

|| Shree Sai Ganesh ||

88-12/2019
25/06/2019

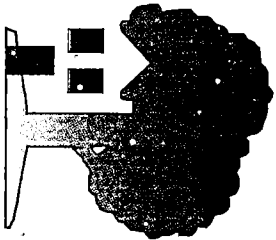
AGREEMENT FOR SALE

RAI RESIDENCY PVT. LTD.

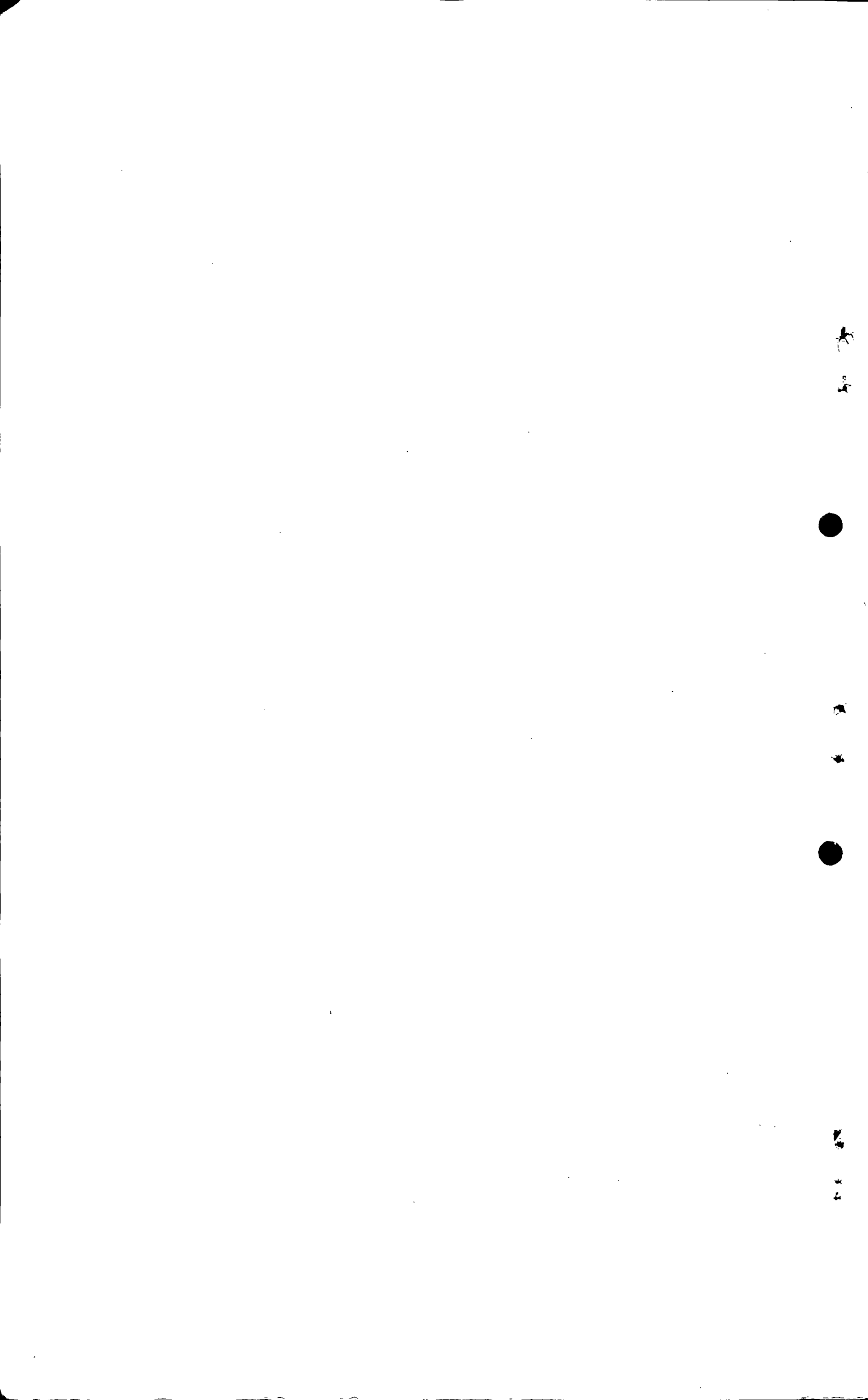
"RAI'S VRUNDAVAN"

Name : "MR. SURENDRA JAGDEVRAO LANDRAGE"

Flat No. : "502" Wing "VRUNDAVAN" "5TH" Floor



Your search of Peaceful & Wonderful homes, ends here



507/8812

पावती

Original/Duplicate

Tuesday, June 25, 2019

नोंदणी क्र. :39म

11:18 AM

Regn.:39M

पावती क्र.: 9284 दिनांक: 25/06/2019

गावाचे नाव: तिसगाव
दस्तऐवजाचा अनुक्रमांक: कलन5-8812-2019
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: सुरेंद्र जगदेवराव लांडगे

नोंदणी फी रु. 23030.00
दस्त हाताळणी फी रु. 1260.00
पृष्ठांची संख्या: 63

एकूण: रु. 24290.00

बाजार मुल्य: रु.2302389 /-
मोबदला रु.2303000/-
भरलेले मुद्रांक शुल्क : रु. 138200/-

Joint Sub Registrar Kalyan 5
सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र.५

1) देयकाचा प्रकार: eChallan रक्कम: रु.23030/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013722524201819E दिनांक: 25/06/2019
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 1260/-

100



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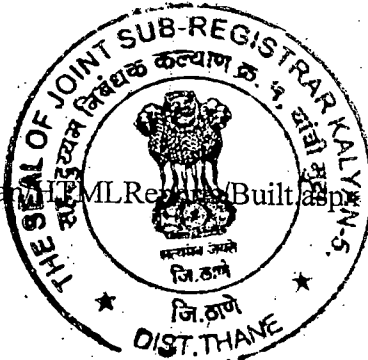
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मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	201906244189	24 June 2019,03:54:04 PM			
मूल्यांकनाचे वर्ष	2019				
जिल्हा	ठाणे				
मुल्य विभाग	तालुका : कल्याण गावाचे नाव : तिसगांव (कल्याण डोंबिवली महानगरपालिका)				
उप.मुल्य विभाग	22/72-विभाग(12-अ.2) तिसगांव - तिसगांव गावातील उल्हासनगर स्टेशनकडे जाणा-या रस्त्याच्या दक्षिणेकडील भाग				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर/न. भू क्रमांक :	सर्व्हे नंबर#64		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
14700	51100	58000	74600	58000	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	42.91 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.51100/-
उद्दवाहन सुविधा	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	39.01चौ. मीटर
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) * मजला निहाय घट/वाढ				
	=(51100 * (100 / 100)) * 105 / 100.				
	= Rs.53655/-				
A) मुख्य मिळकतीचे मुल्य	= वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र				
	= 53655 * 42.911.				
	= Rs.2302389.705/-				
एकत्रित अंतिम मुल्य	= मुख्य मिळकतीचे मुल्य + तळघराचे मुल्य + मेझॅनार्ड मजला क्षेत्र मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भावतीच्या खुल्या जागेचे मुल्य + बंदिस्त बाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 2302389.705 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	=Rs.2302389.705/-				

Home

Print

क.ल.न.-५	
दस्त क्र. ४९२	२०१९
१	६३



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CHALLAN
MTR Form Number-6



GRN	MH013722524201819E	BARCODE			Date	26/03/2019-16:56:41	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR			PAN No.(If Applicable)				
Location	THANE			Full Name	SURENDRAJI LANDAGE			
Year	2018-2019 One Time			Flat/Block No.	RAIS VRUNDAVAN			
Account Head Details	Amount In Rs.	Premises/Building		दस्त क्र. ८८९२		२०९२		
0030046401 Stamp Duty	138200.00	Road/Street		TISGACN		2		E3
0030063301 Registration Fee	23030.00	Area/Locality		KALYAN EAST				
		Town/City/District						
		PIN				4		2
						1		3
						0		6
				Remarks (If Any)				
				SecondPartyName=RAI RESIDENCY PVT LTD-				
				Amount In	One Lakh Sixty One Thousand Two Hundred Thirty Rup			
Total				Words	ees Only			
				1,61,230.00				
Payment Details				STATE BANK OF INDIA				
				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572019032681859		IK00ZKELE4
Cheque/DD No.				Bank Date	RBI Date	26/03/2019-04:57:12		27/03/2019
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		86 , 27/03/2019		

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9930077011

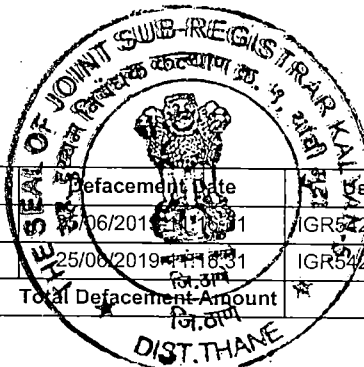
सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Validity unknown

Digitally signed by
VIRTUAL TREASURY
MUMBAI 02
Date: 2019.06.25
11:18:36 IST
Reason: Secure Document

Challan Defaced

Sr. No.	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-507-8812	0001680946201920	IGR542	23030.00
2	(IS)-507-8812	0001680946201920	IGR542	138200.00
Total Defacement Amount				1,61,230.00



11. 10



11. 10



11. 10



CHALLAN
MTR Form Number-6



GRN	MH013722524201819E	BARCODE			Date	26/03/2019-16:56:41	Form ID	25.2						
Department	Inspector General Of Registration			Payer Details										
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)										
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR			PAN No.(If Applicable)										
Location	THANE			Full Name	SURENDRA LLANDAGE									
Year	2018-2019 One Time			Flat/Block No.	RAIS VRUNDAVAN									
Account Head Details	Amount In Rs.		Premises/Building	<table border="1"> <tr> <td colspan="2">क.ल.न.-७</td> </tr> <tr> <td>दस्त क्र. ८७२</td> <td>२०१९</td> </tr> <tr> <td>३</td> <td>६३</td> </tr> </table>					क.ल.न.-७		दस्त क्र. ८७२	२०१९	३	६३
क.ल.न.-७														
दस्त क्र. ८७२	२०१९													
३	६३													
0030046401 Stamp Duty	138200.00		Road/Street	TJSGAON										
0030063301 Registration Fee	23030.00		Area/Locality	KALYAN EAST										
			Town/City/District											
			PIN	4 2 1 3 0 6										
			Remarks (If Any)	SecondPartyName=RAI RESIDENCY PVT LTD-										
			Amount In	One Lakh Sixty One Thousand Two Hundred Thirty Rup										
Total	1,61,230.00		Words	ees Only										
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK										
Cheque-DD Details			Bank CIN	Ref. No.	00040572019032681859	IK00ZKELE4								
Cheque/DD No.			Bank Date	RBI Date	26/03/2019-16:57:18	Not Verified with RBI								
Name of Bank			Bank-Branch	STATE BANK OF INDIA										
Name of Branch			Scroll No. , Date	Not Verified with Scroll										

Department ID :

Mobile No. : 9930077011

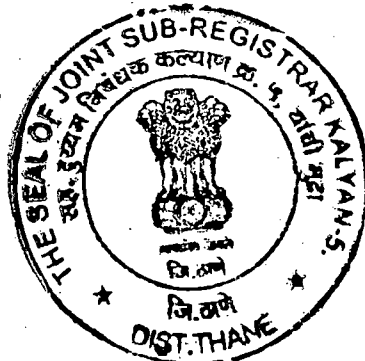
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

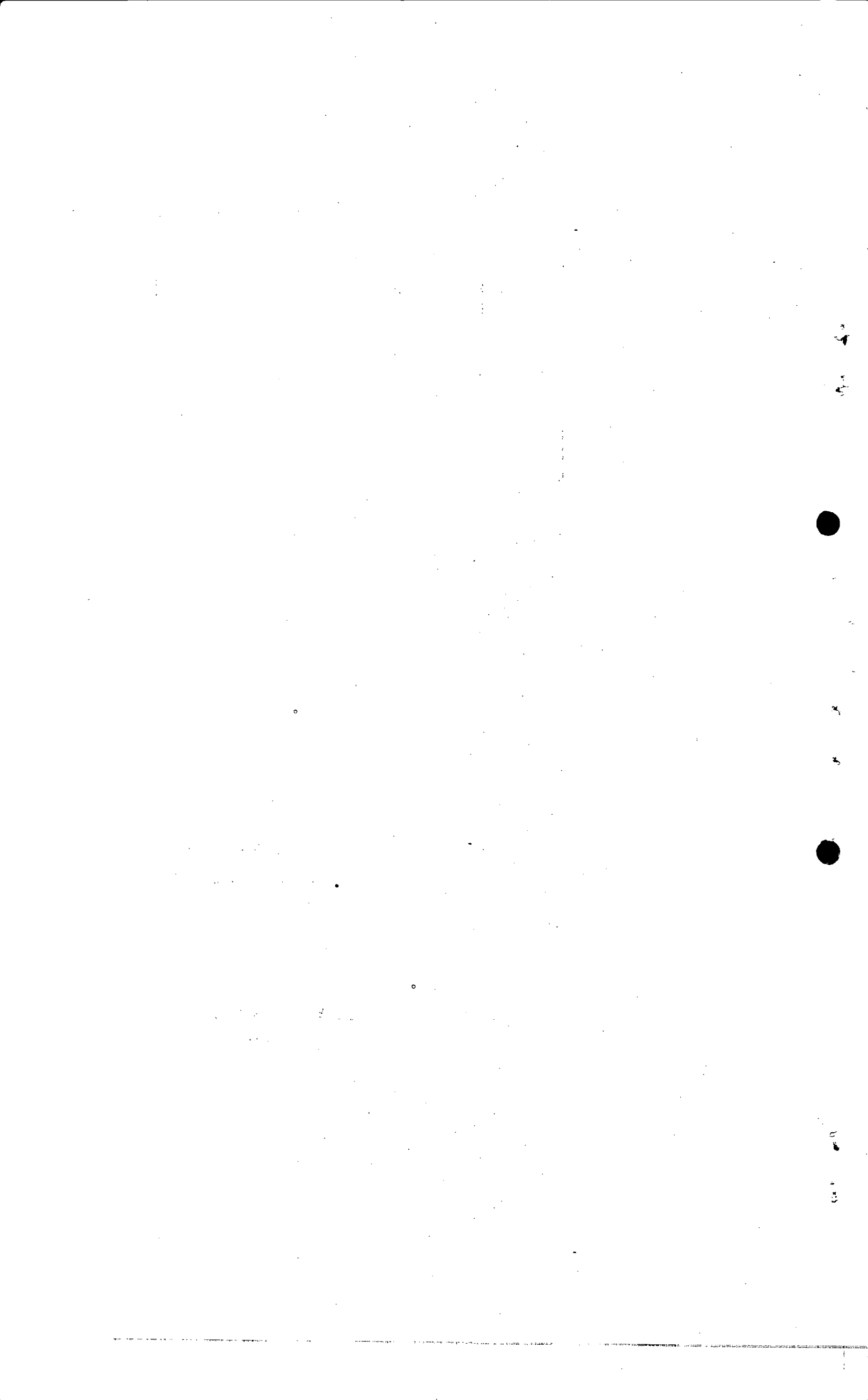
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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क.ल.न.-५	
दस्त क्र. ८९२	२०१९
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Ward No. : 12 - A - 2
Village : TISGOAN
Mkt. Value : Rs. 23,02,389/-
Actual Value : Rs. 23,03,000/-

AGREEMENT FOR SALE

This Agreement made at Kalyan

on this 25 day of JUNE 2019

BETWEEN

M/s. **RAI RESIDENCY PRIVATE LIMITED**, a company incorporated under the provisions of Companies Act, 1956, having its office at: Sai Ganesh Sankul, Vijay Nagar, Kalyan (E), Tal. Kalyan, Dist. Thane, through its Director **SHRI MANOJ RAMSAKAL RAI** hereinafter called and referred to as the Promoters (which expression unless it be repugnant to the context or otherwise shall mean and include its successors and assigns) being the Party of the First Part

AND

MR. SURENDRA JAGDEVRAO LANDAGE & MRS. BHARTI SURENDRA LANDAGE aged about 31 & 29 years, occupation **SERVICE & HOUSEWIFE** residing at **401/A- WING, KASHINATH ANANT TOWER, NEAR JARI - MARI TEMPLE, TISGAON, KALYAN (E), THANE** hereinafter called and referred to as the Allottee/s (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the Party of the Second Part.



[Handwritten signatures]

WHEREAS Shri Pandurang Arjun Gaikwad and others ("the owners") are seized and possessed of otherwise well and sufficiently entitled to all that piece and parcel of land bearing Survey no. 64, Hissa no. 2, adm. 900 sq.mtrs, lying, being and situate at Village Tisgoan, Tal. Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation (Hereinafter for the sake of brevity called and referred to as "said Property") more particularly described in First Schedule

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AND WHEREAS	२०९९
of the said property.	६३

AND WHEREAS originally Shri Arjun Nana Gaikwad and others was the owners of the said property.

AND WHEREAS the owners herein have inherited the said property by virtue of succession as evidenced by mutation entries.

AND WHEREAS by and under Development Agreement dated 25/07/2003, registered in the office of Sub-Registrar of Assurances, Kalyan-2 at serial no. 02635/2003 on even date, Shri Pandurang Arjun Gaikwad and others granted development rights of the said property unto the Shri Sikander Eknath Gaikwad on such terms, conditions and considerations mentioned therein.

AND WHEREAS in pursuant to the Development Agreement 25/07/2003, Shri Pandurang Arjun Gaikwad and others also executed a Power of Attorney dated 25/07/2003, registered in the office of Sub-Registrar of Assurances, Kalyan-2 at serial no. 02637/2003 on even date in respect of the said property unto Shri Sikander Eknath Gaikwad, to do all such acts, deeds and things set out therein.

AND WHEREAS by and under Development Agreement dated 04 September 2009, registered in the office of Sub-Registrar of Assurances, Kalyan-2 at serial no. 6024/2009 on even date, Shri Pandurang Arjun Gaikwad through its POA holder Shri Sikander Eknath Gaikwad granted development rights of the said property unto the Promoters herein on such terms, conditions and considerations mentioned therein.

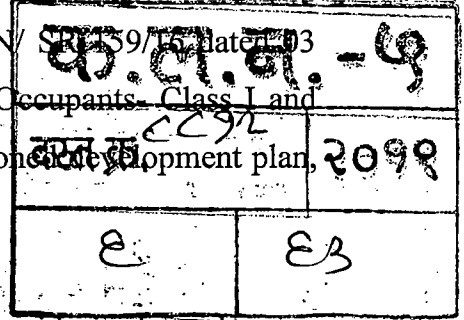


AND WHEREAS pursuant to the Development Agreement 04 September 2009, Shri Pandurang Arjun Gaikwad through its POA holder Shri Sikander Eknath Gaikwad executed a Power of Attorney dated 04 September 2009, duly authenticated in the office of Sub-Registrar of Assurances, Kalyan-2 at serial no.

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179/09 on even date in respect of the said property, to do all such acts, deeds and things set out therein.

AND WHEREAS, the Tahshildar Kalyan, vide its letter bearing outward no. MAHSUL/T-2/JAMINBAB/VINISHETI/MAUJE TISGAON/ 59/16 dated 03 September 2016 has informed that the said property is of Occupants - Class I and that the said property can be put to use for as per the sanctioned development plan, on the terms and conditions mentioned therein.



AND WHEREAS Kalyan Dombivli Municipal Corporation vide its letter bearing outward no. KDMP/NRV/BP/KV/2017-18/25/169 dated 02/03/2019 has granted building permission and approved plans for carrying out construction of area adm. 898.00 sq. mts., of building as under:

1. Building - Stilt (P), Ground Floor plus 1st Floor to 7th upper Floors (Residential and Commercial)

AND WHEREAS the Promoters are entitled and enjoined upon to construct building on the Said Property in accordance with the recitals hereinabove;

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

AND WHEREAS the Promoters have propounded a Scheme of Construction on the Said Property by constructing a complex known as 'RAI'S VRUNDAVAN' as per the plans sanctioned by competent authority the Promoters are entitled to construct

1. Building - Stilt (P), Ground Floor plus 1st Floor to 7th upper Floors (Residential and Commercial)

AND WHEREAS the Promoters have got approved from the concerned local authority the plans, specifications, elevation and details of the Said Buildings (hereinafter referred to as "the Said Plans").



AND WHEREAS the Promoters have appointed Architect Dilip Tambday & Associates registered with the Council of Architects and the Promoters have appointed a Structural Engineer Khasnis & Associates for preparation of the structural design and drawing of the buildings and the Promoters accepts the professional supervision of the Architect and the structural engineers.

