

507/7399

पावती

Original/Duplicate

Wednesday, May 31, 2023

नोंदणी क्र. :39म

11:07 AM

Regn.:39M

पावती क्र.: 7717 दिनांक: 31/05/2023

गावाचे नाव: तिसगाव

दस्तऐवजाचा अनुक्रमांक: कलन5-7399-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: दीपक साव - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

एकूण:

रु. 31140.00

Joint Sub/Registrar Kalyan 5

बाजार मुल्य: रु.2362500 /-

मोबदला रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

1) देयकाचा प्रकार: DHG रकम: रु.1140/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 3005202313480 दिनांक: 31/05/2023

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002710850202324E दिनांक: 31/05/2023

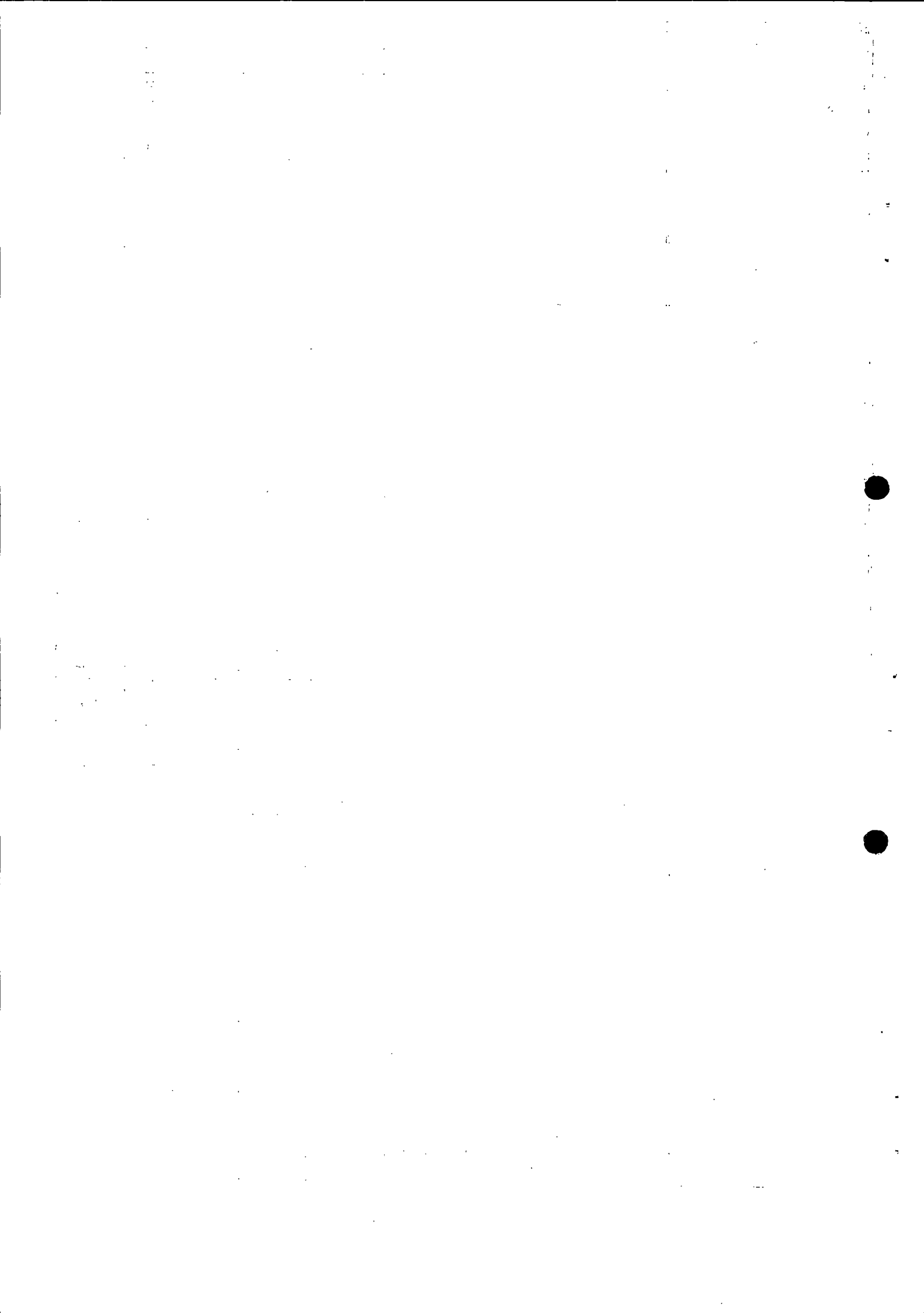
वँकेचे नाव व पत्ता:

