-04R-OP (4 Guntha) (Property III). By and under agreement earlier owners namely, Umesh L Nirgude (Area 5 Guntha), Subrahmanyan K Kutt (Area 1 Guntha) and Prakash Anant Shirke (Area 1 Guntha) as the Vendors and Bhagwanram L. Jangir as Purchaser registered at the office of Sub Registrar of Assurance at Kalyan in respect of land bearing Survey No. 17/3 (Old No. 75) (Property III) under document Sr. No. 3191/2000 (Old No. 4504/91), 3192/2000 (Old No. 4505/91), 3193/2000 (Old No. 4506/91) respectively,

S. P. Nalawade  
Advocate  
Office: 9, Krishna Plaza  
Mohane Bazar

*Nalawade & Nalawade ADVOCATE HIGH COURT Office 9, Krishna Plaza 9th, Mohone, Kalyan*

h. Sale deed dated 09/05/2005 between Owner Dinesh Yashwant Deshpande as the Owner/Vendor and Kailash Bhagwanram Jangir as Purchaser registered at the office of Sub-Registrar of Assurance at Kalyan under document Sr. No. KLN-2-2037/2005 in respect of land bearing Survey No. 17/4 (Old No. 75) Area OH-04R-OP (4 Guntha) (Property IV). Sale deed dated 28/07/2010 between Owner Haribhau V Mhatre for self and POA for others as the Owners/Vendors and Dinesh Yashwant Deshpande as Purchaser registered at the office of Sub-Registrar of Assurance at Kalyan under document Sr. No. KLN-1-1252/1980 in respect of land bearing Survey No. 17/4 (Old No. 75) Area OH-04R-OP (4 Guntha) (Property IV). The sale deed dated 11/01/1991 between Owner Laxminshankar A. Tiwari as the Owner/Vendor and Umesh L Nirgude as Purchaser registered at the office of Sub-Registrar of Assurance at Kalyan under document Sr. No. KLN-1-22/91 in respect of land bearing Survey No. 17/3 (Old No. 75) Area OH-03R-OP (5 Guntha) (Property III)

i. Sale deed dated 23/01/1987 between Owner Sohan Singh Bhagat Singh as the Owner/Vendors and Bhagwanram Laxminarayan Gangir as Purchaser registered at the office of Sub-Registrar of Assurance at Kalyan under document Sr. No. KLN-1-389/1987 in respect of land bearing Survey Nos. 17/3/A (old No. 75) area OH-06R-OP (5 Gunth) (Property V).

j. Sale deed dated 09/05/2005 between Owner Pramod Nahari Yashwantrao as the Owner/Vendor and Kailash Bhagwanram Jangir as Purchaser registered at the office of Sub-Registrar of Assurance at Kalyan under document Sr. No. KLN-2-4254/2005 in respect of land bearing Survey No. 18/1/A (Old No. 74) Area OH-03R-OP (4 Guntha) (Property VI). By and under agreement between Owner Anandaji M. Mhatre and others as the Owners/Vendors and Pramod Nahari Yashwantrao as Purchaser registered at the office of Sub-Registrar of Assurance at Kalyan in respect of land bearing Survey No. 18/1/A (Old No. 74) (Property

k. Reconveyance of the Mortgage Deed dated 16/10/2012 between The Kalyan Janta Sahakari Bank Ltd, as the Releasee/Mortgagee and Bhagwanram Laxminarayan Jangir and Kailash Bhagwanram Jangir as the Releasee/Mortgagor registered at the office of Sub-Registrar of Assurance at Kalyan under document Sr. No. KLN-1-7643/2012 in respect of land bearing Survey No. 75/3,7 Guntha, 67/3/P 0.5 Guntha Factory Construction, admeasuring 9909.74 sq. ft. RCC Construction 2314.74 sq. ft., 75/4, area admeasuring 4156 sq. ft., 74/1/1 area 3.5 Guntha Ground + Commercial Construction of Plot No. 705 at Deshmukh Homes at the Village Mharal, Tal. Kalyan.

l. Deed of partnership dated 19/09/2012 and Deed of reconstruction partnership dated 01/04/2021.

m. Commencement certificate issued by Assistant Director of Town Planning, Thane its bearing letter Outwards No. NA/EP/Mouje Mharal Khurd/Tal. Kalyan/ADTP Thane/1896, Dated 16/09/2021.

n. N.A. Order issued by the Collector, Thane, Collector Office, Thane its bearing outward No. Revenue/Kakaha-1/7-77 RCP/Mharal (Br.) Kalyan/SR-21/2021 dated 05/12/2021 for carrying out construction on an area adm. 8663.84 sq.mts. Residential and Commercial Building consists of Ground floor Commercial (Shop) 1 to 14 Floors Residential and 39.73 sq.mts. Club House building consists of Ground floor + 1<sup>st</sup> floor Club House on such amalgamated land.

3) 7/12 extract issued by Mharal Budruk, Taluka Kalyan, Dist. Thane, Mutation Entry Nos. 1, 4, 27, 28, 106, 107, 108, 109, 120, 137, 172, 173, 174, 642, 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 i.e. from the years 1977 till 24/08/2021 both years inclusive from the Index II registers which were made available to her by Sub Registrar Kalyan and have given her search report dated 24/08/2021.

*Nalawade & Nalawade ADVOCATE HIGH COURT Office 9, Krishna Plaza Mohone Bazar Peth*

क. १०३२	
दस्त क्र.	२०२३
५८	७५



**S. P. Nalawade**  
B.L.S. LL.B.

ADVOCATE HIGH COURT, MUMBAI  
Office: 9, Krishna Plaza, Ground Floor, Mohone Bazar Peth, Mohone, Tal. Kalyan, Dist Thane, Maharashtra - 421102. (M) 9819439640.  
Email address - advspnalawade@gmail.com

RPAD / By Hand.

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

- Sr.No.
- 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, 949.
  - Search report for 45 years from 1977 to 2021 taken from Sub-Registrar office at Kalyan.

Date: 06/12/2021.