Dilip Tambday *Khasnis*

AND WHEREAS the Promoters have undertaken to register/ registered the project under the provisions of the Act with the Real Estate Regulatory Authority. The registration no. of the Project is P51700017255 annexed at Annexure F.

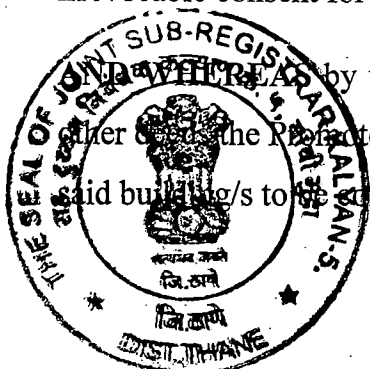
AND WHEREAS the Promoters have provided to the Allottee/s the copy of order, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Allottee/s and the Allottee/s is/ are fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her express and irrevocable consent for the same.

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AND WHEREAS the Allottee has seen the site of the Said Project and the work of construction of the Said Buildings being in progress and is satisfied with the quality of the work and has approved the same.

AND WHEREAS the Promoters have given the clear inspection of the sanctioned plans to the Allottee/s which also includes the consumption and utilisation of the transfer of development rights also the future expansion buildings and have represented and brought to the notice of the Allottee/s and the Allottee/s is/are fully aware and having the correct knowledge that the scheme of construction undertaken by the Promoters on the Said Property as aforesaid including the number of buildings etc;

AND WHEREAS the Promoters have brought to the knowledge of the Allottee/s herein and the Allottee/s is/are aware that the Promoters during the course of construction and completion of the entire scheme of construction will acquire additional F.S.I., T.D.R., staircase F.S.I. and/or any other incentives and increase in F.S.I. as per the rules and regulations of the Municipal Corporation on the above recited buildings and will further avail, use and consume additional floor space index thereby constructing additional floors, apartments 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 the Allottee/s has/have accorded his / her express and irrevocable consent for the same.

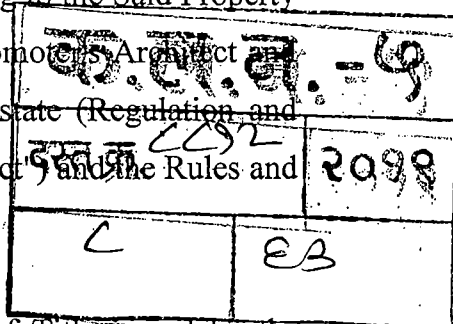


AND WHEREAS by virtue of the Development Agreement/Power of Attorney & other documents the Promoters have sole and exclusive right to sell the Apartments in the said buildings to be constructed by the Promoters on the Said Property and to enter

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into Agreement/s with the Allottee(s) of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee/s, the Promoters have given inspection to the Allottee/s of all the documents of title relating to the Said Property and the plans, designs and specifications prepared by the Promoters Architect 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 there under;



AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoters, authenticated copies of Village Forms VII and XII or any other relevant revenue record showing the nature of the title of the Promoters to the Said property on which the Apartments are 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 Promoters 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 Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed hereto and marked as **Annexure C-3**.

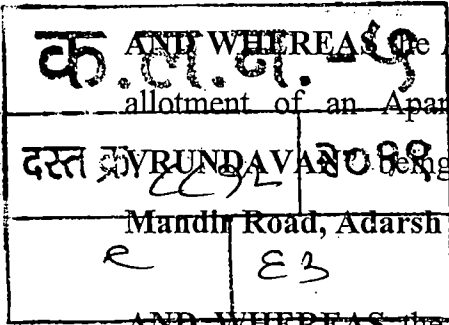


AND WHEREAS the Promoters have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Buildings.

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 Promoters while developing the

Handwritten signatures of the Promoters.

project land and the said buildings and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.



AND WHEREAS the Allottee/s has/have applied and offered to the Promoters for allotment of an Apartment No. 502 on 5th floor in the building "RAI'S VRUNDAVAN" being constructed in the said Complex known as Gaondevi Mandir Road, Adarsh Nagar, Tisgaon, Kalyan (East) 421306

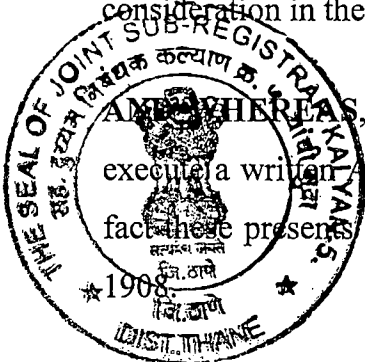
AND WHEREAS the Promoters have accepted the offer of the Allottee/s and agreed to allot an Apartment bearing number 502 on the 5th floor, (herein after referred to as the said "Apartment") in the Building "RAI'S VRUNDAVAN" (herein after referred to as the said "Building") being constructed by the Promoters.

AND WHEREAS the carpet area of the said Apartment is 39.01 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.

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;

AND WHEREAS, prior to the execution of these presents the Allottee/s has/have paid to the Promoters a sum of Rs. 1,00,000/- (Rupees One Lakh only), being part payment of the sale consideration of the Apartment agreed to be sold by the Promoters to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoters is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents, and also to register said Agreement under the Registration Act,



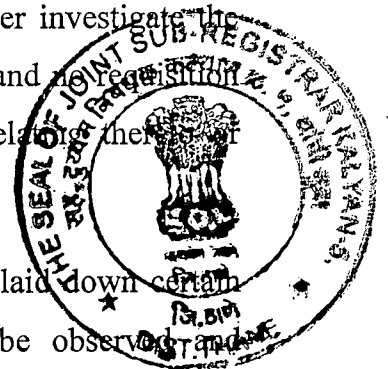
[Handwritten signatures]

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties the Promoters hereby agree to sell and the Allottee/s hereby agree/s to purchase the said Apartment and/or the garage/covered parking(if applicable) at or for the consideration on ownership basis in the manner appearing hereinafter.

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

1. The Promoters are entitled to construct Building - Stilt (P), Ground Floor plus 1st Floor to 7th upper Floors (Residential and Commercial) on the said property, in accordance with the plans, designs and specifications as approved by the Kalyan Dombivli Municipal Corporation from time to time with only such variations and modifications as the Corporation may deem fit and the Allottee/s hereby consent to the same. The Allottee/s herein is/ are fully aware and having the full and absolute knowledge of the Scheme of construction, the Number of buildings and the Allottee/s herein along with the other Allottees will not raise any objection, hindrance or obstruction at the time of formation of society/condominium of apartments its conveyance, demarcation, grant of right of way, easementary rights and other benefits attached to the said different portions of land as described hereinabove.
2. The Allottee/s has/have prior to the execution of this agreement satisfied himself/herself/themselves with the title of the said property including the Agreements and other documents referred to hereinabove and the Allottee/s hereby agrees & confirms that he/she/they shall not be entitled to further investigate the title of the Promoters' right of development of the said property and no registration or objection shall be raised by the Allottee on any matter relating thereto in howsoever in connection therewith.
3. While sanctioning the said plans, concerned local authority has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said buildings and upon due observance and performance of which only the completion and Occupation Certificates in respect of the said buildings shall be granted by the concerned local authority.
4. 1. (a) (i) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s Apartment No. 502 of Carpet Area



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admeasuring 27.94 sq. meters, Ebv area 11.07 Total area (Carpet area + Evbt area) 39.01 Sq. Mtrs. on 5th floor in the building "RAI'S VRUNDAVAN" (hereinafter referred to as "the Apartment") as described in Schedule "A" written hereunder and as shown in the Floor plan thereof hereto annexed and marked as Annexure(s) C-1 and C-2 for the consideration of Rs. 23,03,000/- including Rs. NIL being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith

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1(b) The total aggregate consideration amount for the apartment including garages/covered parking spaces is Rs. NIL /-

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs. 1,00,000/- (Rupees One Lakh only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoters the balance amount of Rs. 22,03,000/- (Rupees Twenty Two Lakh Three Thousand Only) in the following manner :-

- i. 30% to be paid to the Promoters after the execution of Agreement
- ii. 45% to be paid to the Promoters on completion of the Plinth of the building or wing in which the said Apartment is located.
- iii. 70% to be paid to the Promoters on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- iv. 75% to be paid to the Promoters on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. 80% to be paid to the Promoters on completion of the Sanitary fittings, staircases, lift, wells, lobbies upto the floor level of the said Apartment.
- vi. 85% to be paid to the Promoters on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- vii. 95% to be paid to the Promoters on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.

viii. Balance Amount paid to be against and at the time of handing over of the possession of the Apartment to the Allottee on or after receipt of occupancy certificate or completion certificate.



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1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out

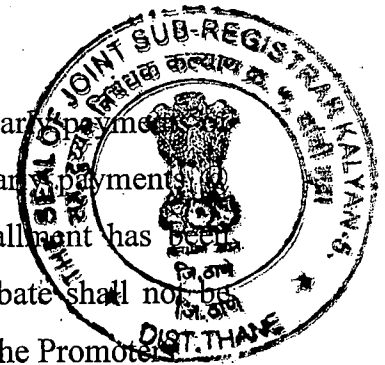
the Project payable by the Promoters) up to the date of handing over the possession of the Apartment.

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The transaction covered by this contract at present attracts GST at the rate of 12%. If however, by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for any tax/es and/or levies or by whatever named called, the Allottee along with the other Allottees of the building shall be liable to pay the same on demand. The Allottee in addition to the consideration of Rs. 23,03,000/- as mentioned in clause 4. 1.a (i) is liable to pay Rs. 2,76,360/- towards GST.

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

1(f) The Promoters may allow, in its sole discretion, a rebate for early payments on equal installments payable by the Allottee by discounting such early payments NIL % 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 an Allottee by the Promoters.



1(g) The Promoters shall confirm the final carpet area that has been allotted to the Allottee 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 gap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then

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Promoters shall refund the excess money paid by Allottee 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 Allottee. If there is any increase in the carpet area

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allotted to Allottee, the Promoters shall demand additional amount from the Allottee 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.

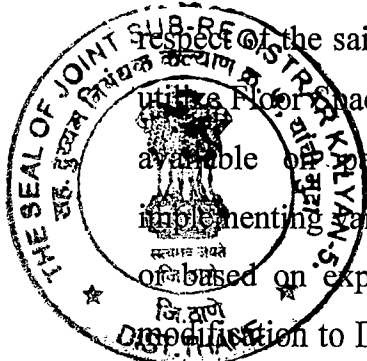
1(h) The Allottee authorizes the Promoters to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoters to adjust his payments in any manner.

2.1 The Promoters 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 Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.

2.2 Time is essence for the Promoters as well as the Allottee. The Promoters shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Allottee shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (c) herein above. ("Payment Plan").

3. The Promoters hereby declares that the Floor Space Index available as on date in respect of the said property is 900.00 Sq. Mtrs. only and Promoters has planned to utilize Floor Space Index of 585.00 Sq. Mtrs. including, by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation of based on expectation of increased FSI which may be available in future on Disposal to Development Control Regulations, which are applicable to the said



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Project. The Promoters has disclosed the Floor Space Index of 1485.00 Sq. Mtrs. as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

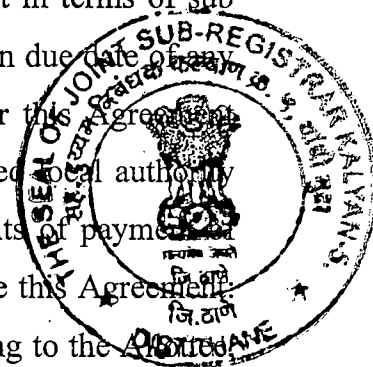
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4.1 If the Promoters fails to abide by the time schedule for completing the said Project and handing over the Apartment to the Allottee, the Promoters agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoters, interest as specified in the Rule, 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(s) to the Promoters.

(Explanation: Rate of interest payable by promoter to allottees or by allottees to the promoters shall be State Bank of India highest Marginal Cost of Lending Rate plus 2 percent.

In case State Bank of India highest Marginal Cost of Lending Rate is not in use, it would be replaced by such benchmark lending rates which SBI may fix from time to time for lending to general public.)

4.2 Without prejudice to the right of Promoters to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of installments, the Promoters shall at his own option, may terminate this Agreement. Provided that, Promoters shall give notice of fifteen days in writing to the Allottee by Registered Post AD at the address provided by the allottee and / or mail at the e-mail address provided by the Allottee, 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 Allottee fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoters shall, after deducting an amount equal to 20% of the total consideration



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payable hereunder as liquidated damages, refund to the Allottee the balance of the sale price which the Allottee may have till then paid to the Promoters without any interest on the amount so refundable within a period of thirty days of the termination, the installments of sale consideration of the said Apartment which may till then have been paid by the Allottee to the Promoters. And upon termination of

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this Agreement, pending refund of the amount as aforesaid, the Promoters shall be at liberty to dispose off and to sell the said Apartment to such person or persons at such price and on such conditions as the Promoters may desire and think fit in their absolute discretion and the Allottee shall have no objection for the same.

5. ~~The fixtures and fittings~~ with regard to the flooring and sanitary fittings and amenities to be provided by the Promoters in the said building and the Apartment as are set out in Annexure E, annexed hereto.

6. The Promoters shall give possession of the Apartment to the Allottee on or before 31st day of December 2019 excluding however any time consumed / delays caused by the concerned statutory authorities in issuing Completion Certificate / Occupancy Certificate, which is beyond the Control of the Promoters. If the Promoters fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.

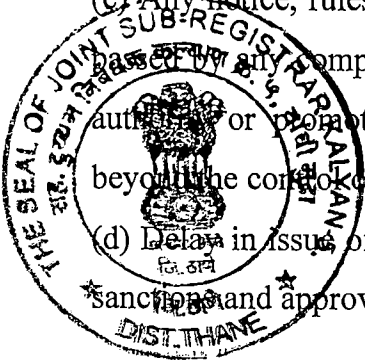
Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of –

(a) Non availability, delay in supply or situation, inflation in rates of steel, cement and other construction and building materials.

(b) War or similar situation, strikes, riots, accident or any Act of God.

(c) 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 or promoter, the force majeure circumstances or conditions or events beyond the control of unforeseen by the party of the First Part.

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



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

7. 7.1 PROCEDURE FOR TAKING POSSESSION - The Promoters upon

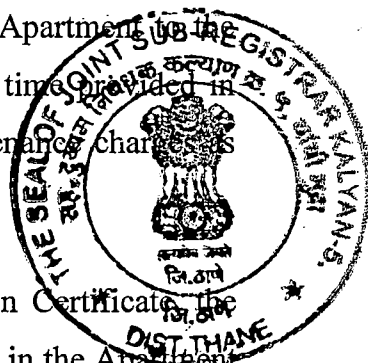
obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 15 days (Fifteen days from the date of issue of such notice) and the Promoters shall give possession of the Apartment to the Allottee. The Promoters agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee agree/s to pay the maintenance charges as determined by the Promoter or association of allottee/s, as the case may be. The Promoters on its behalf shall offer the possession to the Allottee/s in writing within 15 days of receiving the occupancy certificate of the Project.

7.2 The Allottee/s shall take possession of the Apartment within 15 days of the written notice from the Promoters to the Allottee/s intimating that the said Apartment is ready for use and occupancy:

7.3 FAILURE OF ALLOTTEE TO TAKE POSSESSION OF APARTMENT:

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

7.4 If within a period of five years from the date of Completion Certificate, the Allottee brings to the notice of the Promoters any structural defect in the Apartment or the building in which the Apartment are situated, wherever possible such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the Act. Provided after receiving of the Apartments from the Promoters, any damage due to wear and tear of whatsoever nature caused thereto, the Promoters shall not be responsible for the cost of re-instating and repairing such damages caused by the



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Allottees and the Allottees alone shall be liable to rectify and re-instate the same at his own costs: Provided further however, that the Allottees shall not carry out any alterations of the whatsoever nature in the said apartments 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 fitting, therein, in particular it is hereby agreed that the

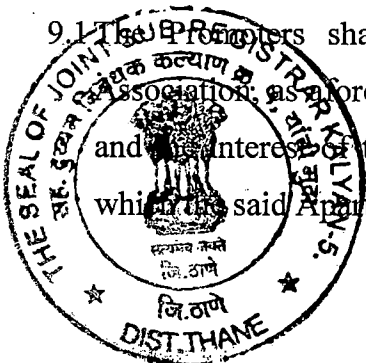
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Allottee shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alterations in the bathroom, toilet and kitchen which may result in seepage of the water. If any such works are carried out without the written consent of the Promoter the defect liability automatically shall become void.

8. The Allottee shall use the Said Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the garage or parking space only for purpose of keeping or parking vehicle. The Allottee agrees not to change the user of the said Apartment without prior consent in writing of the Promoters and any unauthorised change of user by the Allottee shall render this Agreement voidable at the option of the Promoters and the Allottee in that event shall not be entitled to any right arising out of this Agreement.

9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee, so as to enable the Promoters to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft byelaws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies, as the case may be, or any other Competent Authority.

9.1 The Promoters shall, within three months of registration of the Society or Association, as aforesaid, cause to be transferred to the society or all the right, title and interest of the Promoters in the said structure of the Building or wing in which the said Apartment is situated.



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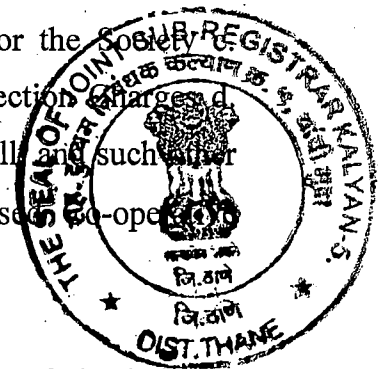
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9.2 The Promoters shall, within three months of registration of the last Society, as aforesaid, cause to be transferred to the joint ownership of all the Societies of the said property, all the right, title and the interest of the said First Owner and/or the Promoters in the said property on which the building are constructed.

9.3 Within 15 days after notice in writing is given by the Promoters to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the said property and Building/s namely 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 said property and building/s. Until the Society is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoters provisional monthly contribution of Rs. 3/- per month towards the maintenance only. The amounts so paid by the Allottee to the Promoters shall not carry any interest and remain with the Promoters until a conveyance of the structure of the building or wing is executed in favour of the society as aforesaid. On such conveyance 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 Promoters to the Society, as the case may be

10. The Purchaser/s on demand shall on or before delivery of possession of the said Flat/ Shop/ Unit/ Office shall pay to the Promoters the requisite amounts towards: a. Legal charges. b. Share money, application and entrance fee for the Society. c. M.S.E.D. Co. Ltd deposits, Meter Connection, and Water Connection charges. d. Provisional outgoing for taxes, water charges, common electric bill and such other deposits and expenses in advance e. Formation of the proposed co-operative Housing Society. f. Boring charges. g. Solar charges



11. At the time of registration of conveyance of the structures of the building constructed in the said project, in the favour of each co-operative housing society or as the case may be, the Allottee shall pay to the Promoters, the Allottees' share of stamp duty and registration charges payable, by the said Society on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building. The Promoter shall execute the conveyance deed of the undivided proportionate land and common area in favour of the Association of

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Allottees or the competent authority, as the case may be, after completion of the last building in the said project and the Allottee shall pay to the Promoters, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or

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Federation on such conveyance 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

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12. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:

The Promoters hereby represents and warrants to the Allottee as follows:

i. The Promoters has clear and marketable title with respect to the said property; 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 Promoters 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 said property or the Project;

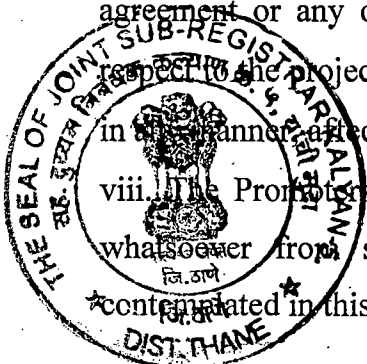
iv. There are no litigations pending before any Court of law with respect to the said property;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said property and said buildings 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, said property and said buildings shall be obtained by following due process of law and the Promoters has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said property, Building and common areas;

vi. The Promoters 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 Allottee created herein, may prejudicially be affected;

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

viii. The Promoters confirms that the Promoters is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;



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ix. At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoters shall handover lawfully, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

x. The Promoters have duly paid and shall continue to 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;

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 Promoters in respect of the project land and/or the Project except those disclosed in the title report.