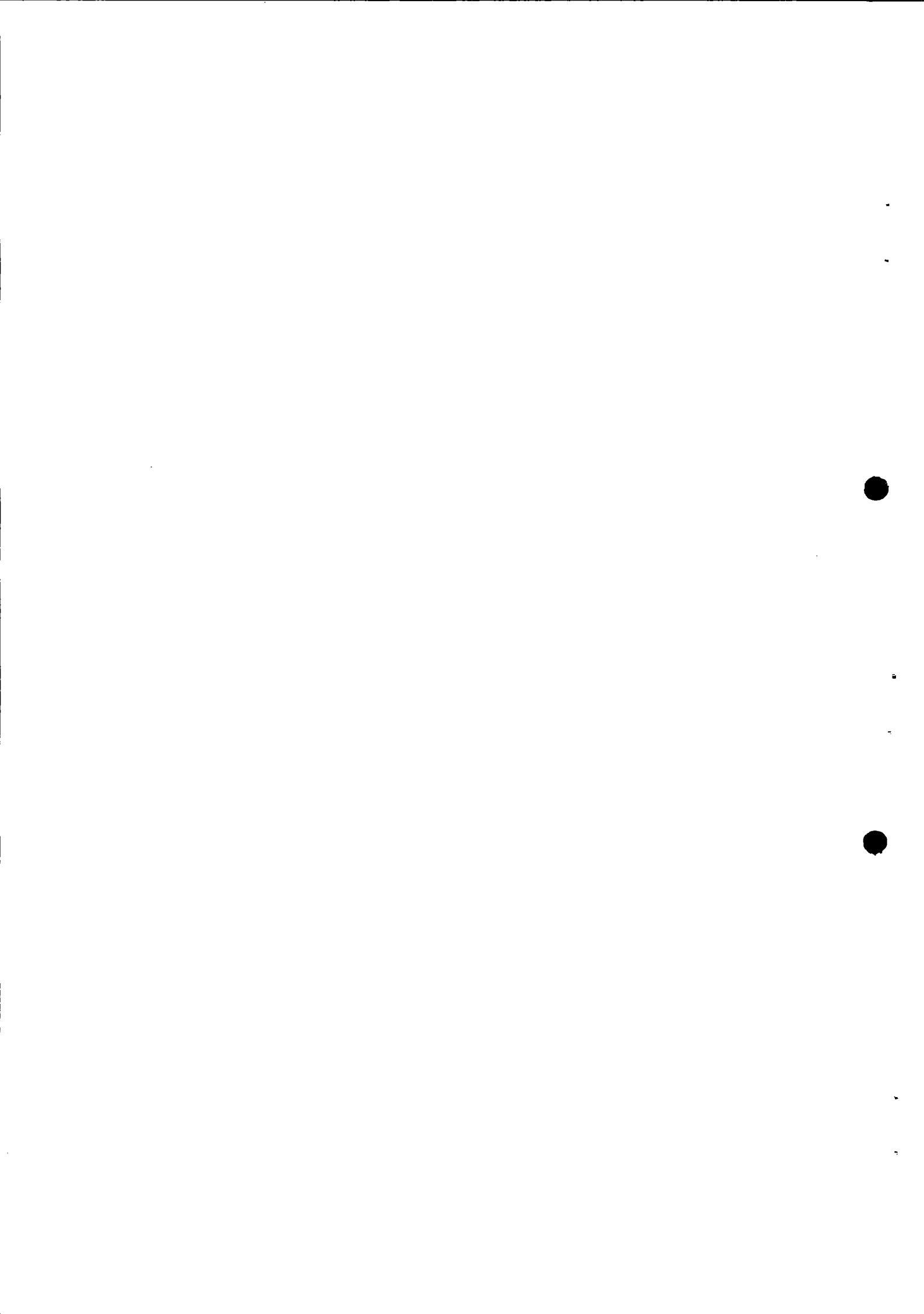
मुळ दस्तऐवज परत मिळाले

Deepak Bawe

करारनामाची सही

Joint Sub/Registrar Kalyan 5







CHALLAN
MTR Form Number-6



GRN	MH017897754202223E	BARCODE	Date		30/03/2023-11:12:24	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
Sale of Non Judicial Stamps IGR Rest of Maha				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name				KLN5_KALYAN 5 JOINT SUB REGISTRAR			
Location				THANE			
Year				2022-2023 One Time			
Account Head Details				Amount In Rs.			
0030046401 Sale of NonJudicial Stamp				210000.00			
Premises/Building				2/ WING B IN KRISHNA VANSH			
Road/Street				VILLAGE TISGAON			
Area/Locality				TALUKA KALYAN			
Town/City/District				क. ल. न. ५			
PIN				3 ३ ० ६			
Remarks (If Any)				दस्त क्र. ५३६६ २०२३			
PAN2=AAQFC3467M-SecondPartyName=CHAITANYA				DEVELOPERS-CA=3000000			
Amount In				Two Lakh Ten Thousand Rupees Only			
Total				2,10,000.00			
Words							
Payment Details				IDBI BANK			
FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN			
				Ref. No.			
				69103332023033017382			
				2800483232			
Cheque/DD-No.				Bank Date			
				RBI Date			
				30/03/2023-11:13:19			
				Not Verified with RBI			
Name of Bank				Bank-Branch			
				IDBI BANK			
Name of Branch				Scroll No. , Date			
				Not Verified with Scroll			

Department ID :

Mobile No. : 9137241807

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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

हमीपत्र