*Nalawade*  
S. P. Nalawade  
ADVOCATE HIGH COURT  
Office 9, Krishna Plaza  
Mohone Bazar Peth, Mohone, Kalyan

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

On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of Owner M/s. Vinayak Associates partnership firm, through its partner Shri. Rajesh Arjundas Jethwani is clear, marketable and without any encumbrances.

Owners of the land

a. It appears that in pursuance to Deed of conveyance dated 06/11/2012 executed by and between Owners Bharat Kailash Jangir, Bhagwanram Laxminarayan Jangir and Kailash Bhagwanram Laxminarayan Jangir as "Vendors" and M/s. Vinayak Associates partnership firm, through its partner Shri. Rajesh Arjundas Jethwani as "Purchasers", the Vendors have transferred, conveyed and assigned all their rights, title, interests or share of the said property in favour of M/s. Vinayak Associates partnership firm, through its partner Shri. Rajesh Arjundas Jethwani and M/s. Vinayak Associates partnership firm, through its partner Shri. Rajesh Arjundas Jethwani are the Owners of the said property and the said Deed of conveyance transaction was duly mutated and certified vide Mutation Entry No. 172, 173, 174 respectively.

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

Encl : Annexure.

*Nalawade*  
S. P. Nalawade  
ADVOCATE HIGH COURT  
Office 9, Krishna Plaza  
Mohone Bazar Peth, Mohone, Kalyan

Date: 06/12/2021.







क.ल.न.-५

दस्त क्र. ५०३२ २०२३

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७५

Kavita S. Shah  
B.Com., L.L.B., Int. C.S.  
Advocate High Court

B9 - 402 Gagangri Enclave  
Khandupada, Kalyan  
Thane - 421 301  
Tel : 9321545900

Date : 24/08/2021

SEARCH REPORT

Ref : Property being and bearing Old Survey No. 74/1 and New Survey No. 181A area admeasuring 0-41-70 in Hector.Ara.Pati. And Potkaraba 0-01-50 at the Village Mharal, Tal. Kalyan owned by M/s. Vinayak Associates through Partner Rajesh Jethwani and others

I have taken search in respect of the above mentioned property for the last 45 years from 1977 To 2001 in the Registration Office of Kalyan-1 and from 2002 till 2021 till date online on the official website of the IGR i.e. www.ignmaharashtra.gov.in. I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

YEAR	TRANSACTION	YEAR	TRANSACTION
1977	Tom Condition	1996	Nil
1978	Tom Condition	1997	Nil
1979	Tom Condition	1998	Nil
1980	Tom Condition	1999	Nil
1981	Tom Condition	2000	Nil
1982	Tom Condition	2001	Nil
1983	SPT	2002	Nil
1984	Tom Condition	2003	Nil
1985	Tom Condition	2004	Nil
1986	Tom Condition	2005	Transaction
1987	Tom Condition	2006	Nil
1988	Nil	2007	Nil
1989	Tom Condition	2008	Nil
1990	Tom Condition	2009	Nil
1991	Nil	2010	Nil
1992	Nil	2011	Nil
1993	Nil	2012	Transaction
1994	Nil	2013	Nil
1995	Nil	2014	Nil

Kishah  
ADV. KAVITA SHAH  
ADVOCATE HIGH COURT  
KALYAN-142000

YEARS	TRANSACTION	YEARS	TRANSACTION
2013	Nil	2019	Nil
2016	Nil	2020	Nil
2017	Nil	2021	Index Not Ready
2018	Nil		

TRANSACTION OF THE YEAR 2005 : (as seen from computer screen)

Sale Deed at the agreed value of Rs. 1,33,000/- and the market value of Rs. 1,33,000/- of the property being and bearing Survey No. 74 Elasa No. 1/1 area 3 3/4 Guntas at the Village Mharal, Tal. Kalyan.

Vendor : Pramod N Yashwantrao  
Purchaser : Kallash B Jangir  
Date of execution : 21/11/2005  
Date of Registration : 21/11/2005  
Registration No. : 4254/2005 (KLN-2)  
Stamp duty : 8,000/-  
Registration fees : 1,330/-

TRANSACTION OF THE YEAR 2012 : (as seen from computer screen)

Reconveyance of the Mortgage Deed of the property bel. and bearing Survey No. 75/3, 7 Guntas, 67/2(P) 6.5 Guntas Far ... RCC Construction 2314.74 sq. ft. 75/4, ... admeasuring 4156 sq. ft., 74/1 area 3.5 Guntas Ground + Commercial Construction of Flat No. 705 at Dashmukh Homes at the Village Mharal, Tal. Kalyan.

Party No 1 : Bhagwanram Laxminarayan Jangir  
Party No 2 : Kallash Bhagwanram Jangir  
Date of execution : The Kalyan Janis Sahitkari Bank Ltd.  
Date of Registration : 16/10/2012  
Registration No. : 7643/2012 (KLN-1)  
Stamp duty : 200/-  
Registration fees : 100/-

Sale Deed at the agreed value of Rs. 1,11,00,000/- and the market value of Rs. 55,21,000/- of the property being and bearing Old Survey No. 67 and New Survey No. 142B area admeasuring 0-05-0 in Hector.Ara.Pati, Old Survey No. 74, New Survey No. 181A area admeasuring 0-45-5 in Hector.Ara.Pati, Old Survey No. 75, New Survey No. 119 area admeasuring 0-47-0 in Hector.Ara.Pati, Old Survey No. 75, New Survey No. 147A area admeasuring 0-46-0 in Hector.Ara.Pati, Old Survey No. 67, New Survey No. 142A, area admeasuring 0-42-0 in Hector.Ara.Pati, Old Survey No. 67, New Survey No. 142 T area admeasuring 0-43-0 in Hector.Ara.Pati. at the Village Mharal, Tal. Kalyan.

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ADV. KAVITA SHAH  
ADVOCATE HIGH COURT  
KALYAN-142000

Vendor : Kallash Bhagwanram Jangir  
Purchaser : M/s Vinayak Associates through Partner Vijay Jethwani and others  
Date of execution : 06/11/2012  
Date of Registration : 29/11/2012  
Registration No. : 8799/2012 (KLN-1)  
Stamp duty : 5,55,000/-  
Registration fees : 30,000/-

Note : Search and entry conforming from available data on computer from given Site. While taking search I passed Salhada, Mahadev Hill, Mahan Hill on the said Land.