(b) The Promoters have informed to the Allottee and the Allottee is aware that as per the Scheme of Construction envisaged by the Promoters:

a) a.1) The Promoters intend to and are developing the said property to be known as "RAI'S VRUNDAVAN";

a.2) The Promoters are entitled to construct Building - Stilt (P), Ground Floor plus 1st Floor to 7th upper Floors (Residential and Commercial) on the said property as per the plans sanctioned in respect of the said property. The Said Buildings shall henceforth be collectively referred to as 'the said building'. Moreover, as per provisions of the D. C. Regulations, the Promoters intend to acquire either additional TDR in the form of FSI &/or additional FSI by paying premium to the Corporation/Competent Authority and consume and utilize the same on the said buildings.

b) the Promoters shall be at liberty and be entitled to amend the layout plan of the said property as may be required by the Promoters at their sole discretion.

c) the Floor Space Index, by whatever name or form is increased (a) in respect of the said Property and/or additional construction (i.e. more than what is envisaged at present) is possible on the said Property or (b) either on account of Transfer of Development Rights &/or additional FSI by paying premium to the Corporation/Competent Authority (or in any other similar manner) available for being utilised or otherwise and/or if the Sanctioning Authorities permit the construction of additional wing/s or floors, then in such event, the Promoters shall be entitled to construct such additional wings/floors as per the revised buildings/

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plans. The Allottee expressly consents to the same as long as the total area of the said Apartment is not reduced and the structure of the building is not changed.

d) the Promoters are having a scheme of Construction to be implemented on the said property. The commencement of construction, completion/possession etc of the

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buildings to be constructed on the said property will be spread over more than 5 years. The Allottee declares and confirms that he is aware that the building in which

the said Apartment is located is to be developed by the Promoters have nothing to do with the ground area below the building and the FSI utilized in the building in

which the said Apartment is located and the ground area is not in proportion to each other and the Allottee shall not be allowed to claim any further or other right to the

area other than the said Apartment. The Promoters have reserved unto themselves right to consume total FSI available and also further FSI if any that may be granted

or available by reason of any increase in FSI and/or any change in the DCR from time to time till the conveyance is executed in favour of the all societies of the

project. The Allottee expressly consents to the same as long as the total area of the said Apartment is not reduced and the structure of the building is not changed.

e) The Promoters proposes to utilise any additional FSI that may be available to them either by way of Transfer of Development Right (TDR) or increase in F.S.I.

due to changes in Development Rules or under any Law by constructing additional premises on the ground floor or additional floors on the building/s constructed by

them or by constructing one or more separate building/s on the said property. The Promoters proposes to use/consume the aforesaid additional F.S.I. till the

registration of the Society or any form of organization and execution of Conveyance in its favour;

f) The Promoters have the right to display advertisements hoardings and other neon sign and advertisement materials on or over the terrace, parapet wall of the building

with the right to grant permission to any person / firm of that choice and the Allottees herein along with the other Allottee will not raise any objection for the

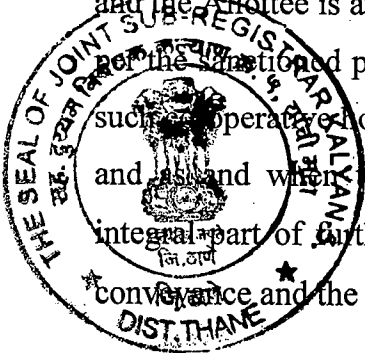
same.

g) The Promoters has clearly brought to the notice and knowledge of the Allottee and the Allottee is aware that the Promoters intend to complete the said buildings as

per the mentioned plans and permissions and the said property will be conveyed to such cooperative housing society/ Apex body as per the discretion of the Promoters

and shall when the need arises and the above contents shall always form an integral part of further writings, deeds and documents including the final deed of

conveyance and the same is clearly seen, verified and accepted by the Allottee



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herein and accordingly the Allottee has granted his/her express and irrevocable consent for the same and in terms of such contents the final Deed of Conveyance will be executed and registered.

Aforesaid conditions are of the essence of the contract and only upon the Allottee agreeing to the said conditions, the Promoters have agreed to sell the said Apartment to the Allottee.

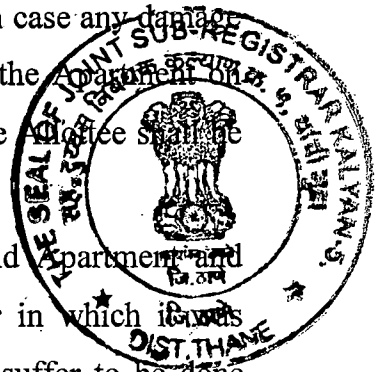
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13. **The** Allottee/s or himself/themselves with intention to bring all persons into whatsoever hands the Apartment may come, hereby covenants with the Promoters as follows :-

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment 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 Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the Apartment 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 Apartment 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 Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoters to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment 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 Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other authority.



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iv. Not to demolish or cause to be demolished the Apartment 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 Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall

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keep the portion, sewers, drains and pipes in the Apartment 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 Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoters and/or the Society.

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 Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

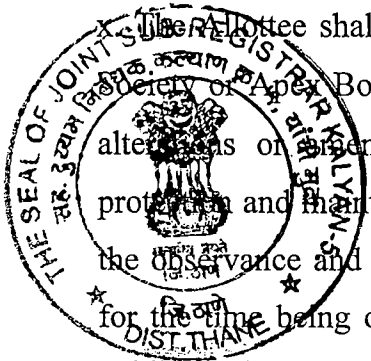
vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.

vii. Pay to the Promoters within fifteen days of demand by the Promoters, 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 Apartment 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 Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoters under this Agreement are fully paid up.

The Allottee shall observe and perform all the rules and regulations which the Society 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 protection and maintenance of the said building and the Apartments therein 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 Allottee shall also observe and perform all the stipulations and



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conditions laid down by the Society/Apex Body/Federation regarding the occupancy and use of the Apartment 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.

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xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society, the Allottee shall permit the Promoters 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.

xii. The Allottee shall not claim any deduction in the cost of his / her Apartment on account of deletion of any item of construction as per his / her requirements, of the Allottee in his / her flat.

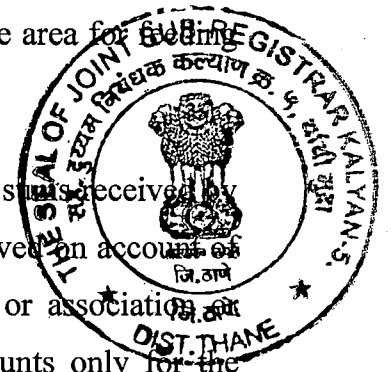
xiii. If Additional amenities are required by the Allottee, then in that event the Allottee agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Promoters or the Architect of the Promoters and his decision shall be final and binding.

xiv. It is also understood and agreed by and between the parties hereto that the open terrace, E.P, balcony, dry balcony, cup-board appurtenant to/or in front of or adjacent to the Apartments in the said building, if any, shall be exclusively to the respective Allottees of the said Apartments and the same are intended for the exclusive use of the respective Apartments Allottees as shown in the Floor Plan.

xv. The Allottee/s shall not keep pet animals like cat, dog, rabbit or any other animal in the said flat and shall not use the passage and stair case passage area for the pet animals.

14. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee as advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society or association towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

15. It is also agreed and understood that the Promoters will only pay the municipal tax for the unsold apartments and will not pay any maintenance charges like water, light etc., and the Promoters can sell the said Apartment to any prospective buyers and then such prospective buyers will become the member of the society without paying any transfer premium or any other charges



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16. The Allottee/s has/have seen the layout of the proposed building complex 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 complex and

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accordingly the Allottees of the premises in the said complex and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.

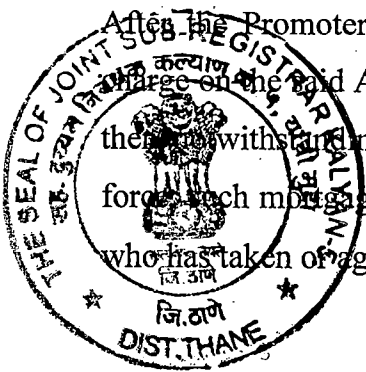
17. It is specifically declared that if the Promoters provides the facility of bore well then the Promoters shall have full right and absolute authority to grant the water connection / supply to any adjoining buildings / societies and the Allottee herein along with the other Allottees shall not raise any objection for such grant of facility of bore well water and use of such bore well water by the Promoters for construction of other buildings in the adjoining properties.

18. It is brought to the notice of the Allottee/s that the electric meters of all the Apartment premises as well as the water meters will be in the name of the Promoters herein and the Allottee/s and / or their society shall get the same transferred in their favour and the Promoters herein will grant the no objection as and when required.

19. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces will remain the property of the Promoters until the said structure of the building is transferred to the Society or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

20. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoters executes this Agreement he shall not mortgage or create a charge on the said Apartment and if any such mortgage or charge is made or created the Promoters shall stand in violation of anything contained in any other law for the time being in force. Such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.



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21. BINDING EFFECT:

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

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22. 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 apartment/plot/building, as the case may be.

23. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

24. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEES / SUBSEQUENT ALLOTTEES

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 Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

25. 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



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applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and

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to the extent necessary to conform to Act or the Rules and Regulations made there under or 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.

26. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:

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

27. FURTHER ASSURANCES:

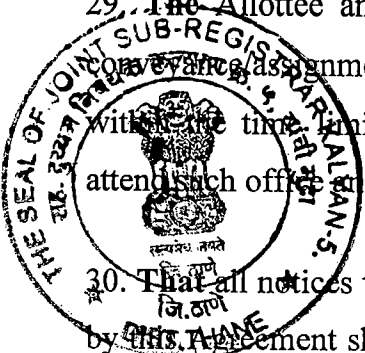
Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any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

28. PLACE OF EXECUTION:

The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Kalyan.

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

30. That all notices to be served on the Allottee and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee



[Handwritten signatures]

or the Promoters by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

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Name of Allottee - Mr. Surendra Jagdevrao Landage.
 (Allottee's Address) - 401/A- Wing, Kashinath Anant Tower, Near Jari Mari Temple, Tisgaon, Kalyan (E), Thane.
 Notified Email ID: - surendralandage@gmail.com
 M/s Promoters name - Rai Residency Pvt. Ltd.
 (Promoters Address) - Sai Ganesh Sankul, Kalyan (E)
 Notified Email ID: - rairesidencypvtltd123@gmail.com

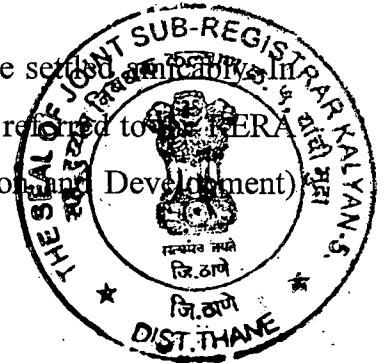
It shall be the duty of the Allottee and the Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoters or the Allottee, as the case may be.

31. JOINT ALLOTTEES:

That in case there are Joint Allottees all communications shall be sent by the Promoters to the Allottee 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 Allottees.

32. Stamp Duty and Registration:- The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee.

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



34. 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.

[Signature]

[Signature]

35. It is hereby made clear that the furniture lay out, colour scheme, elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Allottees and the same are not agreed to be provided

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by the Promoters unless specifically mentioned and agreed in this agreement. The Promoters reserves the right to make changes in the Elevations, Designs and Colors of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Allottees.

36. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations made there under.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing Survey no. 64, Hissa no. 2, adm. 900 sq.mtrs, lying, being and situate at Village Tisgoan, Tal. Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation and bounded as follows:

- | | | |
|---------------------|---|---|
| On or towards East | - | Property belonging to Vachan B Gaikwad |
| On or towards West | - | Property belonging to Barku T Gaikwad |
| On or towards North | - | 15 m. Road |
| On or towards South | - | Property belonging to Kathod Balu Gaikwad |

SECOND SCHEDULE ABOVE REFERRED TO

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



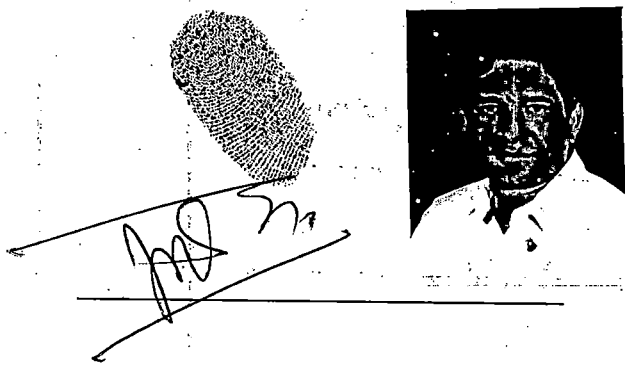
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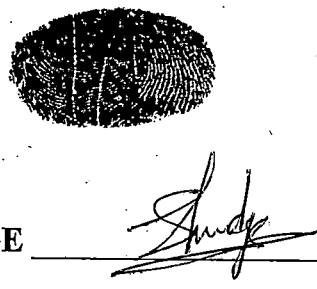
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IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

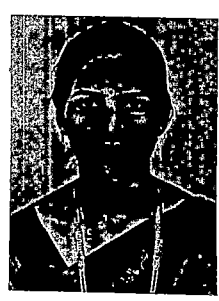
SIGNED & DELIVERED
 by the within named Promoters
 M/s. RAI RESIDENCY PVT. LTD
 through its Director
 MR. MANOJ RAMSAKAL RAI



SIGNED & DELIVERED
 by the within named
 Allottee/s
 MR. SURENDRA JAGDEVRAO LANDAGE



MRS. BHARTI SURENDRA LANDAGE



IN PRESENCE OF WITNESS:

1. W.S. Somvanshi
2. L.K. Lodvanjani



SCHEDULE A

All that premises of Apartment No. 502 of carpet area admeasuring 39.01 sq. meters on 5th floor in the building 'RAI'S VRUNDAVAN' in the complex known as as Gaondevi Mandir Road, Adarsh Nagar, Tisgaon, Kalyan (East) 421306 constructed on property bearing Survey no. 64, Hissa no. 2, adm. 900 sq.mtrs, lying, being and situate at Village Tisgaon, Tal. Kalyan, District Thane.

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ANNEXURE A

(Title Certificate)

ANNEXURE B

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

ANNEXURE C-1

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

ANNEXURE C-2

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

ANNEXURE D

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

ANNEXURE E

(Specifications and amenities for the apartment)

ANNEXURE F

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

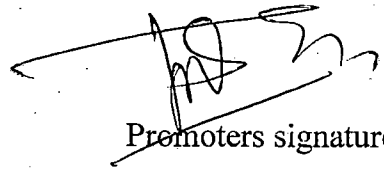


RECEIPT

Received of and from the allottee/s above named the sum of Rs. 1,00,000/- (Rupees **One Lakh Only**) on execution of this agreement towards Earnest Money deposit or application fee.

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I say received



Promoters signature





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RAHUL HUMANE.

M.A.,LL.M.

ADVOCATE HIGH COURT.

Resi: - 202, Crystal Plaza, Poona Link Rd,
Santosh Nagar, Kalyan (E)- 421 306.
Mb: 9224484107 · 9821027393

Office: - 02, First floor, Govind Complex, Near Jari-Mari
Gate, Poona Link Rd, Kalyan (E)- 421 306.

Reg. A.D/U C P

Date:02nd July, 2014

1

TITLE CERTIFICATE.

WHEREAS:

Shri. Manoj Ramsakal Rai, approached my Office along with documents concerned and instructed me to give the title certificate of the Scheduled Property. I had gone through the documents.

THE SCHEDULE ABOVE REFERRED TO:-

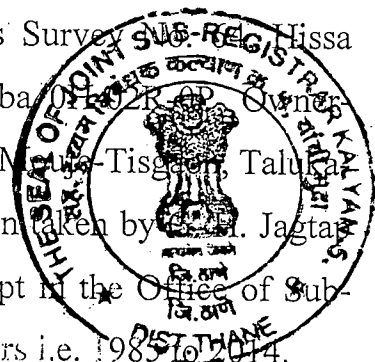
Mouje-Tisgaon, Taluka-Kalyan, District-Thane

Survey no	Hissa no	Area H-R-P
64	2	0-07-2 Pot Kharaba 0-02-0

The above mentioned property is within the limits and purview of the Registration Sub-District Kalyan, District Registration Thane.

It is found that the scheduled property is owned by Pandurang Arjun Gaikwad and others.

The Report of Search dated 26th June, 2014, application No. 9943/2014, fees paid vide receipt No.9943, made by Shri. G. H. Jagtap, (B. Com) Searcher, for the property bearing its Survey No.2, admeasuring Area 0H-07R-2P Pot Kharaba Pandurang Arjun Gaikwad and others, situated at Mouje-Tisgaon, Taluka-KALYAN, District-THANE. The search has been taken by Jagtap by going through available Index-II Registers kept in the Office of Sub-Registrar of Kalyan-1 to 5 for the period of 30 years i.e. 1985 to 2014.



The searcher has found that, the abovementioned property transaction as under:-

RAHUL HUMANE.

M.A.,LL.M.

ADVOCATE HIGH COURT.

Resi: - 202, Crystal Plaza, Poona Link Rd,
Santosh Nagar, Kalyan (E)- 421 306.
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Office: - 02, First floor, Govind Complex, Near Jari-Mari
Gate, Poona Link Rd, Kalyan (E)- 421 306.

Reg. A.D/U C P

Date:02nd July, 2014

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(1) DEVELOPMENT AGREEMENT of the scheduled property bearing its Survey No. 64/2 Area 0H-09R-0P.

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Development Agreement is executed and registered on 25/07/2003 bearing its No.2636 BETWEEN the Vendor (1) Pandurang Arjun Gaikwad, (2) Eknath Arjun Gaikwad, (3) Gurunath Vitthal Gaikwad, (4) Laxman Vithal Gaikwad, (5) Droupadibai Sudam Gaikwad for self and Natural Guardian for minor- Sopan and Chetan, (6) Gangubai Kabir Tare, (7) Anubai Vitthal Gaikwad, (8) Jijabai Kisan Gaikwad for self and natural guardian for minor- Sitaram and Pushpa, (9) Shakuntala Kusum Gaikar, (10) Sulochana Ramesh Kolekar, AND the Purchaser / Developer thereof Sikandar Eknath Gaikwad.

(2) POWER OF ATTORNEY of the scheduled property bearing its Survey No. 64/2 Area 0H-09R-0P.

Power of Attorney is executed and registered on 25/07/2003 bearing its No.2637 BETWEEN the Vendor (1) Pandurang Arjun Gaikwad, (2) Eknath Arjun Gaikwad, (3) Gurunath Vitthal Gaikwad, (4) Laxman Vithal Gaikwad, (5) Droupadibai Sudam Gaikwad for self and Natural Guardian for minor- Sopan and Chetan, (6) Gangubai Kabir Tare, (7) Anubai Vitthal Gaikwad, (8) Jijabai Kisan Gaikwad for self and natural guardian for minor- Sitaram and Pushpa, (9) Shakuntala Kusum Gaikar, (10) Sulochana Ramesh Kolekar, AND the Purchaser / Developer thereof Sikandar Eknath Gaikwad.

(3) DEVELOPMENT AGREEMENT of the scheduled property bearing its Survey No. 64/2 Area 1089 Sq. Yards.



Development Agreement is executed and registered on 04/09/2009 bearing its Registration No.6024, BETWEEN the Vendor Pandurang Arjun Gaikwad, through its Power of Attorney holder- Sikandar Eknath Gaikwad AND the Purchaser / Developer thereof M/s. Rai Residency Pvt Ltd Through its Director Manoj Ramsakal Rai.

RAHUL HUMANE.

M.A.,LL.M.

ADVOCATE HIGH COURT.

Resi: - 202, Crystal Plaza, Poona Link Rd,
Santosh Nagar, Kalyan (E)- 421 306.

Mb: 9224484107 9821027393

Office: - 02, First floor, Govind Complex, Near Jari-Mari
Gate, Poona Link Rd, Kalyan (E)- 421 306.

Reg. A.D/U C P

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Date: 02nd July, 2014

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I, the undersigned Advocate certify that, the scheduled property is free from encumbrances and found clear and marketable title.

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I say that, the TITLE of the property is clear. The parties are legally transacted. The present title is free from encumbrances having its clear marketable title, and hence, the TITLE CERTIFICATE has been issued by me. It is further stated that, whatsoever the documents have been submitted to me by, Shri. Manoj Ramsakal Rai, it is clear having marketable title and free from encumbrances but, if anything adversary to be found, it may be rectified as it is to be the oversight mistake liable to be rectified.

