

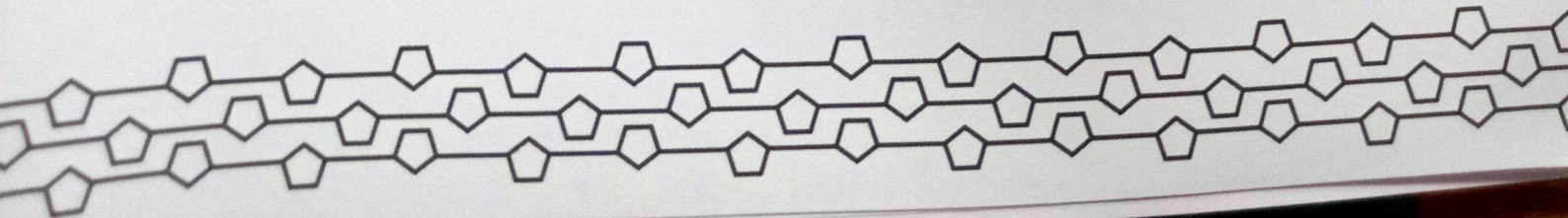
Date: - 12/05/2023

KENDALE EMERALDS	
COST SHEET	
Wing 'F' Flat No 504 Mr Anand Ramesh Ingale Mrs Priyanka Anand Ingale	

Unit Type	2 BHK
Carpet Area as per Rera	47.37 Sq.Mtr
Balcony Area as per Rera	6.60 Sq.Mtr
E.P Area as per Rera	3.78 Sq.Mtr
Open Terrace	00 Sq.Mtr
Saleable Area	935 Sq.Ft
Floor	5 th
Flat No	504
Wing	F
Agreement value	34,30,000/-
GST	34,300/-
Corpusrus Fund	1,00,000/-
Maintenance Charges(18 months)	45000 (Excluding Gst)
Total	36,09,300/-

NOTE :-

Cheque to be issues in Favour of "Kendale Developers '
In case of cancellation of flat booking the amount will not be refunded or transferred.



Date : 12/05/2023

To,
Mr Anand Ramesh Ingale
Mrs Priyanka Anand Ingale,
Having address at – no. 303, Mohan Valley 303,
BHARAT COLLEGE, Hendrepada, Badlapur Kulgoan,
Badlapur (w). 421503.

Sub : ALLOTMENT OF FLAT

That against booking, We have allotted you Flat No. 504, on Fifth Floor, admeasuring 935 sq.ft. in the Building to be known as KENDALE EMERALD 'F' Wing to be constructed on all that piece and parcel of land lying, being and situated at Village at Belavli, Jadhav Nagar, Survey No. 69 Hissa No. 1 and Survey No. 69 Hissa No. 2/1, Opp. Sun and Shed Hotel, Near Carmel High School, Katrap Road, Belavali, Badlapur (E), District Thane, 421503.

That consideration of the said flat is fixed Rs. 34,30,000/- (Rupees Thirty Four Lakh Thirty Thousand Only) out of which you have paid an amount of Rs. 3,43,000/- (Rupees Three Lakh Forty three thousand Only) at the time of booking of said flat and balance is to be payable as per progress of construction work of said building.

That you will be liable and responsible to bear and pay Stamp duty, Registration fees, Service tax, VAT etc in respect of said flat and/or agreement to be executed in respect of said flat in your favour.

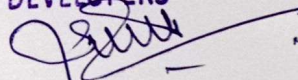
Thanking You,

Yours Faithfully

Kendale Developers

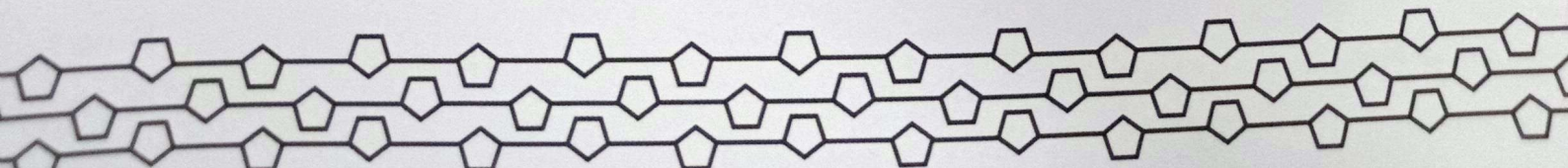
Director Santosh Kendale-

FOR KENDALE DEVELOPERS


PARTNER

We accept the above said Allotment.

Mr Anand Ramesh Ingale
Mrs Priyanka Anand Ingale,



Draft Agreement

Stilt Plus _____

PHASE II

Flat /Shop/Unit _____ on _____ floor,
in Building _____, Wing _____ in the Complex known as
"KENDALE EMERALDS"

Area : _____ sq. meters.(Carpet)

Market Value Rs. _____/-

Actual Value Rs. _____/-

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT BADLAPUR

ON THIS _____ DAY OF _____ 2023

BETWEEN

M/s. KENDALE DEVELOPERS, a Partnership Firm, (erstwhile Known as Magsan Developers, a Partnership Firm) (Pan No. AAWFM5778R) having its Office at Jadhav Nagar, Survey No. 69 Hissa No. 1 and Survey No. 69 Hissa No. 2/1, Opp. Sun and Shade Hotel, Near Carmel High School, Katrap Road, Belavali, Badlapur (E), District Thane, email address : kendaledvelopers73@gmail.com hereinafter called and referred to as the **BUILDERS/ PROMOTERS** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being and their/his heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

A N D

Mr/Mrs _____
 Pan No. _____
 Email address _____
 aged about _____ years, occupation Service/Business
 Mr/Mrs _____
 Pan No. _____
 Email address _____
 aged about _____ years, occupation Service/Business
 both residing at _____

hereinafter called and referred to as the **ALLOTTEE/S / PURCHASER/S** (Which expression shall unless it be repugnant to the context or meaning thereof mean and include survivor of them his / her / their heirs, executors, administrators and assigns) being the PARTY OF THE SECOND PART.

WHEREAS Mr. SakharamMahadevJadhavwasOwner and/or otherwise well and sufficiently entitled to all those pieces and parcels of land lying, being and situate at **Village Belavali**, TalukaAmbernath, District Thane bearing :

Survey No.	Hissa No.	Total Area (H-R-P)	Out of Total area, the area under "R" Zone (in Sq. Meters)
69	1	1-28-0 P. K. 0-19-0	8400.00
69	2/1	1-58-0 P. K. 0-22-0	



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700023217

Project: **KENDALE EMERALD**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO 69/1 AND SURVEY NO 69/2/1 at Badlapur (M CI), Ambarnath, Thane, 421503;**

- Kendale Developers** having its registered office / principal place of business at Tehsil: **Ambarnath, District: Thane, Pin: 421503.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **06/12/2019** and ending with **30/10/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:06-12-2019 12:18:15

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

Dated: **06/12/2019**
Place: **Mumbai**