Attached Government Fees paid vide Receipt No. 1112121056/2021 and GRN No. MAH005371352001228/2021.

HENCE THIS SEARCH REPORT :

Place : KALYAN  
Date : 24/08/2021

Kishah  
ADV. KAVITA SHAH  
ADVOCATE HIGH COURT  
KALYAN-142000

DISCLAIMER:

- The said Search Report is summary of the contents available on the official website of the Inspector General of Revenue and stamp, Govt. of Maharashtra (www.ignmaharashtra.gov.in). The report is not based on any personal judgment or opinion of any individual or a professional.
- The above search report is subject to the sever errors, Availability of the records/ stamp/ data/ submission of data on the website of the Inspector General of Revenue and stamp, Govt. of Maharashtra (www.ignmaharashtra.gov.in).
- By lending the present Report, I do not certify the genuineness of the entries made available during the search of the index II records.

CHALLAN  
MTR Form Number-4

DEPARTMENT	Inspector General of Registration	SEARCH FEE	700.00
TYPE OF PAYMENT	Other Fees	Stamp Duty	5,55,000.00
OFFICE NAME	KLN KALYAN NO 1 SUB REGISTRAR	Registration Fee	30,000.00
LANDLINE	THANE	Stamp Duty	5,55,000.00
YEAR	2021-2022 One Year	Stamp Duty	5,55,000.00
ANNUAL BAND DUTY	Assessed in Rs.	Stamp Duty	5,55,000.00
SEARCH FEE	700.00	Stamp Duty	5,55,000.00
TOTAL	700.00	Stamp Duty	5,55,000.00
PAYMENT DETAILS	Bank Name	Stamp Duty	5,55,000.00
Cheque/DD Details	Bank CN	Stamp Duty	5,55,000.00
	Bank No.	Stamp Duty	5,55,000.00
	Bank Date	Stamp Duty	5,55,000.00
	Bank Branch	Stamp Duty	5,55,000.00
	Serial No., Date	Stamp Duty	5,55,000.00







**क.ल.न.-७**

दस्त क्र. ५०८२ २०२३

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Kavita S. Shah  
B.Com, L.L.B., Int. C.S.  
Advocate High Court

B9 - 602 Gagagiri Enclave  
Khadolpada, Kalyan  
Phone - 421 301  
Tel : 9323545900

Date : 24/03/2021

**SEARCH REPORT**

Ref : Property being and bearing Old Survey No. 75/3 and New Survey No. 17/3 area admeasuring 0.26-09 in Hecor.Ara.Pati. And Potkharba 0-02-00 at the Village Mharal, Tal. Kalyan owned by M/s. Vinayak Associates through Partner Rajesh Jethvani and others

I have taken search in respect of the above mentioned property for the last 45 years from 1977 To 2001 in the Registration Office of Kalyan-1 and from 2002 till 2021 till date online on the official website of the IQR i.e. [www.lcmaharashtra.gov.in](http://www.lcmaharashtra.gov.in). I have observed following entries and change of records as under :

**SEARCH REPORT IS AS UNDER**

YEAR	TRANSACTION	YEAR	TRANSACTION
1977	Tom Condition	1996	Nil
1978	Tom Condition	1997	Nil
1979	Tom Condition	1998	Nil
1980	Tom Condition	1999	Nil
1981	Tom Condition	2000	Transaction
1982	Tom Condition	2001	Nil
1983	SPT	2002	Nil
1984	Tom Condition	2003	Nil
1985	Tom Condition	2004	Nil
1986	Tom Condition	2005	Nil
1987	Tom Condition	2006	Nil
1988	Nil	2007	Nil
1989	Tom Condition	2008	Nil
1990	Tom Condition	2009	Nil
1991	Transaction	2010	Transaction
1992	Nil	2011	Nil
1993	Nil	2012	Transaction
1994	Nil	2013	Nil
1995	Nil	2014	Nil

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

YEARS	TRANSACTION	YEARS	TRANSACTION
2015	Nil	2019	Nil
2016	Nil	2020	Nil
2017	Nil	2021	Index Not Ready
2018	Nil		

**TRANSACTION OF THE YEAR 1991 :**

Forekhat at the agreed value of Rs. 40,000/- and the market value of Rs. 47,916/- of the property being and bearing Survey No. 75/3, 5 Gants, 0.5 agricultural land at the Village Mharal, Tal. Kalyan.

Vendor : Laxminikar A Thani  
Purchaser : Umesh L. Nirgude  
Date of execution : 11/01/1991  
Date of Registration : 23/07/1991  
Registration No. : 22/91

**TRANSACTION OF THE YEAR 2000 :**

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

Vendor : Umesh L. Nirgude  
Purchaser : Bhagwanram L. Jangar  
Date of execution : 10/05/1991  
Date of Registration : 16/12/2000  
Registration No. : 3191/2000 (Old 4504/91)  
Stamp duty : 4,000/-  
Registration fees : 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 gants at the Village Mharal, Tal. Kalyan.

Vendor : Subrahmanyan K Kuti  
Purchaser : Bhagwanram L. Jangar  
Date of execution : 10/05/1991  
Date of Registration : 16/12/2000  
Registration No. : 3192/2000 (Old 4505/91)  
Stamp duty : 1,200/-  
Registration fees : 150/-

*Kishal*  
ADV. KAVITA SHAH  
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 1 gants at the Village Mharal, Tal. Kalyan. (17/3)

Vendor : Prakash A Shirke  
Purchaser : Bhagwanram L. Jangar  
Date of execution : 10/05/1991  
Date of Registration : 16/12/2000  
Registration No. : 3153/2000 (Old 4506/91)  
Stamp duty : 1,200/-  
Registration fees : 150/-

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

Sale Deed at the agreed value of Rs. 5,30,000/- and the market value of Rs. 5,52,000/- of the property being and bearing Survey No. 17/3, Old Survey No. 75/3 (P), area admeasuring 4 Gants, 1a. 400 Sq. Mtrs. on that 40 Multiply by 13 Sq. ft., at the Village Mharal, Tal. Kalyan.