HENCE, I issue the TITLE CERTIFICATE which is free from encumbrances and having its clear marketable title on the name of Owner- Pandurang Arjun Gaikwad and others. I hereby certify that, the "TITLE" is clear, marketable, and free from all encumbrances.

Hence, the said Certificate is issued.

Dated, on this 02nd Day of July, 2014.

Rahul Humane
RAHUL HUMANE
M.A. LL.M.
ADVOCATE HIGH COURT
202, Crystal Plaza, Santosh Nagar,
Kalyan (E) Dist. Thane - 421306





महाराष्ट्र शासन

तहसिलदार तथा कार्यकारी इंडाधिकारी कार्यालय, कल्याण

क.ल.न. - ५

पत्ता - दिवाणी न्यायालयासमोर, स्टेशन जवळ, कल्याण (प.)

दुरध्वनी क्र. ०२५१-२३१५१२४ फॅक्स क्र. ०२५१-२३१५१२४

Email Id - tahkalyan@gmail.com

दस्त क्र.	८८९२	२०९९
३७	प्रति,	६३
नगररचनाकार		

क्र./महसूल/टे-२/जमिनबाब/विनिश्चिती/मौजे तिसगांव/एसआर १५९/१६.

दिनांक:

3 SEP 2016

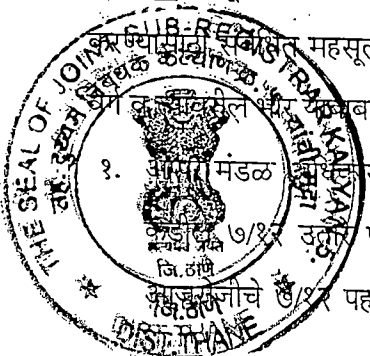
कल्याण डोंबिवली महानगर पालिका,
कल्याण. (नगररचना विभाग)

विषय:- महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२अ
१(अ)प्रमाणे वर्ग, भोगवटा व भार विनिश्चितीबाबत.
मौजे तिसगांव, ता. कल्याण, जि. ठाणे

क्र.सं.	एकुण क्षेत्र (७/१२ प्रमाणे चौ.मी.)	विनिश्चितीकरीता क्षेत्र (चौ.मी.)
६४/२	९००.००	९००.००
एकुण क्षेत्र	९००.००	९००.००

संदर्भ:- नगररचनाकार (क.वि.) कल्याण डोंबिवली महानगरपालिका, कल्याण
यांचेकडील पत्र क्र. जा.क्र.कडोंमपा/नरवि/१३१, दिनांक ०८/०७/२०१६.

मौजे तिसगांव, ता. कल्याण येथील वर नमुद वर्णनांच्या जमीन मिळकती बाबत महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२ अ (१) (अ) प्रमाणे वर्ग व भार विनिश्चिती बाबतचे प्रकरण नगररचनाकार, कल्याण डोंबिवली महानगरपालिका, कल्याण यांचेकडील क्र. कडोंमपा/नरवि/१३१, दिनांक ०८/०७/२०१६ रोजी या कार्यालयास प्राप्त झाले आहे. सदर पत्राचे अनुषंगाने अप्पर मंडळ अधिकारी कल्याण यांचे कडील दिनांक २२/०८/२०१६ रोजीच्या अहवालाचे अनुषंगाने व महाराष्ट्र जमीन महसूल संहिता, १९६६ (दुसरी सुधारणा) अधिनियम, २०१४ (महाराष्ट्र अधिनियम ३७/२०१४) व शासन निर्णय क्रमांक. एनएपी २०१६/प्र.क्र.७/टी - १, दिनांक २२ जानेवारी, २०१६ व महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम ४२ अ(१)(अ) अनुसार महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या तरतुदीन्वये तयार करण्यात आलेल्या प्रारूप विकास योजना अथवा अंतिम विकास योजनेत निश्चित केलेल्या वापरानुसार भोगवटादार वर्ग एक म्हणून धारण केलेल्या जमिनीच्या वर्गाबाबत, भोगवट्याबाबत तसेच अशा जमीनीवरील भाराबाबत विनिश्चिती करणेबाबतची महसूली प्राधिका-याकडून विनिश्चिती करील असे नमुद आहे. सदर तरतुदीनुसार खालील जमीनीचा भोगवटा व भार विनिश्चिती करणेबाबतची खालील अटी व शर्तीवर विनिश्चिती कळविणेत येत आहे.



१. आम्ही मंडळ अधिकारी कल्याण यांचे अहवाला नुसार तसेच प्रकरणात दाखल तलाठी सजा काटेमानिवली यांचे अहवालानुसार ७/१२ उतर पहाता, व कल्याण डोंबिवली महानगर पालिका यांनी प्रस्तावासोबत सादर केलेले जमीनीचे अहवालानुसार ७/१२ उतर पहाता मौजे तिसगांव, ता. कल्याण येथील खालील वर्णन केलेल्या जमीनीबाबत जमीनीचा वर्ग,

८. विषयांकित जमीन भुसंपादनामध्ये येत आहे अगर क्रसे ? याबाबत आपले स्तरावर संबंधित सक्षम प्राधिकारी यांचे अभिप्राय घेणेत यावेत.
९. सदर जमिनीबाबत नागरी जमीन (कमाल मर्यादा व विनियमन) अधिनियम १९७६ मधील तरतुदीबाबत, मा. सक्षम प्राधिकारी यांचे अभिप्राय आपले स्तरावर घेणेत यावेत.

क. ल. न. - ७	
दस्ता क्र. ३८	२०१९
३९	

१०. शासन निर्णय दिनांक २२/०१/२०१६ मधील निर्देशानुसार महाराष्ट्र जमीन महसूल संहिता, १९६६ चे कलम ४२ अ (१) ज्या अन्वये कोणत्याही व्यक्तीला जमीनीच्या वापरामधील बदलास परवानगी देण्यात आली असेल, त्याने असा वापरातील बदल सुरु केल्यापासून ३० दिवसांच्या आत या कार्यालयास लेखी कळविणे बंधनकारक आहे. तदनुसार ४७ अ मध्ये नमुद केलेल्या दराप्रमाणे रूपांतरण कराचा आणि त्याबदल अकृषिक आकारणीचा भरणा करणे आवश्यक असून असा भरणा केल्यावर ३० दिवसांच्या कालावधीत सनद घेणे अनिवार्य आहे. याप्रमाणे अट आपले विकास परवानगी मध्ये नमुद करण्यात यावी.

११. महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम १५७ अन्वये अधिकार अभिलेखातील नोंद व फेरफार नोंदवहीतील प्रमाणित नोंद ही एतद्विरुद्ध सिध्द करण्यात येईपर्यंत किंवा त्याबदल नवीन नोंद कायदेशिररित्या दाखल करण्यात येईपर्यंत खरी असल्याचे गृहीत धरण्यात येते, या तरतुदीच्या अधीन राहून सदरची विनिश्चिती ही सदर जमीनी संदर्भातील अद्ययावत अधिकार अभिलेख व फेरफारांची तपासणी करून देण्यात येत आहे.

१२. विषयांकित मिळकतीबाबतचे कोणतेही अभिलेख अथवा फेरफार हे कोणत्याही सक्षम न्यायालयाने रदद केल्यास सदरची विनिश्चिती आपोआप रदद झाले, असे समजणेत येईल, व त्याकरीता कोणतेही स्वतंत्र आदेश काढणेची आवश्यकता राहणार नाही. याप्रमाणे अट आपले विकास परवानगी मध्ये नमुद करण्यात यावी.



तहसिलदार कल्याण



नाम: विभागा (महाराष्ट्र ग्रामीण महसूल अधिकार अभिलेख आणि नोंदवहा (ग्राम कल व सुविधा देवा) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७)
 दिनांक: - 24/01/2017 पर्यंत अद्ययावत
 वास्तव्य: - कल्याण
 लिखा: - राणी

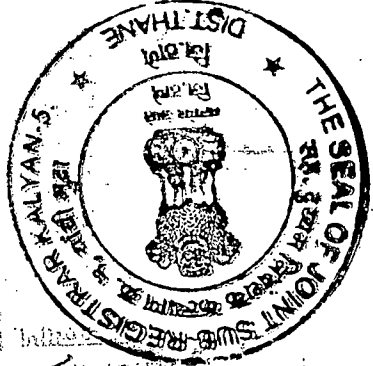
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642	शेतदार पत्रिका नंबर	शेतदार पत्रिका नंबर	

शेतदार पत्रिका नंबर	क्षेत्र	आकार आणि व. फी.व. फ.मा	व्याप्त क्षेत्र
642	शेतदार पत्रिका नंबर	शेतदार पत्रिका नंबर	शेतदार पत्रिका नंबर

शेतदार पत्रिका नंबर	क्षेत्र	आकार आणि व. फी.व. फ.मा	व्याप्त क्षेत्र
(316),(1149),(1555),(1857),(2078),(2766)	शेतदार पत्रिका नंबर	शेतदार पत्रिका नंबर	शेतदार पत्रिका नंबर

नाम: ग्रामीण (महाराष्ट्र ग्रामीण महसूल अधिकार अभिलेख आणि नोंदवहा (ग्राम कल व सुविधा देवा) नियम, १९७९ यातील नियम ३)
 दिनांक: - 24/01/2017 पर्यंत अद्ययावत
 वास्तव्य: - कल्याण
 लिखा: - राणी

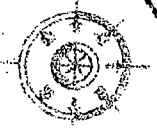
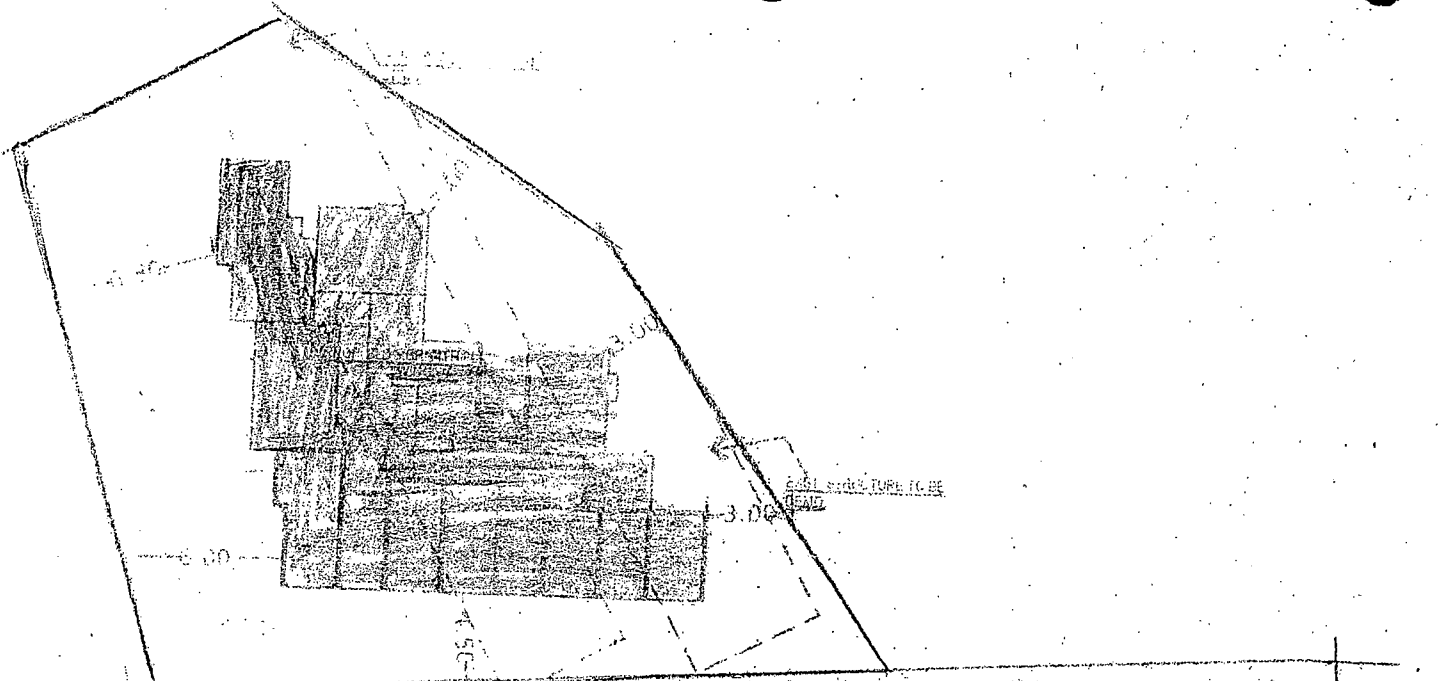
शेतदार पत्रिका नंबर	क्षेत्र	आकार आणि व. फी.व. फ.मा	व्याप्त क्षेत्र
2014-15	शेतदार पत्रिका नंबर	शेतदार पत्रिका नंबर	शेतदार पत्रिका नंबर
2015-16	शेतदार पत्रिका नंबर	शेतदार पत्रिका नंबर	शेतदार पत्रिका नंबर
2016-17	शेतदार पत्रिका नंबर	शेतदार पत्रिका नंबर	शेतदार पत्रिका नंबर





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क. व. व. - ५	



PLAN

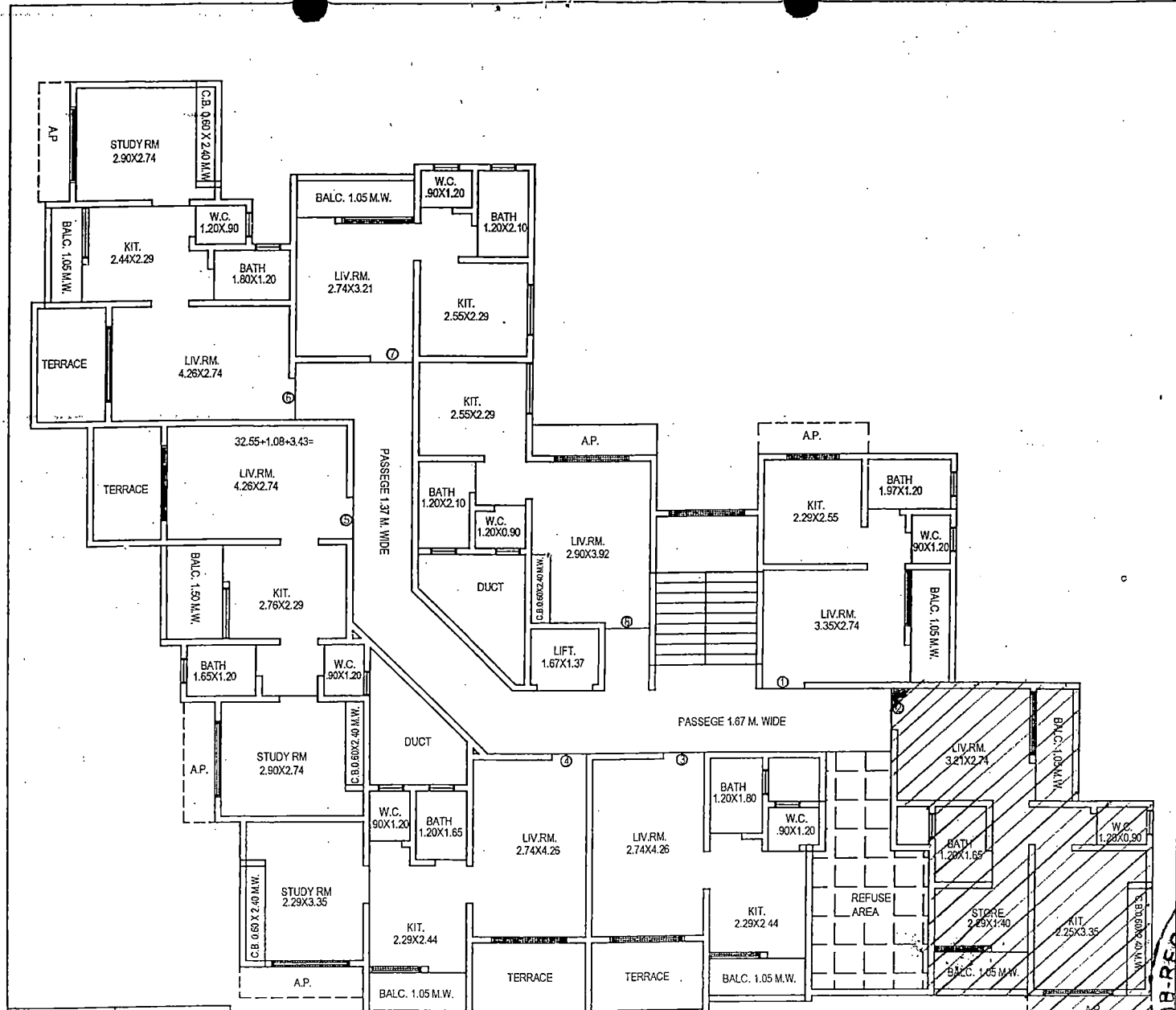
SCALE: 1:500

FLOOR	B/UP AREA	LESS STEARCASE	TOTAL
-------	-----------	----------------	-------

A AREA-STATEMENT

च. ए. व. - ७९	
का. क्र. ८८१२	२०१९
२४	६३

क.ल.क.-९	४६०२	२०१९
४६०२	२०१९	२०१९



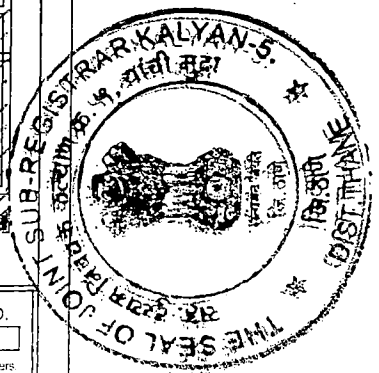
FLOOR	FLAT NO.
5 th	502

5TH FLOOR PLAN
SCALE = 1:100

RAI RESEDENCY PVT.LTD.
KALYAN

S.NO.64 H.NO.2 MOUJE -TISGOAN
TAL-KALYAN DIST.-THANE.
RAI'S " VRINDAVAN "

DILIP TAMBDAY & ASSO.
architect
2nd Floor, Sudhanshu Chambers
Shivaji Path Kalyan



Handwritten signatures and initials:
BIS
Shudh

क.ल.न.-५	
दस्त क्र. ८८१२	२०१९
४६	६३

ANNEXURE E
LIST OF AMENITIES

- R.C.C. Framed Structure
- External Brick walls of 6" thick & internal walls of 4" Thick
- Joint free vitrified flooring in Living, Bed, Kitchen & Passage.
- Joint free flooring in Bathroom with full glazed wall tiles.
- Glazed tiles in W.C. up to window sill level & Bottom
- Granite kitchen platform with S. S. Sink.
- Mixer & Shower fitting in Bathroom.
- P.O.P. Design in Living & P.O.P. border molding in Bedroom & Kitchen.
- Attractive Bathroom & W.C. Door
- Water proof main door with sun mica laminated ply of good quality.
- Marble frame in all windows
- Concealed plumbing in Bath, W.C. & Kitchen.
- Concealed wiring in all rooms
- Extra Telephone & Cable Point
- Aluminum siding with powder coating in all windows with
- French window in living & bed.
- Internal walls are white wash and outside walls of good quality Acrylic paint.
- One wash basin with mirror.
- Attractive lift of good quality material with backup facility.



Bis

Shudys



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

क. ल. न. - ५	
This registration is granted under section 5 of the Act to the following project under project registration number :	
P51700017255	2018
Project: RAI's VRUNAVAN (Plot Bearing / CTS / Survey / Final Plot No.: Survey No 64 Hissa No 2at Tisgaon, Kalyan, Thane, 421306;	
४७	६३
Rai Residency Private Limited having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421306.	

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees; as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (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 24/07/2018 and ending with 31/12/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 7/24/2018 12:37:41 PM

Dated: 24/07/2018

Place: Mumbai

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





०६	६
२०१२	२३/०३/१२
क. ल. नं. ५	

श्री - मुद्रांक विक्री

१००२

५१३

५१३/१२

५१३/१२

५१३/१२

५००२५	५०	५१३/१२	५१३/१२
	५१३/१२	५१३/१२	५१३/१२
	५१३/१२	५१३/१२	५१३/१२
	५१३/१२	५१३/१२	५१३/१२

५३	५३
५३	५३
५३	५३

दिनांक: १०/०३/१२

५१३/१२

५१३/१२

५१३/१२

५१३/१२

५१३/१२

५१३/१२

श्री साहेबराव गोशवाडी, काळसवाडी, काटेमानिवली, कल्याण (पूर्व)

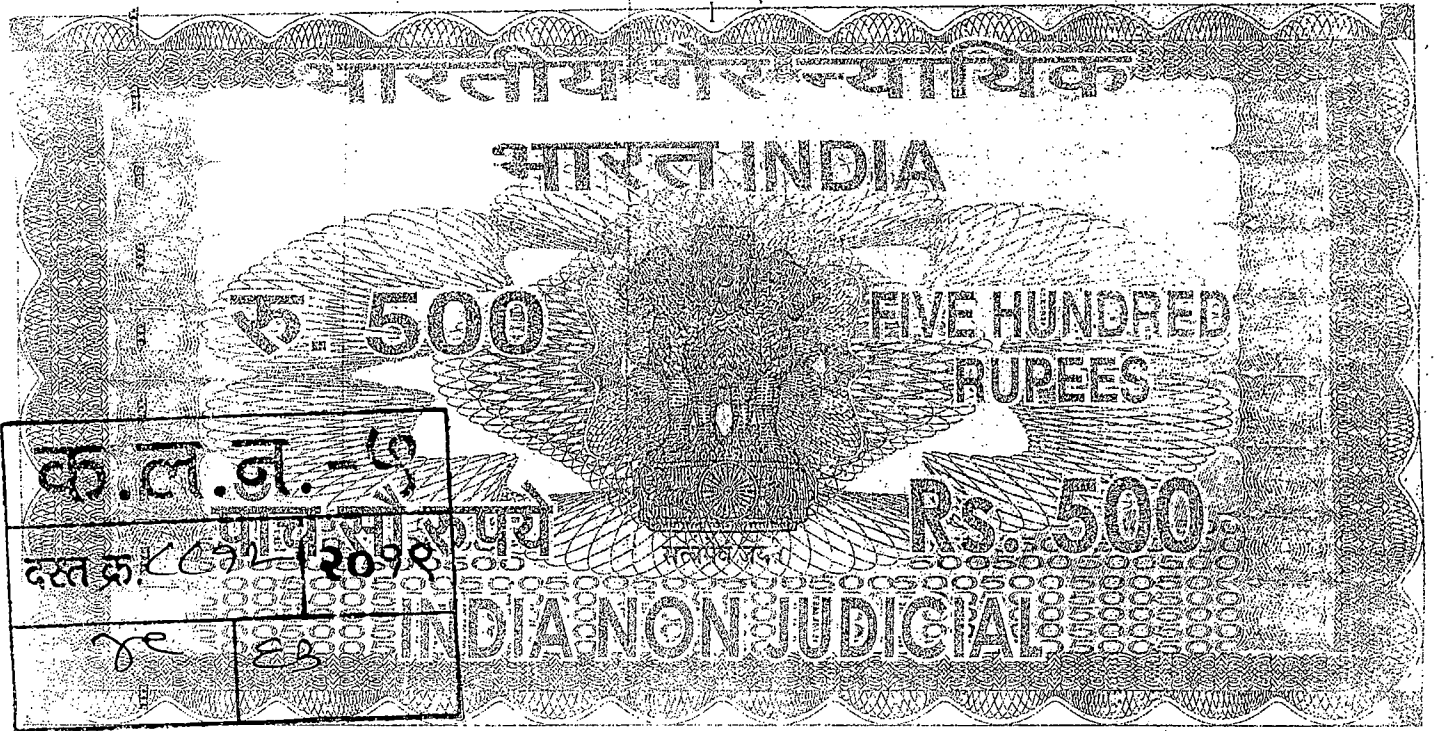
मुद्रांक विक्री विक्राता :

प. क्र. ०/२००३

मुद्रांक विक्री विक्राता : श्री साहेबराव गोशवाडी, काळसवाडी, काटेमानिवली, कल्याण (पूर्व)

५१३/१२

मुद्रांक विक्री विक्राता :



महाराष्ट्र MAHARASHTRA

R 470157



उप कोषागार अधिकारी

कल्याण

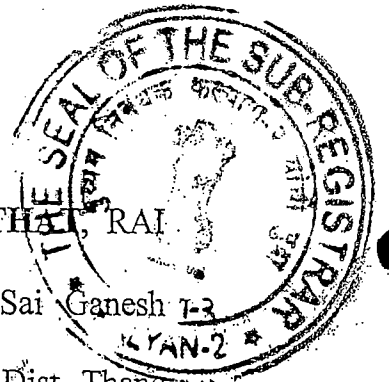
14 JUL 2014

SPECIAL POWER OF ATTORNEY

15/9/2014

KNOW ALL PEOPLE BY THESE PRESENTS THAT RAI

RESIDENCY PVT. LTD. Having Registered Office at Sai Ganesh T-3 Sankul, Vijay Nagar, Tisgaon, Kalyan (E), Taluka Kalyan, Dist. Thane



Handwritten signature

Handwritten signature

कलन २	
दस्तावेज क्र. ६२६३	२०१४
२	१०



दस्तावेजा प्रकार/अनुच्छेद क्रमांक:

(Nature of document/Article No.):

उक्त मुरव्यास पत्र

दस्त नोंदणी करणार आहेत का ?

होय/नाही
YES/NO

(Whether it is to be Registered):

नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव:

कल्याण - २

(If Registrable Name of S.R.O.):

मिळकतीचे वर्णन:

१. दस्तावेज मुरव्यास करणार (पत्र)

(Property Description in brief):

मोबदला रक्कम:

(Consideration Amount):

मुद्रांक विकत घेणाऱ्याचे नाव:

मि. व्हा. सुदेश साखरे, मि. व्हा. सुदेश साखरे

(Stamp Purchaser's Name):

दुसऱ्या पक्षाकराचे नाव:

मि. व्हा. सुदेश साखरे प्रा. लि.

(Name of the other party):

हस्त असल्यास त्याचे नाव व पता:

(If through other person then Name & Address):

मुद्रांक शुल्क रक्कम:

२.५००/-

(Stamp Duty Amount):

मुद्रांक विक्री नोंद वही अनुक्रमांक व दिनांक:

१२५० - १०/०९/२०१८

(Serial No. & Date):

मुद्रांक विकत घेणाऱ्याची सही व दिनांक:

(Stamp Purchaser's Sign/Date):

परवानाधारक मुद्रांक विक्रेत्याची सही:

व परवाना क्र. १२०६०२८

तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता:

श्री. सक्तीसेस, काटेमानिवली, कल्याण (पूर्व)

(Signature)

क.ल.न.-९	
दस्त क्र. ८९२	२०१९
५०	९३

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



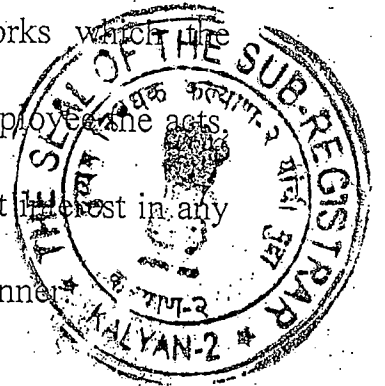
कलन २	
दस्त क्र. ८२६३	२०१८
३	१०



WHEREAS, RAI RESIDENCY PVT. LTD. is doing & carrying business of development land constructing building, purchasing land properties, laying plots, selling flats / shops & other commercial premises constructed during Course Company's business. The company board of Rai

क.ल.न.-५	
दस्त क्र. CC 92	2099
५७	EB

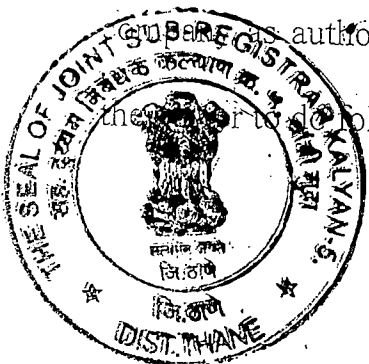
Residency Pvt Ltd: Have unanimously resolved to appoint their an employee by name MR. MOHAN SURESH SALVE aged about 26 years, R/at Milind Nagar, 'F' cabin, Katemanivali, Klayan (E), Dist Thane., To as attorney for doing & Discharging specific work mentioned here below in the name of company for discharging the company's obligations & duties in course of its ordinary business & for executing instrument of special Power of Attorney the Company board of Rai Residency Pvt. Ltd. Have empowered their Managing Director MR. MANOJ RAMSAKAL RAI to execute Special Power of Attorney for the specific works which the company board have resolved in its resolution. The said employee he acts things & matters perfectly, punctually & honestly in the best interest in any manner to cause injury & or losses to the company in any manner



NOW KNOW YE ALL PEOPLE BY THESE PRESENTS THAT :-

Mr. Manoj Ramsakal Rai Managing director of Rai Residency Pvt. Ltd. Do hereby nominate & appoint MR. MOHAN SURESH SALVE aged about 26 Years, R/at Milind Nagar, 'F' cabin, Katemanivali, Kalyan (E), Dist. Thane., To as true & lawful attorney of Company Rai Residency Pvt. Ltd. To do specific acts, deeds & things mentioned below which the

authorized to do through an attorney. The attorney shall have the power to do following:



Manoj Ramsakal Rai
[Signature]

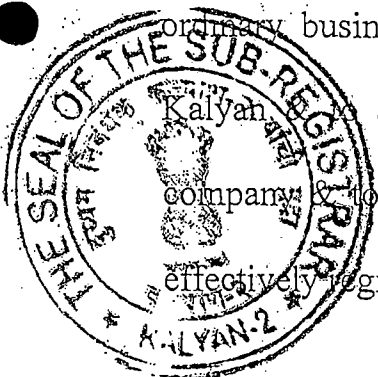
कलन	
दस्त क्र. E2E3	३०
४	१०

क.ल.ब.-७	
दस्त क्र. ८९२	२०१९
५२	६३

1. To sign & execute agreement for sale in respect of flat, shops & or other commercial premises built, constructed & or under construction of the company for consideration fixed & ascertained by the company in course of its ordinary business to sell the same to intending prospective Purchasers.

2. To sign execute correction deed to correct the mistake & error if any done or caused to be done in the agreement for sale of flats & or shop's or commercial premise in ordinary course of business company & further to sing & execute cancellation deed to cancel the agreement for sale of flats, shops required to be done in ordinary course of company business.

3. To present & lodge the agreement for sale correction deed or cancellation deed in respect of flats, shops & or other commercial premises which the attorney executed in the name of company in course of its ordinary business in the office of the Sub - Registrar of Assurances at Kalyan to admit execution of all such agreement in the name of the company & to do & complete the necessary legal & lawful formalities for effectively registering the said documents.



4. Specifically, the attorney shall do the works concerning with the aforesaid affairs of the company to the best office ability in the best interest of the company.



क.ल.ब. २	
दस्त क्र. ६२६३	२०१९
५	१०

5. The company agrees that all the works which are specifically stated above done by the said attorney shall be binding on the company.

[Handwritten signatures]

I execute this power of attorney in the presence of the following witnesses :

SIGNED SEALED & DELIVERED)
BY THE WITHIN NAMED EXECUTANT)
RAI RESIDENCY PVT. LTD.)



Manoj R. Rai

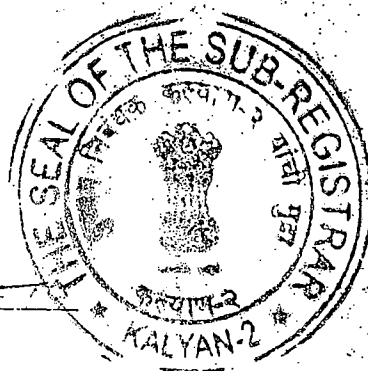
क. त. व. - ६९	
Managing Director of	
MR. MANOJ RAMSAKAL RAI	
दस्ता क्र. ८९२	२०१९
In the presence of	
५३	६३

SPECIMEN SIGNATURE OF ATTORNEY)
MR. MANOJ R. RAI)
MR. MOHAN SURESH SALVE)
In the presence of



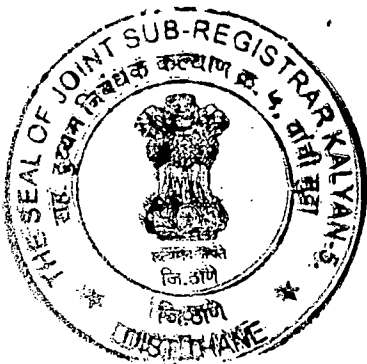
Mohan Suresh Salve

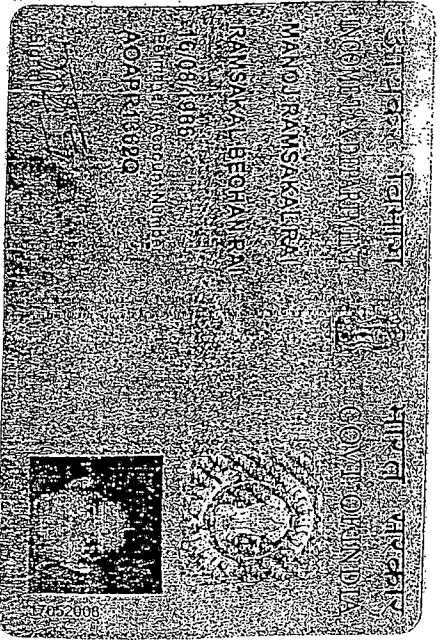
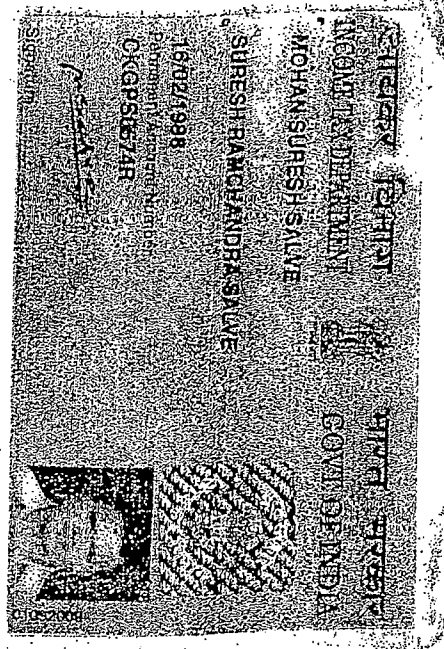
Witness :



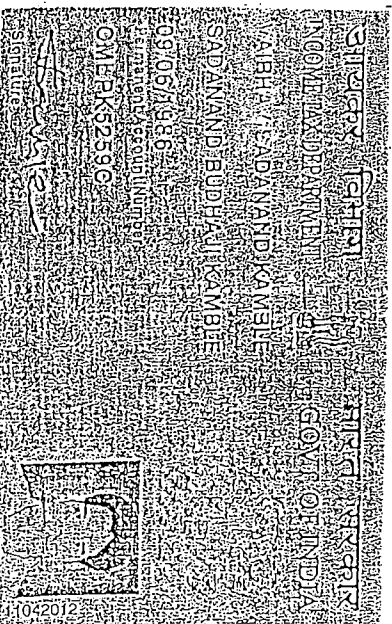
- [Signature]*
- [Signature]*

कालन २	
दस्ता क्र. ६२६३	२०१९
६	१०

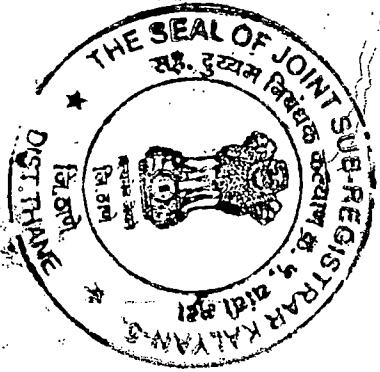
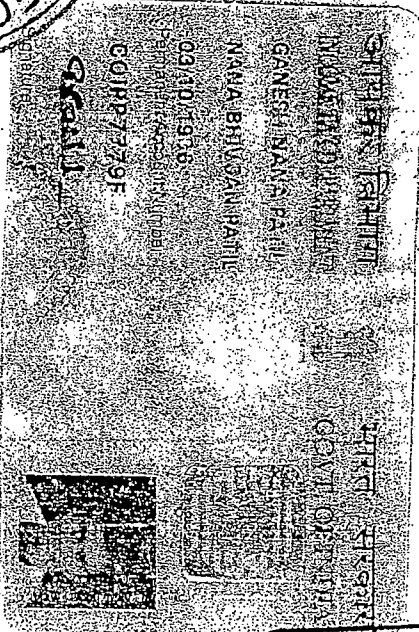




PERMANENT ACCOUNT NUMBER
 RAHOBWASAP
 RAHOBWASAP
 RAHOBWASAP



फ.ल.व.-५
 दर.क्र. ८८१२ २०१९
 ५४ ६३



फ.ल.व. ३
 दर.क्र. ८२६३ २०१४
 ८ १०

Summary1 (GoshwaraBhag-1)

71/6263

सोमवार, 15 सप्टेंबर 2014 11:31

म.पू.

दस्त गोश्वारा भाग-1

कलन2 6190

दस्त क्रमांक: 6263/2014

कलन-५	
दस्त क्रमांक: कलन2/6263/2014	
दस्त क्र. 6692	बाजार मूल्य: रु. 80/
५५	२०९९
भारलेले मुद्रांक शुल्क: रु. 500/-	
५५	६३

मोबदला: रु. 00/-

दु. नि. सह. दु. नि. कलन2 यांचे कार्यालयात

पावती: 6449

पावती दिनांक:

अ. क्र. 6263 वर दि. 15-09-2014

15/09/2014

रोजी 11:31 म.पू. वा. हजर केला.

सादरकरण्याचे जावू: मोहन सुरेश साळवे

भौदणी फी रु. 100.00

दस्त हाताळणी फी रु. 200.00

पृष्ठांची संख्या: 10.

दस्त हजर करणाऱ्याची सही:

एकूण: 300.00

Joint Sub Registrar Kalyan 2
सह दुय्यम निबंधक कल्याण क्र. 2

Joint Sub Registrar Kalyan 2
सह दुय्यम निबंधक कल्याण क्र. 2

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबींमून अन्य असा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तींस काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिकका क्र. 1 15 / 09 / 2014 11 : 24 : 39 AM ची वेळ: (सादरीकरण)

शिकका क्र. 1 15 / 09 / 2014 11 : 24 : 58 AM ची वेळ: (फी) प्रतिज्ञा पत्र

सदर हस्तांतरण कायदा १९५८ नुसार कायदा १९५८ नुसार अंतर्गत तरतुदीनुसार नोंदणीत दस्तऐवज केला आहे. दस्तामधील संपूर्ण लजकुर, निष्पादक व्यक्ती, साक्षीदार व संपन्न जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता, कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तामुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

लिहून देणार सही

लिहून देणार सही



Summary-2(दस्त गोषवारा भाग - २)



15/09/2014 11 33:28 AM

दस्त गोषवारा भाग-2

कलन नं. ८१७०	क.ल.न. - १९
दस्त क्र. ८१२	२०१९
५६	६३
छायाचित्र	अंगठ्याचा ठसा

दस्त क्रमांक : कलन 2/6263/2014

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

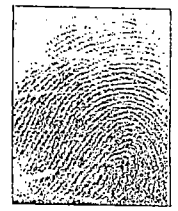
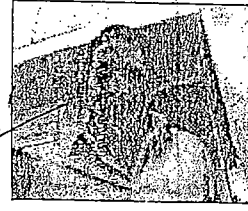
अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

1 नाव: मे.राय रेसिडेन्सी प्रा.ली.तर्फे संचालक श्री. मनोज रामसकल राय
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साई गणेश संकुल, ब्लॉक नं: -, रोड नं: विजय नगर, कल्याण पूर्व, महाराष्ट्र, ठाणे.
पॅन नंबर: AABCR7454F

कुलमुखत्यार देणार
वय :- 48

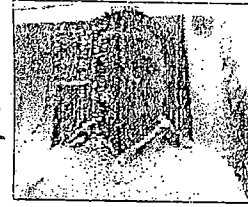
स्वाक्षरी:-



2 नाव: मोहन सुरेश साळवे
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एफ कॅबिन, ब्लॉक नं: मिलिंद नगर, रोड नं: काटेमनिवली, कल्याण पूर्व, महाराष्ट्र, ठाणे.
पॅन नंबर: CKGPS0574R

पॉवर ऑफ अटॉर्नी हॉल्डर
वय :- 28

स्वाक्षरी:-



वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ: 15 / 09 / 2014 11 : 25 : 51 AM

ओळख:-

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

अनु क्र.