Vendor : Vedprakash Tiwari through POA Kailash Bhagwanram Jangir  
Purchaser : Bharat Kailash Jangir  
Date of execution : 16/08/2010  
Date of Registration : 16/08/2010  
Registration No. : 7796/2010 (KLN-2)  
Stamp duty : 33,000/-  
Registration fees : 5,500/-

Gift Deed at the agreed value of Rs. -/- and the market value of Rs. 13,13,000/- of the property being and bearing Survey No. 17/3, Char. No. 17 area 700 Sq. Mtrs. open land 448 Sq. ft. Built up at the Village Mharal, Tal. Kalyan.

Donor : Bhagwanram Laxminikar Jangir  
Donee : Kailash Bhagwanram Jangir  
Date of execution : 17/02/2010  
Date of Registration : 17/02/2010  
Registration No. : 1504/2010 (KLN-1)  
Stamp duty : 39,000/-  
Registration fees : 13,130/-

**TRANSACTION OF THE YEAR 2012 : (as seen from computer screen)**

Reconveyance of the Mortgage Deed of the property being and bearing Survey No. 75/3, 7 Gants, 67/2(P) 0.5 Gants Factory Construction, admeasuring 9909.74 sq. ft. RCC Construction 2314.74 sq. ft., 75% area admeasuring 4156 sq. ft., 74/1/1 area 3.5 Gants Ground + Commercial Construction of Flat No. 705 at Dakhakh Houses at the Village Mharal, Tal. Kalyan.

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

Party No. 1 : Bhagwanram Laxminikar Jangir  
Party No. 2 : Kailash Bhagwanram Jangir  
Date of execution : The Kalyan Janta Sahakar Bank Ltd.  
Date of Registration : 16/10/2012  
Registration No. : 7643/2012 (KLN-1)  
Stamp duty : 200/-  
Registration fees : 100/-

Sale Deed at the agreed value of Rs. 1,11,00,000/- and the market value of Rs. 55,31,000/- of the property being and bearing Old Survey No. 67 and New Survey No. 14/2B area admeasuring 0-05-0 in Hecor.Ara.Pati, Old Survey No. 74, New Survey No. 13/1A area admeasuring 0-03-8 in Hecor.Ara.Pati, Old Survey No. 75, New Survey No. 17/3 area admeasuring 0-07-8 in Hecor.Ara.Pati, Old Survey No. 75, New Survey No. 17/4 area admeasuring 0-04-8 in Hecor.Ara.Pati, Old Survey No. 67, New Survey No. 14/2A, area admeasuring 0-02-0 in Hecor.Ara.Pati, Old Survey No. 67, New Survey No. 14/2 T area admeasuring 0-03-0 in Hecor.Ara.Pati, at the Village Mharal, Tal. Kalyan.

Vendor : Kailash Bhagwanram Jangir  
Purchaser : M/s. Vinayak Associates through Partner Vijay Jethvani and others  
Date of execution : 06/11/2012  
Date of Registration : 29/11/2012  
Registration No. : 8799/2012 (KLN-1)  
Stamp duty : 5,55,000/-  
Registration fees : 30,000/-

Sale Deed at the agreed value of Rs. 16,00,000/- and the market value of Rs. 14,86,500/- of the property being and bearing Old Survey No. 75, New Survey No. 17/3 area admeasuring 0-04-0 in Hecor.Ara.Pati. and 480 sq. ft. Construction, at the Village Mharal, Tal. Kalyan.

Vendor : Bharat Kailash Jangir thro POA Kailash Bhagwanram Jangir  
Purchaser : M/s. Vinayak Associates through Partner Vijay Jethvani and others  
Date of execution : 06/11/2012  
Date of Registration : 29/11/2012  
Registration No. : 8802/2012 (KLN-1)  
Stamp duty : 75,000/-  
Registration fees : 15,000/-

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

Note : Search and entry confirmed from available data on computer from given Site.

While taking search I found Samarth Apartment on the said Land.

Attached Government Fees paid vide Receipt No. 1112120924/2021 and GRN No. MH0553681202122E /2021.

HENCE THIS SEARCH REPORT :

Place : KALYAN  
Date : 24/08/2021.

*Keshab*  
ADV. KAVITA SHAH  
ADVOCATE HIGH COURT  
MAH/2314/2020

**DISCLAIMERS:**

- The said Search Report is summary of the contents available on the official website of the Inspector General of Revenue and stamp, Govt. of Maharashtra (www.lamhacshahira.gov.in). The report is not based on any personal judgment or opinion of any individual or a professional.
- The above search report is subject to the above stated. Availability of the records/ entries/ data/ authorities of data on the website of the Inspector General of Revenue and stamp, Govt. of Maharashtra (www.lamhacshahira.gov.in).
- By issuing the present Report, I do not certify the genuineness of the entries made available during the search of the latest records.

**क.ल.न.-५**  
**दस्तक्र. ५०३२ २०२३**  
**एव ५५**

CHALLAN  
MTR Form Number-4

DRN	MH0553681202122E	BARCODE	# 01112120924/2021	Date	24/08/2021-16:14:25	Form ID
Department	Inspector General of Registration	Payment Details				
Search Fee		TAX IN/TAN (If Any)				
Type of Payment	Other Fees	PAN No. (If Applicable)				
Office Name	HEAT, KALYAN NO 1 BUS REQUESTER	Full Name	Kavita Shah			
Location	THANE	Pin/Block No.				
Year	2021-2022 One Time	Premises/Building				
Amount Head Details	Amount in Rs.	Area/Locality	THANE			
003072201 SEARCH FEE	700.00	TransCity/District				
		Pin				
		Pincode (If Any)				
		S No 14 VR Ward				
		Amount in	Series Hundred Figures Only			
Total	700.00	Words				
Payment Details	ICIB BANK	FOR USE IN RECEIVING BANK				
Chq/CD No.		Bank Ctr	Ref. No.	99163222102418040	28471584	
Name of Bank		Bank Date	RBI Date	24/08/2021-16:18:52	Not Validated with PDS	
Name of Branch		Branch-Branch	ICIB BANK			
		Branch No., Date	Not Validated with Serial			

Kavita S. Shah  
B.Com, L.L.B., Jt. C.S.  
Advocate High Court

B9 - 402 Gaganpriya Enclave  
Khadolpada, Kalyan  
Thane - 421 361  
Tel : 9323545900

**SEARCH REPORT**  
Ref : Property being and bearing Old Survey No. 672(P) and new Survey No 142A area admeasuring 8-06-58 in Hse Aar Prati, at the Village Mharal, Tal. Kalyan owned by M/s Vansyk Associates through Partner Vijay Jethal and others.