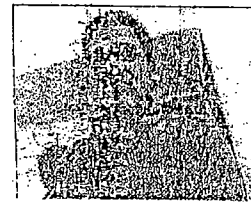
पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

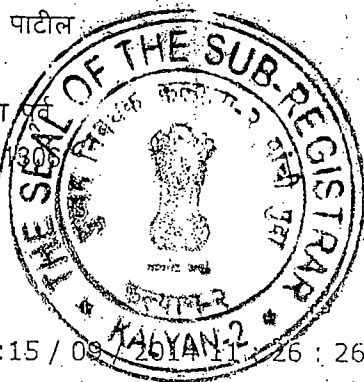
1 नाव: वैभव सदानंद कांबळे
वय: 28
पत्ता: कल्याण पूर्व
पिन कोड: 421306

स्वाक्षरी



2 नाव: गणेश - पाटील
वय: 25
पत्ता: कल्याण पूर्व
पिन कोड: 421306

स्वाक्षरी



शिक्का क्र.4 ची वेळ: 15 / 09 / 2014 11 : 26 : 26 AM

Joint Sub-Registrar Kalyan-2
सह दुय्यम निबंधक कल्याण-२

6263 /2014

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com.

कलन २	
दस्त क्र. ६२६३	२०१४
१०	१०

क.ल.न.-५	
दस्त क्र. ८८१२	२०१९
५०	६३

प्रमाणित करण्यात येते की,
द.क्र. ६२६३ /२०१४ मध्ये
१० पाने आहेत.
पुस्तक २ वजन क्र. ६२६३
१५.६.१५.२०१४ वर नोंदला

सह दुय्यम निबंधक कल्याण क्र. २
दि. १५/०९/२०१४

दस्तावेजासोबत जोडलेले कागदपत्रे, कुळमुखत्यारपत्रे
व्यक्ती इत्यादी बनावट आढळून आल्यास यांची संपूर्ण
जबाबदारी निष्पादकांची राहिल



iSarita v1.3.0





कोर्स
पृष्ठ
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५२	३३
२०१२	२०१२
५-१०-१२	

कर्मसंस्थानकार्यालयकी सही व नांव

[Handwritten signature]

विकल्प - कल्याण

तारीख - 25/06/2019



1908 चें कलम 82 अन्वये मी राहिल यती मला जाणिव आहे.
करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आहे. मला मालकी
रद्दबातल ठरलेले नाही. सदरचे कर्मसंस्थानपत्र पूर्णपणे वैध
कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे
कडून कर्तृत्वहीन ठरले आहे. सदर कर्मसंस्थानपत्र लिहून देणारे अधिकारी
कर्मसंस्थानाच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत
रेजिस्ट्रार प्र.लि. तर्फे श्री. मनोज राय यांनी दि. 15/09/2014 रोजी मला दिलेल्या
करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मी राय
पूर्व याद्वारे घोषित करतो की, दुय्यम निबंधक कल्याण 5 यांच्या कार्यालयात
मी मोहन साळवे, वय 31 वर्ष, राहणार - साळवे याळ, मिलिंद नगर, कल्याण

धोषावज

२७	२७
२०१९	२०१९
क.ल.व.-७	क.ल.व.-७

[Handwritten signature]

लिहून घेणाऱ्याची स्वाक्षरी

वाहन तळ विकत देण्यात / विकत घेण्यात आलेले नाही.
येते की या दस्तावेजात निवासी सदनिका नं. 502... या रूपावर मिळकतीसोबत
सदरचे हमीपत्र आज दि. 25/06/2019 रोजीचे दिवशी याद्वारे करण्यात

हमीपत्र

क.ल.न.-५	
दस्त क्र. ८८१२	२०१९
६१	६३

कोरे
पृष्ठ
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Page



Summary1 (GoshwaraBhag-1)

507/8812

मंगळवार, 25 जून 2019 11:18 म.पू.

दस्त गोषवारा भाग-1

कलन5 E2 E3

दस्त क्रमांक: 8812/2019

दस्त क्रमांक: कलन5 /8812/2019

बाजार मूल्य: रु. 23,02,389/- मोबदला: रु. 23,03,000/-

भरलेले मुद्रांक शुल्क: रु.1,38,200/-

दु. नि. सह. दु. नि. कलन5 यांचे कार्यालयात

पावती:9284

पावती दिनांक: 25/06/2019

अ. क्र. 8812 वर दि.25-06-2019

सादरकरणाचे नाव: सुरेंद्र जगदेवराव लांडगे

रोजी 11:09 म.पू. वा. हजर केला.

नोंदणी फी

रु. 23030.00

दस्त हाताळणी फी

रु. 1260.00

पृष्ठांची संख्या: 63

एकुण: 24290.00

दस्त हजर करणाऱ्याची सही:

Joint Sub/Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२

दस्ताची प्रकृत: कल्याण क्र.५

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२

कल्याण क्र.५

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

शिक्षा क्र. 1 25 / 06 / 2019 11 : 09 : 22 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 25 / 06 / 2019 11 : 16 : 28 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९८८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तमधील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कायदपत्रे दस्तांची सत्यता, वैधता कायदेशीर बाबींसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही

लिहून घेणार सही

लिहून देणार सही



Summary-2(दस्त गोषवारा भाग - २)



25/06/2019 11 27:20 AM

दस्त गोषवारा भाग-2

कलन5 ६३ ६३
दस्त क्रमांक:8812/2019

दस्त क्रमांक :कलन5/8812/2019
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. राय रेसिडेन्सी प्रा.लि तर्फे संचालक श्री. मनोज रामसकल राय यांचे कु.मु. धारक म्हणून कबुली जबाबा करिता मोहन सुरेश साळवे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साई गणेश संकुल , ब्लॉक नं: -, रोड नं: विजय नगर कल्याण पूर्व, MAHARASHTRA, ठाणे. पॅन नंबर:AABCR7454F	लिहून देणार वय :-31 स्वाक्षरी:-		
2	नाव:सुरेंद्र जगदेवराव लांडगे पत्ता:-, -, काशीनाथ अनंत टॉवर, जरी मरी मंदिर जवळ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गाणेस्:वाडी (द:आणे) , MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AFVPL0510J	लिहून घेणार वय :-31 स्वाक्षरी:-		
3	नाव:भारती सुरेंद्र लांडगे पत्ता:-, -, काशीनाथ अनंत टॉवर, जरी मरी मंदिर जवळ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गाणेस्:वाडी (द:आणे) , MAHARASHTRA, THANE, Non-Government. पॅन नंबर:ANNPL7253Q	लिहून घेणार वय :-29 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:25 / 06 / 2019 11 : 20 : 18 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:लीना लाडवंजारी - - वय:25 पत्ता:कल्याण पूर्व पिन कोड:421306	L.K.Ladvanich		
2	नाव:उमाकांत सोमवंशी - - वय:49 पत्ता:कल्याण पूर्व पिन कोड:421306			

शिक्का क्र.4 ची वेळ:25 / 06 / 2019 11 : 26 : 56 AM

शिक्का क्र.5 ची वेळ:25 / 06 / 2019 11 : 27 : 16 AM नोंदणी-पुस्तक 4 मध्ये

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२

कल्याण क्र.५

sr. Epayment Number
1 MH013722524201819E.



Defacement Number
0001680946201920

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ५

8812 /2019

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.



सूची क्र. 2

द्वयम निबंधक : सह. द. नि. कल्याण 5

दस्ता क्रमांक : 8812/2019

25/06/2019

नोंदणी :

Regn:63m

गावाचे नाव : तिसगाव

करनामा

(1) विवेचना प्रकर

2303000

(2) माबदला

2302389

(3) बाजारभाव (भाडेपट्ट्याचा बाबत पट्टाकार आकारणी देणे की पट्टेदार ते नसूद कराचे)

(4) धू-माणपन, पीट्टिस्ता व परक्रमांक (असल्यास)

(5) क्षेत्रकळ

1) 39.01 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तावेज करन देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा

1): नाव:-स. राय रसिहन्नी भा. लि वरु संवालाक श्री. मनोज रामसकल राय यांचे कु.स. धारक म्हणून कबुली जबाबा करिता मोहन सुरेश साळवे वय:-31; पता:-व्हॉट नं.:-, माळा नं.:-, दमरतीचे नाव: साई गणेश सकल, बॉक नं.:-, रोड नं.:- विजय नगर कल्याण पूर्व, MAHARASHTRA, ठाणे. पिन कोड:-421306 पं नं.:-AABCR7454F

दिवानी न्यायालयाचा हुकूमनामा किंवा

2): नाव:-भारती सुरेश बाई वय:-29; पता:-, -, काशीनाथ अनंत टोंबर, जरी मरी मंदिर जवळ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेशबाडी (दे.आणे), MAHARASHTRA, पता. पिन कोड:-421306 पं नं.:-ANNPL7253Q

आदेश असल्यास, प्रतिबादिचे नाव व

(8) दस्तावेज करन देणा-या पक्षकाराचे

1): नाव:-सुरेश जगदेवराव बाई वय:-31; पता:-, -, काशीनाथ अनंत टोंबर, जरी मरी मंदिर जवळ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेशबाडी (दे.आणे), MAHARASHTRA, पता. पिन कोड:-421306 पं नं.:-AFVPL0510J

व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश

(9) दस्तावेज करन देण्याचा दिनांक

25/06/2019

(10) दस्त नोंदणी केल्याचा दिनांक

25/06/2019

(11) अनुक्रमांक, खंड व पृष्ठ

8812/2019

(12) बाजारभावमाणे मंडांक शुल्क

138200

(13) बाजारभावमाणे नोंदणी शुल्क

23030

(14) शीरा

मुख्यांमनासाठी विचारात घेतलेला

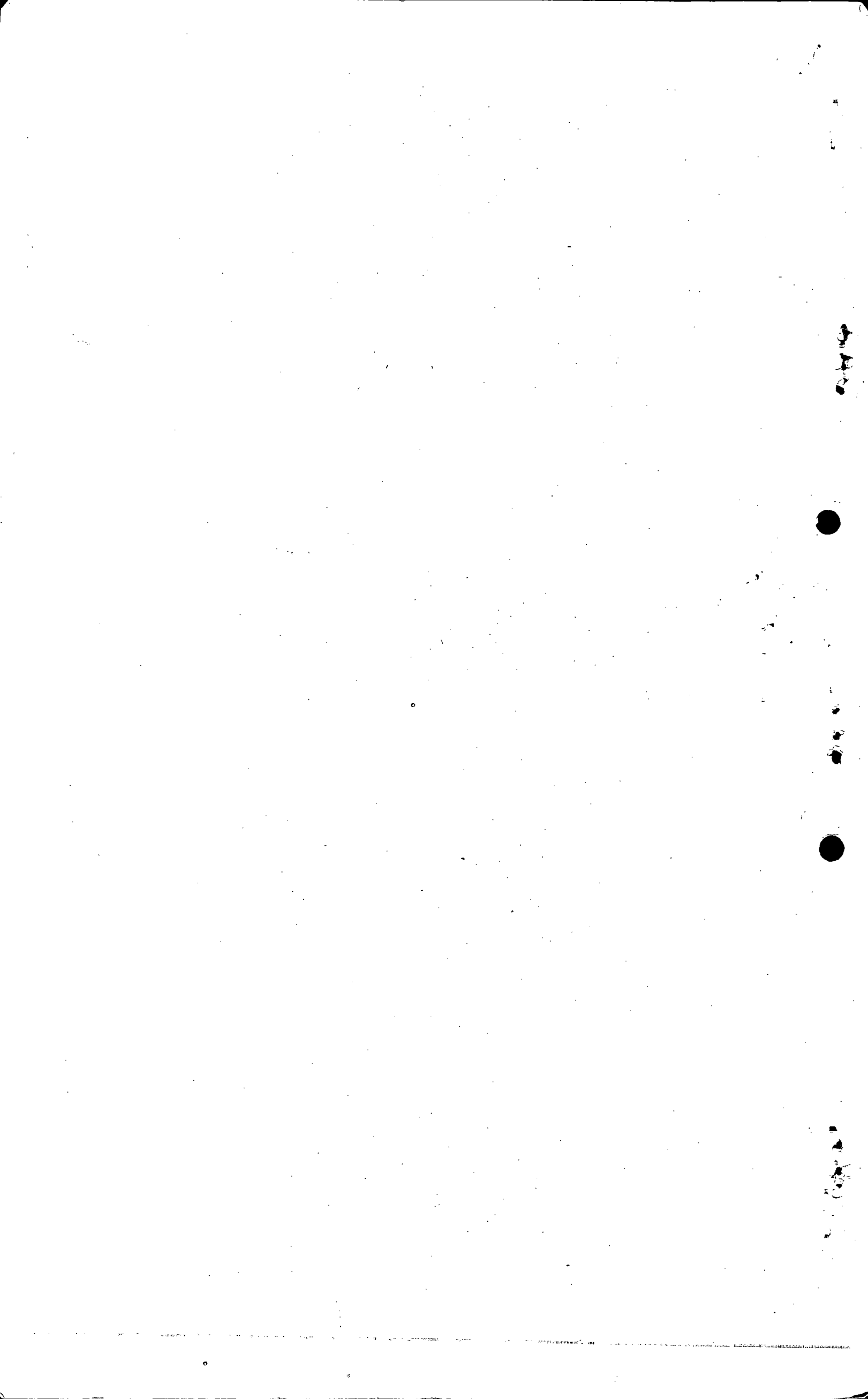
पपशील:-

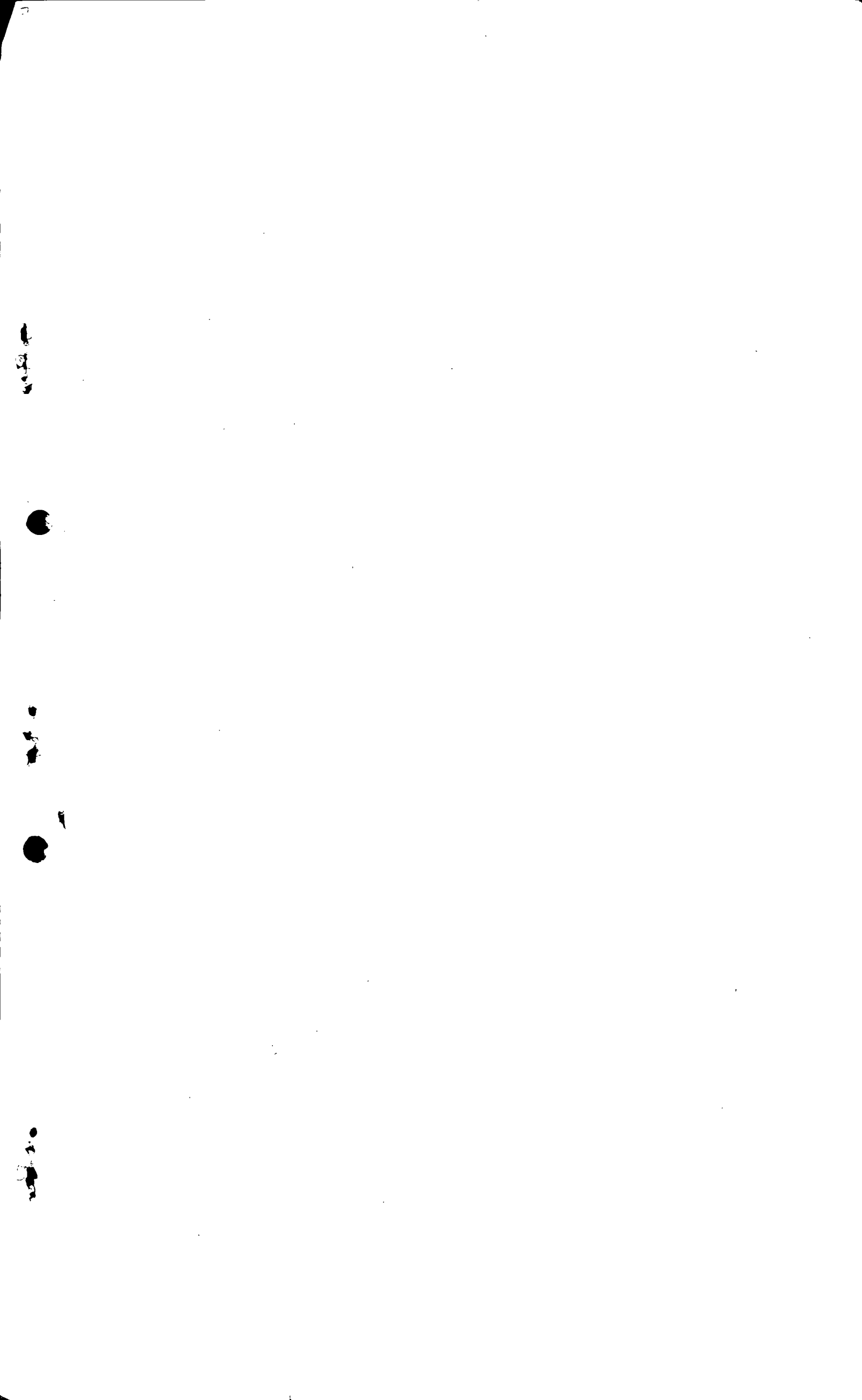
मुद्रांक शुल्क आकारताना निवडलेला

अनुच्छेद :-

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

सह. द्वयम निबंधक कार्यालय क्र. 5







Rai Residency Pvt. Ltd.

Sai Ganesh Sankul, Behind K.D.M.C. 'D' Ward Office, Kalyan (E).

Tel.: 6951001, 2252205, 2252560

Visit us at : www.rairesidency.com

BILL NO.(GGN): 000001942339064

ग्राहक क्रमांक : 020203328983 मोबाईल/ईमेल : 95xxxxxx15

SURENDRA JAGDEVRAO LANDAGE

F.NO.502; RAI'S VRUNDAVAN CHS; GAONDEVI ROAD; TISGAON; Kalyan-Dombivli (M Corp.) Ta:KALYAN
DI:THANE 421306

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 23-03-2023

देयक रक्कम रु : 860.00

देय दिनांक : 12-04-2023

या तारखे नंतर : 870.00

भरल्यास

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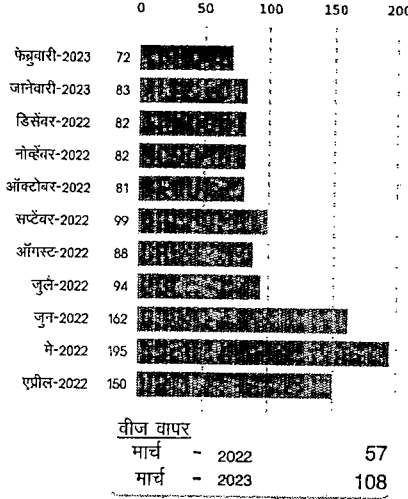
QR कोडद्वारे मरणा केल्यास, मरणा दिनांकानुसार
लागू असलेली तत्पर देयक मरणा सूट किंवा विलंब
आकार पुढील देयकात समाविष्ट करण्यात येईल.

बिलिंग युनिट : 4169/KALYAN (E) S/DN-I/KALYAN (EAST)
दर संकेत ** : 90/LT I Res 1-Phase
पोल क्रमांक : 00000001
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 6/31/8560/0561/4169695
मिटर क्रमांक : 07642814136
रिडिंग ग्रुप : R6

पुरवठा दिनांक : 11-02-2020
मंजुर भार : 1.00 KW
सुरक्षा ठेव जमा (रु) : 1000.00
चालू रिडिंग दिनांक : 19-03-2023
मागील रिडिंग दिनांक : 18-02-2023

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
4198	4090	1.00	108	0	108

Meter Status: Normal
Bill Period: 0.97/



मध्यवर्ती तक्रार निवारण केंद्र 24x7

1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम
व कार्यपध्दती महावितरणच्या संकेत स्थळ
www.mahadiscom.in > ConsumerPortal
> CGRF यावर उपलब्ध आहे

आम्ही येथेही उपलब्ध आहोत



विशेष संदेश

- * प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.९५XXXXXX९५ आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाईल ॲप वापरा किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पावा MREG ०२०२०३३२८९८३.
- * महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये. गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

तुमची पसंती आम्हाला सांगा

ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे?
आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.

9326508274 वर 'OPINION' व्हाट्सअप कर किंवा ॲप डाऊनलोड करा



QR कोड स्कॅन करा ॲप डाऊनलोड करा
App मध्ये सर्व भरा आणि आकर्षक बक्षीस जिंक

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स्थळप्रत बिलिंग युनिट : 4169	ग्राहक क्रमांक : 020203328983	पी.सी. : R6	दर : 90	या तारखे पर्यंत भरल्यास	01-04-2023	Rs. 850.00
अंतिम तारीख	12-04-2023			या तारखे नंतर भरल्यास	12-04-2023	Rs. 870.00

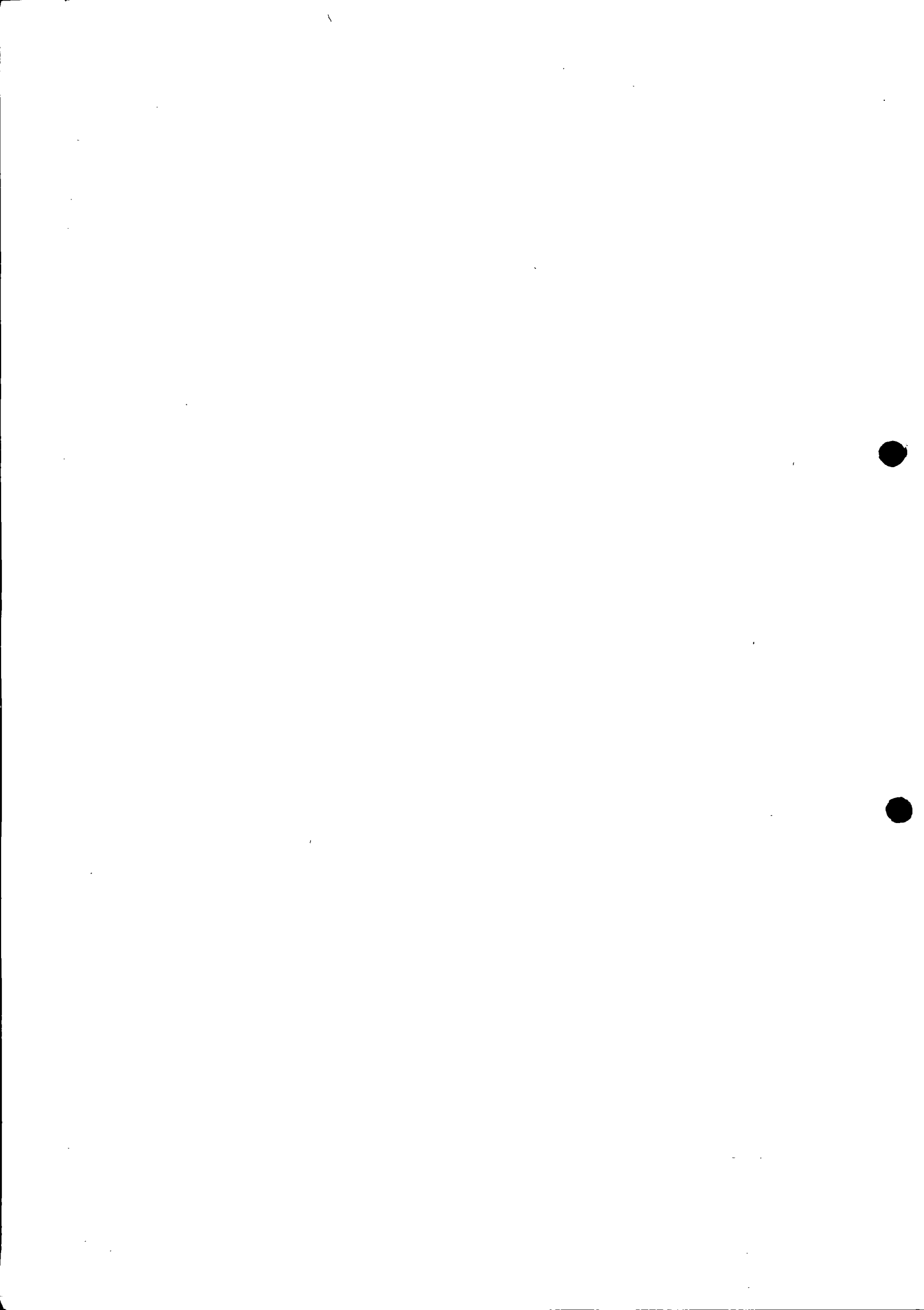
किेची स्थळप्रत:

बिलिंग युनिट : 4169 ग्राहक क्रमांक : 020203328983
4169602020332898312042023000008600010000104230010



डिटिसी क्र. : 4169695
पी.सी. R6 दर: 90

अंतिम तारीख	12-04-2023	Rs. 860.00
या तारखे पर्यंत भरल्यास	01-04-2023	Rs. 850.00
या तारखे नंतर भरल्यास	12-04-2023	Rs. 870.00



प्राधिकृत अधिकारी यांचे कार्यालय
राईज वृंदावन को-ऑप हौसिंग सोसायटी लि.

नोंदणी क्र.:टीएनए/केएलएन/एचएसजी/टीसी/३३२३१/२०२०-२१ सन २०२१.

कार्यालयाचा पत्ता: सोसायटी ऑफिस, तळमजला, गावदेवी मंदिर रोड, आदर्श नगर, तिसगांव, कल्याण (पूर्व)
जि.ठाणे.४२१३०६.

जावक.क्र. admin/राईजवृंदावन/००८

दिनांक :३० .०३ .२०२३.

To:

The Assistant General Manager
State Bank of India
RACPC,THANE.

Dear Sir/Madam,

We, RAI'S VRUNDAVAN CO-OPERATIVE HOUSING SOCIETY REG NO. TNA/ KLN/ HSG/ (TC)/ 33231/ 2020-21dated 26-02-2021, here by certify that:

1. We have transferable rights to the property described below and Flat No. 502 Surendra J Landage & Bharti Surendra Landage are owner of the said property. The member has purchased and transferred all their right , title, interest, of the said flat's from Rai Residency Pvt Ltd through the sale agreement dated _____ and hence they were accepted as a member of our society

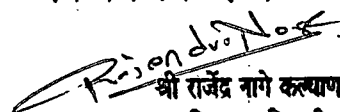
1(a) Description of the property:

Flat No./ House No. : 502 , admeasuring (420 sq. ft. Carpet/& 600 Sq.ft. built up area)
Building No. /Name : Rai's Vrundavan Chs Ltd.
Plot No /Survey No. : 64/2
Street No./Name : Gaodevi Mandir Road,
Locality Name : Adarsh Nagar.
Area Name : Tisgaon. Kalyan East
City Name : Kalyan.
Pin Code : 421306.

2. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

3. We confirm that, we have no objection whatsoever to the said owners, at their own costs, charges, risks and consequences extending the mortgage on the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

राईज वृंदावन को-ऑप हौसिंग सोसायटी लि.
टीएनए/केएलएन/एचएसजी/टीसी ३३२३१/२०२०/सन-२०२१


श्री राजेंद्र नागे कल्याण
प्राधिकृत अधिकारी

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श्री लक्ष्मी देवी मठ-के समस्त भक्त
सर्व-सुख-सुख (सर्व-सुख-सुख)

सर्व-सुख-सुख के
सर्व-सुख-सुख

प्राधिकृत अधिकारी यांचे कार्यालय
राईज व्हॉलर कॉ-ऑपरेटिव्ह सोसायटी लि.

नांदेणी क्र.:टीएनए/कएलए/पएए/ए/टीसी/३३३३१/२०२०-१२ सप्त २०२१
 कार्यालय पत्ता: सोसायटी ऑफिस, लक्ष्मणवाडी, गावठोदी मंडी रोड, आदरवाडी नगर, तिसगाव, कळेयाण (पूर्व)
 लि.ठ.पि.४२१३३०३.

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/extension of mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, /We note not to change the same without the written NOC of the Bank.

7. /We undertake to inform & submit the share certificate directly to your bank i.e State Bank of India, as and when issued by our society, in the name of your home loan borrower Shri/Smt. Surendra J Landage & Bharti Surendra Landage (Name of the Purchaser/borrowers)/We have already issued share certificate in the name of your home loan borrower Shri/Smt. Surendra J Landage.

8. We also confirm that there are no dues or maintenance charges pending against the said flat to the society.

9. The signatory to this letter draws authority to sign this undertaking on behalf of the Society resolution /Deputy Registrar Order dated 02-06-2022 (Copy of document of delegation of authority to the signatory should be attached with this NOC.)

10. We have already issued NOC to State Bank of India. To enable our society member and your home equity loan applicant Shri/Smt. Surendra J Landage to avail home equity/top-up loan from your bank we are issuing this NOC.

Yours faithfully,
राईज व्हॉलर कॉ-ऑपरेटिव्ह सोसायटी लि.

अध्यक्ष/अधिकारी/अधिकारी (दि.) ११११/२०२०/२०२१

(Handwritten signature)
 No. ४२१३३०३
 श्री राजेंद्र शंकर शिंदे
 श्री राजेंद्र शिंदे
 Authorized Signatory.
 Name -Rajendra S Nage.
 Designation -Authorised Officer/Administrator.
 Place -Kalyan.
 Date -30.03.2023.

1998-1999
of the City of

1998-1999
of the City of



कल्याण डोंबिवली महानगरपालिका, कल्याण.



मालमत्ता कर वर्ष सन 2022 - 2023 क्लस्टर क्रमांक D 04
(देयक कालावधी दिनांक 01-APR-2022 ते, दिनांक 31-MAR-2023)

स्वातंत्र्याचा अमृत महोत्सव

(महाराष्ट्र महानगरपालिका अधिनियम अनुसूचीतील प्रकरण ८ नियम ३९ अन्वये)

देयक क्र. : 184272 दिनांक : 13-APR-2022
 प्रभाग क्र. : D विभाग क्र. : 04
 मालमत्ता क्र. : D04021647000 एकूण क्षेत्रफळ (चौ.मी.) : 38.92
 खोली क्र. : 502 वापराचा प्रकार : Mixed
 मिळकतधारकाचे नाव : SURENDRA J LANDAGE & BHARTI S LANDAGE मालमत्तेचा प्रकार : इमारत
 पत्ता : RAI'S VRUNDAN, GAONDEVI ROAD, MANLANG ROAD, CHAKKINAKA, NEAR CHETANA SCHOOL, KALYAN EAST
 वार्षिक निवासी : 7,776.00
 करयोग्य बिगर निवासी :
 मुल्य रु. एकूण : 7,776.00

१	२	३	४	५		६
अ. क्र.	कराचे तपशिल	कर दर (%)	मागील बाकी रु.	01.04.2022 ते 30.09.2022 (प्रथम सहामाही)	01.10.2022 ते 31.03.2023 (द्वितीय सहामाही)	एकूण रक्कम रु.
1	सर्वसाधारण कर	27.50		1,069.50	1,069.50	2,139.00
2	पथकर	9.00		350.00	350.00	700.00
3	मलप्रवाह कर	2.00		78.00	78.00	156.00
4	पाणीपुरवठा लाभ कर	12.50		486.00	486.00	972.00
5	मलप्रवाह सुविधा लाभ कर	10.50		408.50	408.50	817.00
6	महापालिका शिक्षण उपकर	3.00		117.00	117.00	234.00
7	वृक्ष संवर्धन कर	1.00		39.00	39.00	78.00
8	शासकीय शिक्षण उपकर (निवासी)	6.00		233.50	233.50	467.00
9	कचरा संकलन उपयोगकर्ता शुल्क			300.00	300.00	600.00
	एकूण स्मये			3,081.50	3,081.50	6,163.00
	एकूण जमा स्मये					0.00
	एकूण देय रक्कम					6,163.00
	अंतिम देय दिनांक			दि. 31.08.2022	दि. 31.12.2022	

दरमहा २ टक्के व्याज आकारले जाणार असल्याने प्रत्यक्ष भरणा करते वेळी रक्कमेत वाढ होण्याची शक्यता आहे.

अक्षरी स्मये : SIX THOUSAND ONE HUNDRED SIXTY-THREE ONLY



Scan QR code using
Google lens or Camera

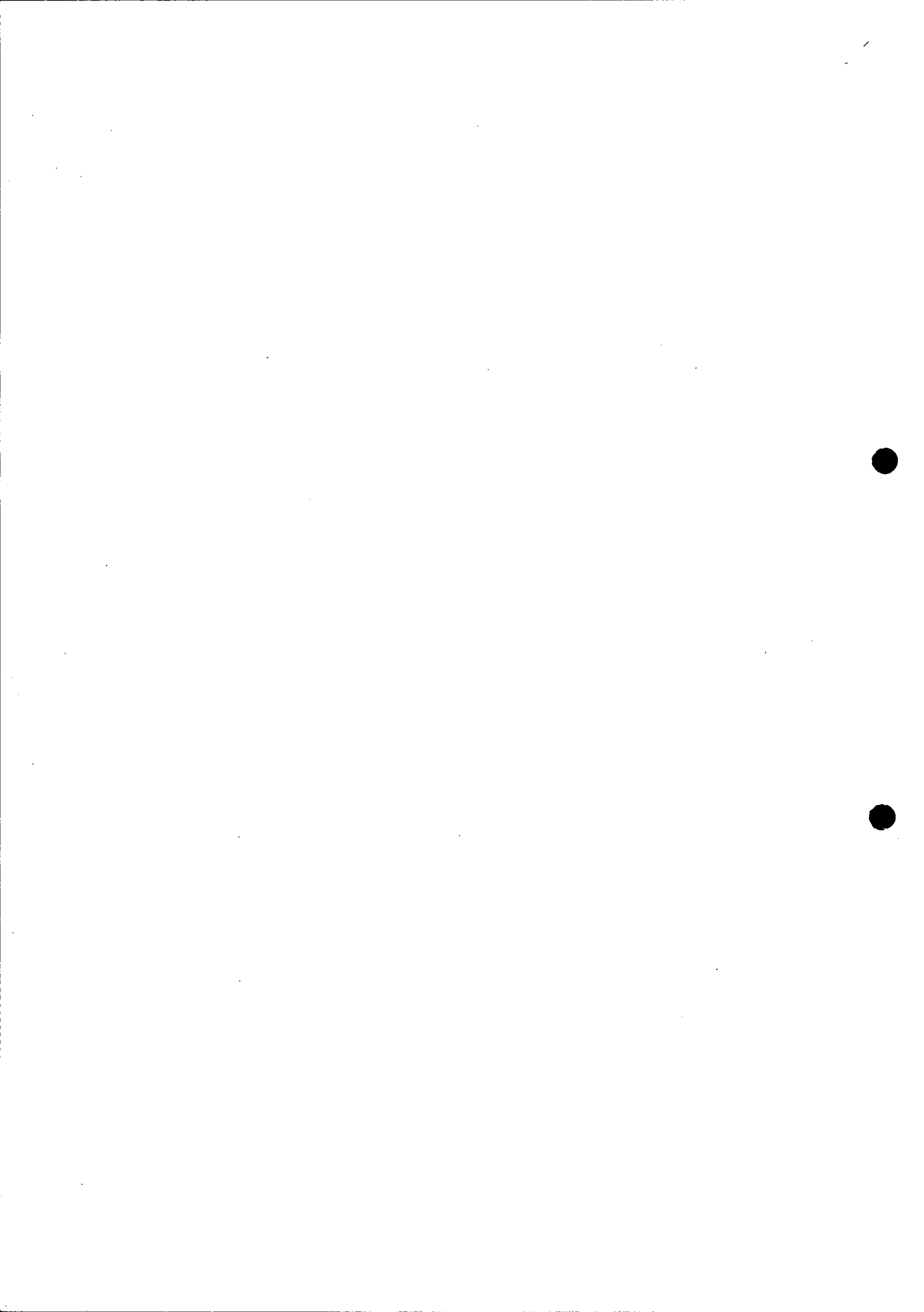
sd/-

उप आयुक्त (कर)

कल्याण डोंबिवली महानगरपालिका, कल्याण

(सूचना मागील पानावर नमुद केलेल्या आहेत) चुकभुल द्यावी घ्यावी.

This is computer generated document, hence requires no signature.





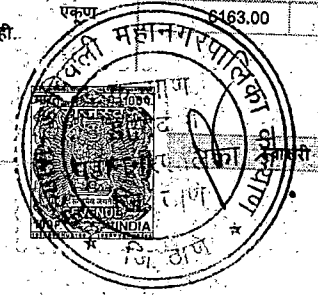
कल्याण डोंबिवली महानगरपालिका

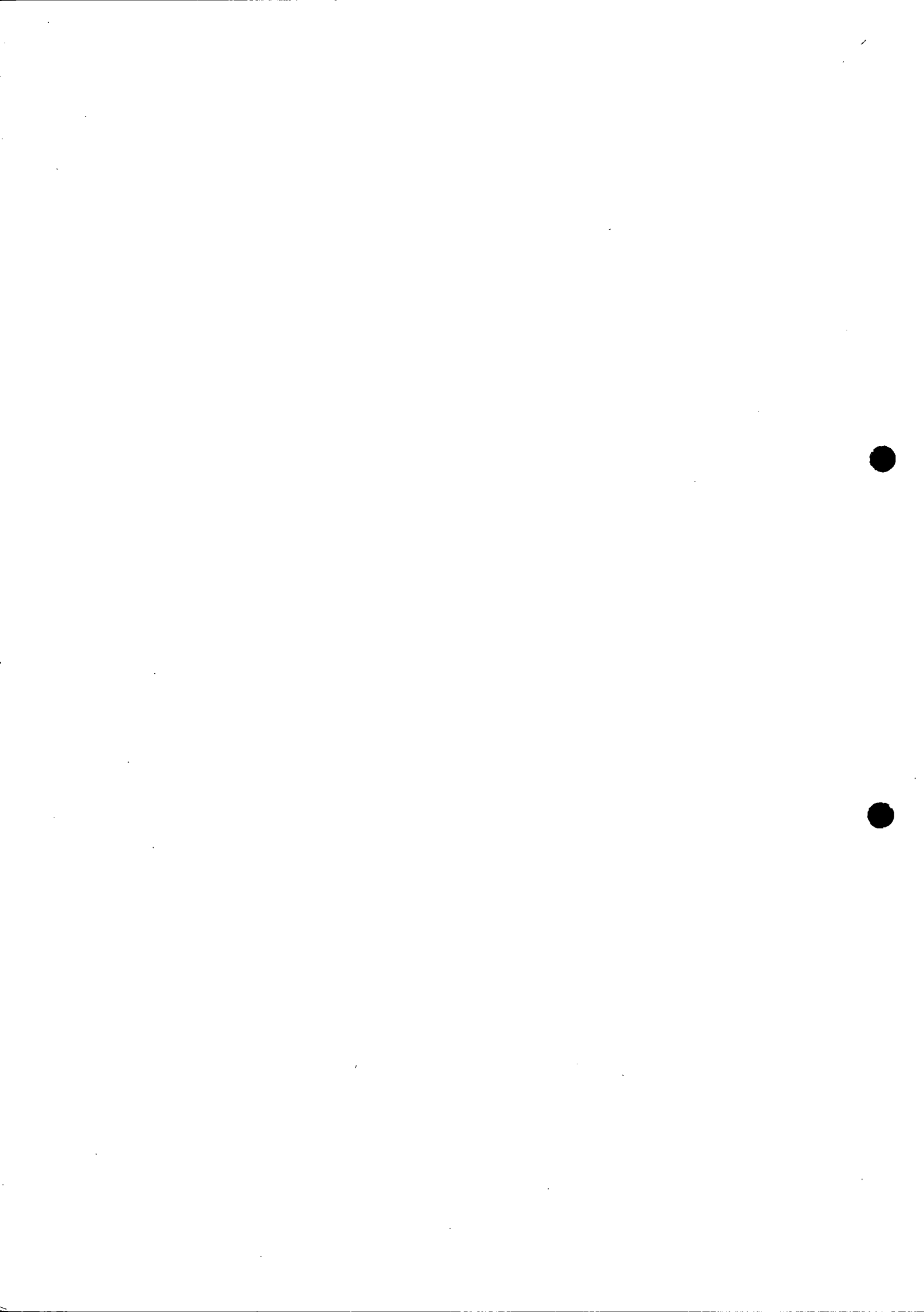
पावती

पावती क्रमांक	पावती दिनांक	नेखाशीत	सुविधा केंद्र	खिडकी संदर्भ क्र.
AS1007803	18/01/2023 16:30	Receipt for Property Tax Bill Payment	CFC@DW771	POS-D-01/19
कट्टन प्राप्त	SURENDRA J LANDAGE & BHARTI S LANDAGE			
विवरण	Property No.: D04021647000 / 502			
सदनिका धारकाचे नाव	SURENDRA J LANDAGE & BHARTI S LANDAGE			
प्रदानाचा प्रकार	रक्कम	बँकेचे नाव	घनादेश क्रमांक	घनादेश दिनांक
POS	6163.00			

विल क्रमांक	विल दिनांक	विल कालावधी	विनायातपशील	देय रक्कम	प्राप्त रक्कम
184272	13/04/2022	01/04/2022 to 31/03/2023	General Tax Road Tax Conservancy tax Water Supply Benefit Tax Conservancy Benefit Tax Kalyan MC Edn Tax Tree Tax Education Cess (Residential) SWM Charges	2139.00 700.00 156.00 972.00 817.00 234.00 78.00 467.00 600.00	2139.00 700.00 156.00 972.00 817.00 234.00 78.00 467.00 600.00
Six Thousand One Hundred Sixty Three Rupees Only				एकूण	6163.00
टिप - पावतीमध्ये कोणत्याही प्रकारचे बदल असल्यास २४ तासांच्या आत नागरी सुविधा केंद्रामध्ये संपर्क साधावा अन्यथा कुठल्याही तक्रारीची दखल घेतली जाणार नाही.					6163.00

CFC@DW771 / POS-D-01/19 / Aishwarya Tavare / 18/01/2023 16:30





१९/०७/२०१०

म०. ९५६२३६४८३

श्री लक्ष्मी व गोपी...
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श्री लक्ष्मी व गोपी...
श्री लक्ष्मी व गोपी...