I have taken search in respect of the above mentioned property for the last 45 years From 1977 To 2001 in the Registration Office of (Kalyan) and from 2002 till 2021 till date online on the official website of the IGR. In www.lamhacshahira.gov.in. I have observed following entries and change of records as under :

**SEARCH REPORT IS AS UNDER**

YEAR	TRANSACTION	YEAR	TRANSACTION
1977	Tom Condition	1996	Nil
1978	Tom Condition	1997	Nil
1979	Tom Condition	1998	Nil
1980	Tom Condition	1999	Nil
1981	Tom Condition	2000	Nil
1982	Tom Condition	2001	Nil
1983	SPT	2002	Nil
1984	Tom Condition	2003	Nil
1985	Tom Condition	2004	Nil
1986	Tom Condition	2005	Nil
1987	Tom Condition	2006	Nil
1988	Nil	2007	Nil
1989	Tom Condition	2008	Nil
1990	Tom Condition	2009	Nil
1991	Nil	2010	Transaction
1992	Nil	2011	Transaction
1993	Nil	2012	Transaction
1994	Nil	2013	Transaction
1995	Nil	2014	Transaction

YEARS	TRANSACTION	YEARS	TRANSACTION
2015	Nil	2019	Nil
2016	Nil	2020	Nil
2017	Nil	2021	Index Not Ready
2018	Nil		

**TRANSACTION OF THE YEAR 2010 : (as seen from computer screen)**  
Sale Deed at the agreed value of Rs. 6,00,000/- and the market value of Rs. 6,00,000/- of the property being and bearing Survey No 142A (Old Survey No. 672(P)) area admeasuring 854 Sq Mtrs, (8-06-05 in Hse Aar Prati) and 300 sq R (Patra Shed) at the Village Mharal, Tal. Kalyan.

Vendor : Anandil bai Mhatre  
Balliram Maruti Mhatre  
Krishna Maruti Mhatre  
Laxman Maruti Mhatre  
Tal Maruti Mhatre w/ff Tal A Race  
Hainabai Maruti Mhatre w/ff Hirabai R. Kondlihar

Purchaser : Bhagwanram Laxmanmarayana Jangit

Date of execution : 28/07/2010  
Date of Registration : 29/07/2010  
Registration No. : 7216/2010 (KLN-2)  
Stamp duty : 36,000/-  
Registration fees : 6,000/-

**TRANSACTION OF THE YEAR 2011 : (as seen from computer screen)**  
Sale Deed at the agreed value of Rs. 2,00,000/- and the market value of Rs. 3,20,000/- of the property being and bearing Survey No 142A area 2 guntas (208 Sq Mtrs) at the Village Mharal, Tal. Kalyan.

Vendor : Anandil bai Mhatre  
Balliram Maruti Mhatre  
Krishna Maruti Mhatre  
Laxman Maruti Mhatre  
Tal Maruti Mhatre w/ff Tal A Race  
Hainabai Maruti Mhatre w/ff Hirabai R. Kondlihar

Purchaser : Kailash Bhagwanram Jangit

Date of execution : 03/02/2011  
Date of Registration : 03/02/2011  
Registration No. : 1209/2011 (KLN-2)  
Stamp duty : 19,200/-  
Registration fees : 3,200/-



*Keshab*  
ADV. KAVITA SHAH  
ADVOCATE HIGH COURT  
MAH/2314/2020



YEARS	TRANSACTION	YEARS	TRANSACTION
2015	Nil	2019	Nil
2016	Nil	2020	Nil
2017	Nil	2021	Nil
2018	Nil		

**TRANSACTION OF THE YEAR 1983 :**

Agreement for sale of the property being and bearing Survey No. 67/2 (P) area 565 out of that, 3 gants, at the Village Mharal, Tal. Kalyan.

Vendor : 1. Anandilal M Mhatre for self and Quotion for  
Krushna M Mhatre, Laxman M Mhatre, & Hira M Mhatre  
2. Balirama M Mhatre  
3. Tahai A Rathi  
Purchaser : Chandrasen T Yashwantrao  
Date of execution : 10/03/1983  
Date of Registration : 10/03/1983  
Registration No. : 565/1983

Sale Deed at the agreed value of Rs. 8,000/- and the market value of Rs. 8,000/- of the property being and bearing Survey No. 67/2 (P) area 111 out of that, 4 gants, at the Village Mharal, Tal. Kalyan.

Vendor : 1. Anandilal M Mhatre for self and Quotion for  
Krushna M Mhatre, Laxman M Mhatre, & Hira M Mhatre  
2. Balirama M Mhatre  
3. Tahai A Rathi  
Purchaser : Chandrasen T Yashwantrao  
Date of execution : 01/10/1983  
Date of Registration : 01/10/1983  
Registration No. : 2126/1983

**TRANSACTION OF THE YEAR 1988 :**

Development Agreement at the agreed value of Rs. 1,27,000/- and the market value of Rs. 1,27,000/- of the property being and bearing Survey No. 67/2 (P) area 565 out of that, 3 gants, at the Village Mharal, Tal. Kalyan.	
Vendor : Chandrasen T Yashwantrao	
Date of execution : 15/09/1988	
Date of Registration : 15/09/1988	2023
Registration No. : 2712/1988	
दस्त क्र. ५०३२	
६६	७५

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

**TRANSACTION OF THE YEAR 2000 :**

Conveyance Deed at the agreed value of Rs. 1,37,000/- and the market value of Rs. 1,37,000/- of the property being and bearing Survey No. 67/2 (P) area 51-67 sq. ft. land at the Village Mharal, Tal. Kalyan.