श्री लक्ष्मी व गोपी

श्री लक्ष्मी व गोपी...
श्री लक्ष्मी व गोपी...
श्री लक्ष्मी व गोपी...

श्री लक्ष्मी व गोपी...
श्री लक्ष्मी व गोपी...

श्री लक्ष्मी व गोपी

१३. अंतिम गुणवत्ता यादीनुसार आपली निवड खेळ पदवी प्राप्त झाली असली तरी आपण २५ (क) या प्रवर्गातील असल्यामुळे आपणास पुढील पदवीप्राप्तीचा त्वावकाश प्रमाणपत्र सादर करणे आवश्यक असल्यामुळे आपणास सध्या प्रवर्गातून पदवीप्राप्तीचा त्वावकाश देण्यात येणार नाही.
१४. पोलिस परीक्षा वेळी आपण सादर केलेली शिक्षण, वय, धर्म, जात इत्यादी बाबतची प्रमाणपत्रे पोलिस पदवीप्राप्तीच्या वेळी आपण सादर केलेली शिक्षण, वय, धर्म, जात इत्यादी बाबतची प्रमाणपत्रे पोलिस व वर्तूक नसल्यामुळे आढळून आल्यास किंवा साक्षात् नमुन्यात दिलेली माहिती खोटी असल्यामुळे निदर्शनास आल्यास किंवा आपले पूर्ववर्तमान पदवीप्राप्तीच्या वेळी आपण सादर केलेली शिक्षण, वय, धर्म, जात इत्यादी बाबतची प्रमाणपत्रे पोलिस पदवीप्राप्तीच्या वेळी आपणास देण्यात येणार नाहीत.
१५. आपण परीक्षा वेळी द्याव्यात असलेली जात/प्रवर्ग आपणास देण्यात येणार नाहीत.
१६. आपण वेळापत्रक किंवा वेळापत्रकात नोंदविलेल्या जन्मतारखेत फारदात करवण्याचा असल्यास आपणास महाराष्ट्र नागरी सेवा (सेवेच्या सर्व साधारण शर्ती) नियम, १९८२ मधील तरतुदीनुसार शासकीय सेवेत प्रवेश करण्याच्या तरतुदीपुढील ५ बर्षांच्या कालावधीत योग्य त्या पुरवठ्यासह सक्षम प्राधिकरणांमार्फत शासनाकडे अर्ज करवा लागेल. ५ बर्षांच्या कालावधीनंतर केलेल्या अर्जावर विचार केला जाणार नाही.
१७. शासनात विहित केलेल्या नियमानुसार आपण मर्यादी व हिंदी भाषा उल्लेख केलेली नसल्यास किंवा आपणास सध्या परीक्षा उल्लेख देण्यापासून सूट मिळालेली नसल्यास आपणास सध्या परीक्षा उल्लेख देणे आवश्यक राहिल.
१८. शासन नियम सा.प्र.वि.क.अकपा/१०००/प्र.क.५९/२०००/८, दि.२४/९/२००९ नुसार आपणास नियुक्ती विचारण्यापासून २ वर्षांच्या आत खाली नमूद संज्ञांक अर्दीचे प्रमाणपत्र सादर करणे आवश्यक राहिल.
(अ) D.O.E.A.C.C. सोसायटीच्या अधिकृत "C.C.C." किंवा "O." किंवा "A." किंवा "B." स्तर किंवा "C." स्तर यादीची कोणतीही एक परीक्षा उल्लेख देण्याचे प्रमाणपत्र किंवा
(ब) महाराष्ट्र राज्य उच्च व तर शिक्षण मंडळ, मुंबई यांच्याकडील अधिकृत "MS-CIT" परीक्षा उल्लेख देण्याचे प्रमाणपत्र.
१९. मुंबई पोलिस दलाच्या आवश्यकतेनुसार व आपण दिलेल्या धर्माप्रमाणे सध्या आपणास देण्यात येणारी पोलिस चालकपत्र (Driver) कर्तव्य सूची वार पाहणे बाबतचे नमूद केलेले सूत्रे वार पाहणे लागतील.
२०. पोलिस शिपाई चालक या पदावर नेमणूक केलेल्या उमेदवारांना पोलिस शिपाई चालक पदातील कर्तव्यांव्यतिरिक्त पोलिस मुख्यालयातील अन्य पोलिस कर्तव्ये सूत्रे वार पाहणे लागतील.
२१. त्याची आदेश क्रमांक ६६९/२०१० दिनांक ३०/०९/२०१० नुसार नियुक्तीच्या दिनांकापासून पुढील ६ वर्षे अंतर्गतच बदलीचा विचार केला जाणार नाही.
२२. शासन नियम क्र.अ.नि.१००५/१२६/सेवा-२, दि.३१/१०/०५ अन्वये दि.११/११/०५ पासून परिभाषित अर्थाने निवृत्तीचीजाणा' लागू झाली असल्यामुळे आपणास सध्या योजनेच्या तरतुदी लागू होतील. त्यामुळे सध्या अर्थाने निवृत्तीचीजाणा' लागू झाली असल्यामुळे आपणास सध्या योजनेच्या तरतुदी लागू होतील. त्यामुळे सध्या अर्थाने निवृत्तीचीजाणा' लागू झाली असल्यामुळे आपणास सध्या योजनेच्या तरतुदी लागू होतील.
२३. आपणास आपल्या पदाचा योजनेच्या निवृत्ती प्राधिकरणास १ महिन्यांची आगावी नोंदीस द्यावी लागेल अथवा १ महिन्यांच्या नोंदीचीजाणा' बदल्यात १ महिन्यांच्या प्रमाणावरचही रक्कम निवृत्ती प्राधिकरणाकडे प्रथम मर्यादी लागेल. तसेच आपल्याविरुद्ध कोणतीही चौकशी प्रलंबित अथवा प्रस्तावित असल्यास आपणास सध्या योजनेच्या तरतुदी लागू होणार नाहीत.
२४. वरील सर्व अटी व शर्ती आपणास मान्य असून सध्या निवृत्ती विचारात असल्यामुळे केवळ आपणास सध्या योजनेच्या तरतुदी लागू होणार नाहीत.



|| SHREE SAI GANESH ||

Rai Residency

Date: - 20/11/2020

POSSESSION LETTER

Sub: - POSSESSION LETTER in respect of Flat No. 502, on 5th Floor
in Building "RAI'S VRUNDAVAN"

**MR. SURENDRA JAGDEVRAO LANDAGE &
MRS. BHARTI SURENDRA LANDAGE**

Sir/Madam,

This is to certify that we have received full and final payment of consideration amount from you towards sale of Flat No. 502, as per Agreement for sale.


And now we are handing over peaceful vacant possession of the Flat No. 502, on 5th Floor of Building "RAI'S VRUNDAVAN" to you for your absolute use and occupation.

It is further made clear to you that none of the list of Amenities as per Annexure is **pending** as per agreement and you are fully satisfied with company quality of workmanship with zero complaint.

Thanking you.

Yours faithfully,

For RAI RESIDENCY PVT. LTD.

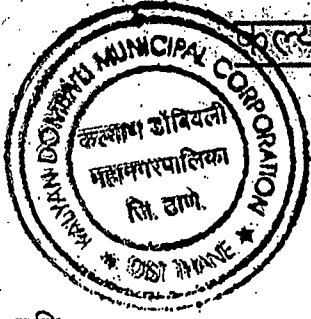

Manager

To make dreams come true

Rai Residency Pvt. Ltd.
BUILDERS & DEVELOPERS

Sai Ganesh Sankul, Vijay Nagar, Kalyan (E). © 2252560
Email : info@rairesidency.in Website : www.rairesidency.in





कल्याण डोंबिवली महानगरपालिका, कल्याण.

— नगररचना विभाग —

बांधकाम पूर्णत्वाचा दाखला

जा.क्र.कडोंमपा/नरवि/सीसी/क.वि/OCC/504/

दिनांक:- 19/12/2019

प्रति,

श्री. पांडूरंग अ. गायकवाड व इतर.

कु.मु.प.धा. — मे.राय रेसिडेन्सी प्रा.लि., कल्याण.

द्वारा — श्री. दिलीप तांबडे (वास्तु.), कल्याण (प.)

स्ट्रक्चरल इंजिनियर — मे. खासनीस अॅण्ड असो., कल्याण.

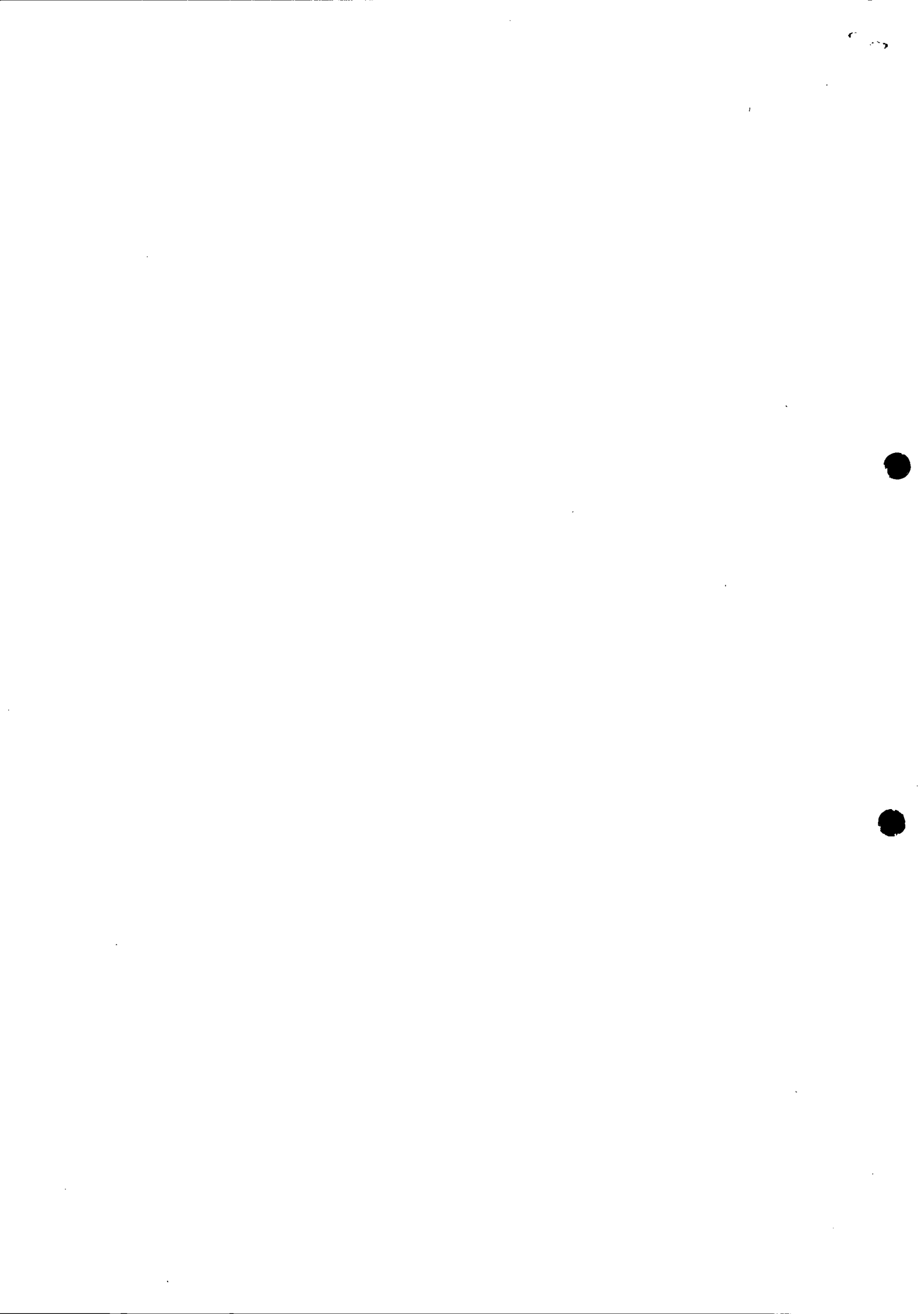
वास्तुशिल्पकार श्री. दिलीप तांबडे यांचे OCN/643/19, दि. 03/12/2019 चे अर्जावरून दाखला देण्यांत येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं.६४, हि.नं.२, मौजे—तिसगांव, कल्याण(पूर्व) येथे महानगरपालिका यांचेकडील बांधकाम परवानगी क्र.कडोंमपा/नरवि/बांप/कवि/२०१७-१८/२५/१६९, दि. ०२/०३/२०१९ अन्वये १४६८.३८ चौ.मी. मंजूर केलेल्या नकाशे प्रमाणे १४६८.३८ चौ.मी. क्षेत्राचे 'रहिवास + वाणिज्य' भाग बांधकाम पूर्ण केले आहे.

सबब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटींवर बांधकामाची वापर परवानगी देण्यांत येत आहे.

मजले	सदनिका	क्षेत्र (चौ.मी.)
स्टिक्ट(पै), तळ मजला(पै)	१० दुकाने, २ सदनिका	१७६.५५
पहिला मजला	८ सदनिका	१८५.१४
दुसरा मजला	८ सदनिका	१८५.१४
तिसरा मजला	८ सदनिका	१८५.१४
चौथा मजला	८ सदनिका	१८५.१४
पाचवा मजला	८ सदनिका	१७७.३९
सहावा मजला	८ सदनिका	१८५.१४
सातवा मजला	८ सदनिका	१८५.१४
एकुण =	५८ सदनिका, १० दुकाने	१४६८.३८ चौ.मी.

अटी:-

- भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून क.डों.म.पा.स विनामुल्य हस्तांतरीत करावी लागेल.
- मंजूरी व्यतिरीक्त जागेवर बांधकाम





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

मुद्रांकनासाठी विचारित वेतलेला
 तपशील:-:

क्र.सं.	विवरण	दिनांक	शुल्क
(1)	विशेषाचा प्रकार करारनामा	2303000	
(2)	सांबाबतला	2303000	
(3)	बाबतसंबंधी (साडेपट्ट्याचा बाबतसंबंधी) आकारणी देतो की पट्टेदार ते नमुद करावे	2302389	
(4)	सू.मापन, पीटहिल्स व परकमांक (असल्यास)		
(5)	क्षेत्रफळ	1) 39.01 चौ.मीटर	
(6)	आकारणी किंवा जुडी देण्यात आलेले वेगळे.		
(7)	दस्तावेज करन देणा-या/लिहिलेले देणा-या पक्षकारांचे नाव किंवा देणा-या न्यायालयाचा हिकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.		
(8)	दस्तावेज करन देणा-या पक्षकारांचे व किंवा देणा-या न्यायालयाचा हिकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.		
(9)	दस्तावेज करन देण्याचा दिनांक	25/06/2019	
(10)	दस्त नांदणी केल्याचा दिनांक	25/06/2019	
(11)	अनुक्रमांक, खंड व पृष्ठ	8812/2019	
(12)	बाबतसंबंधी मुद्रांक शुल्क	138200	
(13)	बाबतसंबंधी नांदणी शुल्क	23030	

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 सहा. मुख्य लिखक वर्ग-२
 कल्याण क.५

(1): नाव:-सुरेंद्र जगदेवराव बांडो वय:-31; पत्ता:-, - , काशीनाथ अनंत टावर, बरी मरी मंदिर, बवढ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेश:बाडी (द:आण), MAHARASHTRA, पिन कोड:-421306 पत्र नं:-ANNPL7253Q

(2): नाव:-भारती सुरेंद्र बांडो वय:-29; पत्ता:-, - , काशीनाथ अनंत टावर, बरी मरी मंदिर, बवढ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेश:बाडी (द:आण), MAHARASHTRA, पिन कोड:-421306 पत्र नं:-AFVPL0510J

(3): नाव:-सुरेंद्र जगदेवराव बांडो वय:-31; पत्ता:-, - , काशीनाथ अनंत टावर, बरी मरी मंदिर, बवढ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेश:बाडी (द:आण), MAHARASHTRA, पिन कोड:-421306 पत्र नं:-AABCR7454F

(4): नाव:-सुरेंद्र जगदेवराव बांडो वय:-31; पत्ता:-, - , काशीनाथ अनंत टावर, बरी मरी मंदिर, बवढ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेश:बाडी (द:आण), MAHARASHTRA, पिन कोड:-421306 पत्र नं:-AABCR7454F

(5): नाव:-सुरेंद्र जगदेवराव बांडो वय:-31; पत्ता:-, - , काशीनाथ अनंत टावर, बरी मरी मंदिर, बवढ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेश:बाडी (द:आण), MAHARASHTRA, पिन कोड:-421306 पत्र नं:-AABCR7454F

(6): नाव:-सुरेंद्र जगदेवराव बांडो वय:-31; पत्ता:-, - , काशीनाथ अनंत टावर, बरी मरी मंदिर, बवढ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेश:बाडी (द:आण), MAHARASHTRA, पिन कोड:-421306 पत्र नं:-AABCR7454F

(7): नाव:-सुरेंद्र जगदेवराव बांडो वय:-31; पत्ता:-, - , काशीनाथ अनंत टावर, बरी मरी मंदिर, बवढ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेश:बाडी (द:आण), MAHARASHTRA, पिन कोड:-421306 पत्र नं:-AABCR7454F

(8): नाव:-सुरेंद्र जगदेवराव बांडो वय:-31; पत्ता:-, - , काशीनाथ अनंत टावर, बरी मरी मंदिर, बवढ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेश:बाडी (द:आण), MAHARASHTRA, पिन कोड:-421306 पत्र नं:-AABCR7454F

(9): नाव:-सुरेंद्र जगदेवराव बांडो वय:-31; पत्ता:-, - , काशीनाथ अनंत टावर, बरी मरी मंदिर, बवढ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेश:बाडी (द:आण), MAHARASHTRA, पिन कोड:-421306 पत्र नं:-AABCR7454F

(10): नाव:-सुरेंद्र जगदेवराव बांडो वय:-31; पत्ता:-, - , काशीनाथ अनंत टावर, बरी मरी मंदिर, बवढ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेश:बाडी (द:आण), MAHARASHTRA, पिन कोड:-421306 पत्र नं:-AABCR7454F

(11): नाव:-सुरेंद्र जगदेवराव बांडो वय:-31; पत्ता:-, - , काशीनाथ अनंत टावर, बरी मरी मंदिर, बवढ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेश:बाडी (द:आण), MAHARASHTRA, पिन कोड:-421306 पत्र नं:-AABCR7454F

(12): नाव:-सुरेंद्र जगदेवराव बांडो वय:-31; पत्ता:-, - , काशीनाथ अनंत टावर, बरी मरी मंदिर, बवढ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेश:बाडी (द:आण), MAHARASHTRA, पिन कोड:-421306 पत्र नं:-AABCR7454F

(13): नाव:-सुरेंद्र जगदेवराव बांडो वय:-31; पत्ता:-, - , काशीनाथ अनंत टावर, बरी मरी मंदिर, बवढ, अ - 401, तिसगाव, कल्याण पूर्व, ठाणे, गणेश:बाडी (द:आण), MAHARASHTRA, पिन कोड:-421306 पत्र नं:-AABCR7454F

गावाचे नाव : तिसगाव
 Regn:63m
 नोंदणी :
 दस्त क्रमांक : 8812/2019
 मुख्य लिखक : सहा. वृ.नि. कल्याण 5



पृष्ठी क्र.2