Party 1 : Chandrasen T Yashwantrao  
Bhajwan L Jangir  
Shyamraudi B Jangir  
Party 2 : Bhajwan L Jangir  
Shyamraudi B Jangir  
Date of execution : 07/06/2000  
Date of Registration : 07/06/2000  
Registration No. : 1830/2000 (KLN-1)  
Stamp duty : -/-  
Registration fees : -/-

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

Sale Deed at the agreed value of Rs. 16,00,000/- and the market value of Rs. 1,80,000/- of the property being and bearing Survey No. 199 Hissa No. 142B, area 6-5-0 Hecto.Ara.Pati, S No. 199 Hissa No. 142 T area 9-3-0 Hecto.Ara.Pati, at the Village Mharal, Tal. Kalyan.

Vendor : Shyamraudi B Jangir for Self and POA for  
Bhajwan L Jangir  
Purchaser : Kalleth B Jangir  
Date of execution : 13/06/2008  
Date of Registration : 18/06/2008  
Registration No. : 4660/2008 (KLN-1)  
Stamp duty : 96,000/-  
Registration fees : 16,000/-

**TRANSACTION OF THE YEAR 2012 : (as seen from computer screen)**

Sale Deed at the agreed value of Rs. 1,11,00,000/- and the market value of Rs. 55,31,000/- of the property being and bearing Old Survey No. 67 and New Survey No. 142B area admeasuring 9-05-0 in Hecto.Ara.Pati, Old Survey No. 74, New Survey No. 181A area admeasuring 8-03-5 in Hecto.Ara.Pati, Old Survey No. 75, New Survey No. 173 area admeasuring 8-07-0 in Hecto.Ara.Pati, Old Survey No. 75, New Survey No. 174 area admeasuring 9-04-0 in Hecto.Ara.Pati, Old Survey No. 67, New Survey No. 142A, area admeasuring 9-03-0 in Hecto.Ara.Pati, Old Survey No. 67, New Survey No. 142 T area admeasuring 9-03-0 in Hecto.Ara.Pati, at the Village Mharal, Tal. Kalyan.

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

Vendor : Kalleth B Jangir  
Purchaser : 34% Vinyak Associates through Partner  
Vijay Jitendra and others  
Date of execution : 06/11/2012  
Date of Registration : 29/11/2012  
Registration No. : 8799/2012 (KLN-1)  
Stamp duty : 5,35,000/-  
Registration fees : 30,000/-

Note : Search and entry confirmed from available data on computer from given Site. While taking search I found Samarth Apartment on the said Land.

Attached Government Fees paid vide Receipt No. 1112120731/2021 and GRN No. 6410046072532012225/2021.

**HENCE THIS SEARCH REPORT :**

Place : KALYAN  
Date : 24/08/2021

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

**DISCLAIMERS**

- 1) The said Search Report is summary of the contents available on the official website of the Inspector General of Revenue and stamp, Govt. of Maharashtra ([www.ignrshah.mah.gov.in](http://www.ignrshah.mah.gov.in)). The report is not based on any personal judgment or opinion of any individual or a professional.
- 2) The above search report is Subject to the server errors, Availability of the records/ entries/ data/ authorization of data on the website of the Inspector General of Revenue and stamp, Govt. of Maharashtra ([www.ignrshah.mah.gov.in](http://www.ignrshah.mah.gov.in)).
- 3) By issuing the present Report, I do not certify the genuineness of the entries made available during the search of the Index II records.





Hereinafter "jointly/any one of them" to be called as ATTORNEY/THE PARTY OF THE ANOTHER PART.

WHEREAS we, M/S. VINAYAK ASSOCIATES, a Registered Partnership Firm, through its Partners, 1. MR. RAVI BHAJANLAL MATTA, 2. MR. MAHESH BHAJANLAL MATTA, 3. MR. NITIN MANOHARLAL CHANDWANI, 4. MRS. POOJA VIJAY KAVRANI, 5. MR. DIVESH PRAKASH DODEJA, 6. MR.-RAJESH ARJANDAS JETHWANI, 7. MRS. RACHANA PRADEEP BIJLANI, the party of the ONE PART/Executants are developing the property by constructing multi storied buildings of flats/offices/ shops/commercial units under the firm named as "M/S. VINAYAK ASSOCIATES" at Village Mouje - Mhoral (Budruk), Taluka. Kalyan, Dist. - Thane, bearing Survey Nos. 14/2/A (Old No. 57) Area OH-06R-5P (6.5 Guntha), 14/2/T (Old No. 67) Area OH-03R-0P (3 Guntha), 17/3 (Old No. 75) Area OH-11R-0P (11 Guntha), 17/4 (Old No. 75) Area OH-04R-0P (4 Guntha), 17/5/A (Old No. 75) Area OH-06R-0P (6 Guntha), 18/1/A (Old No. 74) Area OH-03R-5P (3.5 Guntha), Mouje - Mhoral (Budruk), Taluka. Kalyan, Dist. - Thane and also any other adjacent pieces and parcels of land and within the Limits Of Mhoral Gram Panchayat, and within the Jurisdiction of Registration, Dist. Thane, Sub-Registration District Kalyan; in the Building known as "Precious Meadows" and other necessary 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, sale deed, correction Deed, cancellation deed, declaration, confirmation and other necessary purposes, firm has authorized its partners of the firm i.e. any two partners out of the firm from the party of the one part/ Executants.



क.ल.न.र. 93

AND WHEREAS the Executants intends to sell the flats/offices/ shops/commercial units constructed/to be constructed in the said building known as "Precious Meadows" to the intending purchaser and for said purpose necessary deeds, agreements and other documents will have required to be executed in compliance with the provisions of Real Estate (Regulation and Control) Act, 2016 and the Rules and Regulations made thereunder and the registered agreements and other documents are required to be executed and registered in favour of the prospective purchaser.

AND WHEREAS that any two partner of the firm/party 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 execute the execution thereof.

क.ल.न.र. 93  
दस्त क. 9032  
93

WHEREAS in order to admit execution of agreement for sale, correction Deed, cancellation deed, declaration, confirmation and other documents executed by any two of us/the party of the one part/Executants

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 BANLILAL KUKREJA, THE PARTY OF THE OTHER PART. (Attorney Holder) (Acting as jointly/any one of them) In the presence of ....



क.ल.न.र.

part/ Executants in favour of the prospective purchaser we jointly and severally have proposed to appoint 1. Mr. Avinash Ratan Ahiwar, and 2. Mr. Dinesh Bansilal Kukreja, 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. Avinash 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.

- i. 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-Registrar of Assurances concerned and to admit execution thereof on our behalf.
iii. And generally to do all acts and things incident thereto herein above and other acts and things necessary for the registration of the documents.
iv. And we agree to ratify all lawful acts things done and to be done by the said attorney pursuant to the powers.



IN WITNESSES WHEREOF We, Executants, party of the one part have signed and executed the said special Power of Attorney on this 11/03/2022 at Kalyan

SIGNED AND DELIVERED BY THE WITHIN NAMED M/S. VINAYAK ASSOCIATES, a Registered Partnership Firm, through its Partner

क.ल.न.र. 93

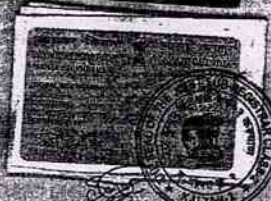
1. MR. RAVI BHAJANLAL MATTA,

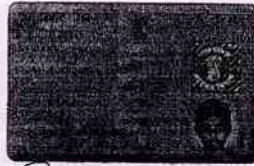


2. MR. MAHESH BHAJANLAL MATTA,



3. MR. NITIN MANOHARLAL CHANDWANI,





क.ल.न.२  
सं. ७८५५२०२२  
९३

क.ल.न.-७  
दस्ता क्र. ७८५५२०२३  
R.maths  
२०२३

Joint Sub-Registrar (सी) श्री.सोमराव  
Joint Sub-Registrar (सी) श्री.सोमराव  
सं. ७८५५२०२२  
दिनांक: 11/03/2022 09:44:06 AM  
दिनांक: 11/03/2022 09:44:47 AM

पंजीयन पत्र  
आमंत्रण पत्र  
R.maths  
Dinesh



11/03/2022 10:01:47 AM  
पत्र संख्या: 5857/2022

क्र.सं.	विवरण	प्रमाणित	प्रमाणित
1	...		
2	...		
3	...		

...

क्र.सं.	विवरण	प्रमाणित	प्रमाणित
1	...		
2	...		

...

- 1. ...
- 2. ...
- 3. ...
- 4. ...
- 5. ...
- 6. ...



Sl.	Purchaser	Type	Verification no/Vendor	GRN/Loan	Amount	Used At	Defice Number	Defice Date
1	VINAYAK ASSOCIATES	Chhale	03006172022001100018	189014424022021228	500.00	RD	0009064238202122	11/03/2022
2	VINAYAK ASSOCIATES	Chhale		189014424022021228	100	RF	0009064238202122	11/03/2022
3		DHC		107202220485	380	RF	10002022024880	11/03/2022

...



क.ल.न.२  
सं. ७८५५२०२२  
९९ ९३





27/12/2012

Deshmukh

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ABFPU9832L

नाम / Name  
GORAKH NAMDEV UDHAR

पिता का नाम / Father's Name  
NAMDEV RANGENATH UDHAR

जन्म की तारीख /  
Date of Birth  
17/01/1964

*जी. एन. उदर*  
हस्ताक्षर / Signature

22042021



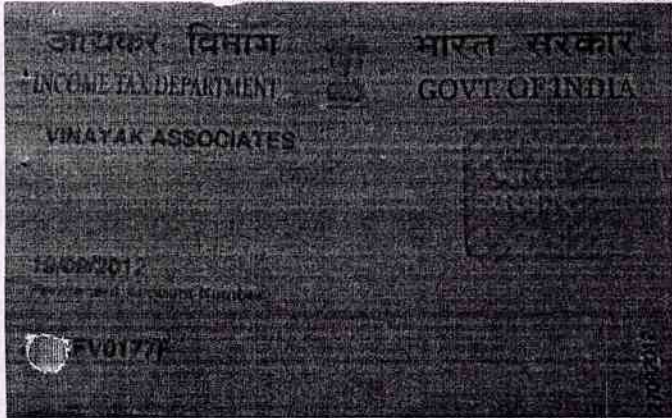
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ARWPD8079R

नाम / Name  
AMITKUMAR DILIPKUMAR DESHMUKH

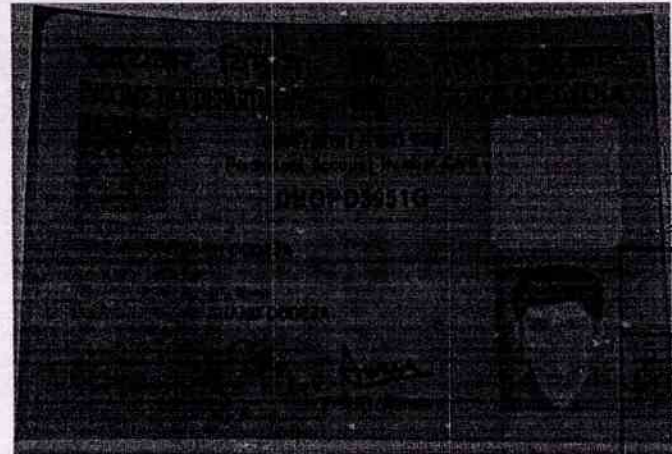
पिता का नाम / Father's Name  
DILIPKUMAR DESHMUKH

जन्म की तारीख /  
Date of Birth  
13/06/1985

*अमित*  
हस्ताक्षर / Signature



*R. Matta*



*विश्व*

क.ल.न.-५	
क्र. ५०३२	२०२३
७७	७५



*Shital*



*Shital*

!! घोषणा पत्र !!

मी. अविनाश अदीवार याद्वारे  
घोषित करतो की, दुय्यम निबंधक सो. ५५५१०-५, यांचे कार्यालयात

५५५१११) या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला  
आहे. सौ/श्री. रवी अक्षय म।ए), व इतर

यांनी दिनांक ११/०३/२२, रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे  
मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुली जाव जबाब विल्ल

आहे. सादर कुलमुखत्यार पत्र लिहून देणार यांनी कुलमुखत्यार पत्र रद्द केलेला नाही  
किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्ती पैकी कोणीही मर्यात झालेले नाही किंवा

अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दबातल ठरलेले नाही. सादरचे  
कुलमुखत्यार पत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे.

सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२  
अन्वये होणारे शिक्षेस मी पात्र आहे व राहिल याची जाला जाणीव आहे.

*Prakash*

कुलमुखत्यारपत्रधारकाचे नांव  
व सही

दिनांक :- 12/4/2023

॥ हमीपत्र ॥



मी/आम्ही खालील स्वाक्षरी करणार लिहून देतो की, सादर  
प्रोजेक्ट मधील विक्री केलेल्या कसरनाश्यामध्ये निवासी सदनिका

क्र. ३११, व्यापारी गाळा क्र. यांचेसाठी आच्छादित

किंवा खुले वाहन तळ (Parking) देण्यात आलेले नाही.

दस्त लिहून देणार यांची स्वाक्षरी *Prakash*

दस्त लिहून घेणार यांची स्वाक्षरी *Prakash*

*Prakash*

507/5032

बुधवार, 12 एप्रिल 2023 4:00 म.नं.

दस्त गोषवारा भाग-1

कलन5

दस्त क्रमांक: 5032/2023

दस्त क्रमांक: कलन5 /5032/2023

वाजार मूल्य: रु. 22,62,500/-

मोबदला: रु. 44,85,000/-

भरलेले मुद्रांक शुल्क: रु.2,69,100/-

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

पावती:5245

पावती दिनांक: 12/04/2023

अ. क्र. 5032 वर दि.12-04-2023

सादरकरणाचे नाव: मेमाने पप्पु रोहिदास - -

रोजी 3:52 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

दस्त हजर करणाऱ्याची सही:

एकुण: 31500.00

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वगे-२

दस्ताचा प्रकार कल्याण क्र.५

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वगे-२

कल्याण क्र.५

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

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

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

## प्रतिज्ञा पत्र

सादर हस्ताक्षर नोंदणी कायदा १९०८ नियम १५२ अंतर्गत तरतुदीनुसार नोंदणीस तयार केला आहे. दस्तमधील संपूर्ण मजकूर, निष्पादक व्यक्ती सत्य व सोबत जोडलेले कायदापत्रे बस्ताची सत्यता, वैधता कोणत्याही काहीसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. त्यांचे सादर हस्ताक्षर दस्तामुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.



लेहम धरार सहा

7/2/2023



लिहण दणार मस





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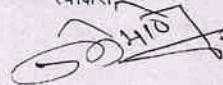





दस्त गोषवारा भाग-2

कलन5

दस्त क्रमांक:5032/2023

दस्त क्रमांक :कलन5/5032/2023

दस्ताचा प्रकार :-करारनामा


अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स विनायक असोसिएट्स तर्फे भागीदार श्री रवी भजनलाल माटा यांचे कबुली जबाबाकरिता कु.मु. धारक म्हणून श्री अविनाश रतन अहिवार - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: शॉप नं. 45 दुसरा मजला जपानी बाजार अर्जत सारीस च्या वर उल्हासनगर, महाराष्ट्र, ठाणे. पिन नंबर:AAKFV0177F	लिहून देणार वय :-34 स्वाक्षरी:- 		
2	नाव:मेसर्स विनायक असोसिएट्स तर्फे भागीदार श्री दिवेश प्रकाश इंडिया यांचे कबुली जबाबाकरिता कु.मु. धारक म्हणून श्री अविनाश रतन अहिवार - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: शॉप नं. 45 दुसरा मजला जपानी बाजार अर्जत सारीस च्या वर उल्हासनगर, महाराष्ट्र, ठाणे. पिन नंबर:AAKFV0177F	लिहून देणार वय :-34 स्वाक्षरी:- 		
3	नाव:मेमाने पप्पु रोहिदास - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: कमला नेहरू नगर, प्रशांत किरण स्टोअर जबळ, धोबीघाट उल्हासनगर -1, महाराष्ट्र, ठाणे. पिन नंबर:AMLPM0709K	लिहून देणार वय :-38 स्वाक्षरी:- 		
4	नाव:मेमाने शितल पप्पु - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: कमला नेहरू नगर, प्रशांत किरण स्टोअर जबळ, धोबीघाट उल्हासनगर -1, महाराष्ट्र, ठाणे. पिन नंबर:CBEPPO621H	लिहून देणार वय :-30 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथ्याकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:12 / 04 / 2023 03 : 55 : 56 PM

ओळख:-

खालील इमम अने निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अमितकुमार दिनीप देशमुख - - वय:37 पत्ता:म्हागळ कल्याण पिन कोड:421301	स्वाक्षरी:- 		
2	नाव:गोगख नामदेव उधार - वय:39 पत्ता:उल्हासनगर पिन कोड:421001	स्वाक्षरी:- 		

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

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

Joint Sub Registrar Kalyan 5

सह. दृश्य निबंधक वगे-२

कल्याण क्र.५



## Payment Details.

sr.	Purchaser	Type	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]

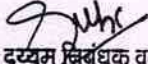
5032 /2023

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प्रमाणित करण्यात येते की, सदर दस्त  
क्र. ५०३२ मध्ये ५५ पाने आहेत.  
पुस्तक क्रमांक १ वर नोंदला  
दिनांक १२/०४/२०२३

  
सह. दुय्यम अिबंधक वर्ग-२  
कल्याण क्र. ५

क.ल.न.-५	
दस्त क्र. ५०३२	२०२३
५५	५५