मी/आम्ही खाली सही करणार लिहून देतो कि,सदर प्रोजेक्ट मधील विक्री केलेल्या करासाम्या मध्ये सदरनिका/कार्यालय/व्यापारी गाळा क्र. 1.4.0.3 सोबत बंधिस्त किंवा खुले वाहनतळ (Parking) विकले नाही.

Deepak Saw

*Kushboo Kumari



सही

Print Date 30-03-2023 11:13:31



CHALLAN
MTR Form Number-6



GRN	MH002710850202324E	BARCODE	[Barcode]		Date	29/05/2023-11:15:40		Form ID
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR			PAN No.(If Applicable)	EXEPS3593F			
Location	THANE			Full Name	DEEPAK SAW			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 1403 ON 14TH FLOOR BUILDING NO.			
Account Head Details			Amount in Rs.	Premises/Builking	2/ WING B IN KRISHNA VANSH			
0030063301	Amount of Tax		30000.00	Road/Street	VILLAGE TISGAON			
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>क.ल.न.-५</p> <p>दस्तावे. ७३९९ २०२३</p> <p>३ ५७</p> </div>				Area/Locality	TALUKA KALYAN			
				Town/City/District				
				PIN	4 2 1 3 0 6			
				Remarks (If Any)	PAN2-AAQFC3467M-SecondPartyName-CHAITANYA DEVELOPERS-			
Total			30,000.00	Amount in Words	Thirty Thousand Rupees Only			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	69103332023052912300		2810375112
Cheque/DD No.				Bank Date	REI Date	29/05/2023-11:16:55		Not Verified with RBI
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :

Mobile No. : 9137241807

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सदर चलन केवल दुर्यम निबंधक कार्यालयत नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चलन लागू नाही.

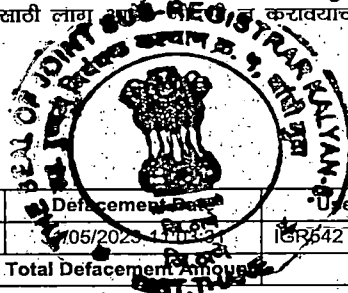
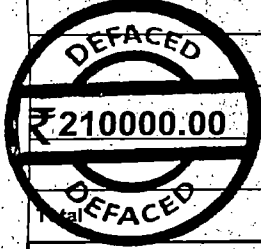




CHALLAN
MTR Form Number-6



GRN	MH017897754202223E	BARCODE			Date	30/03/2023-11:12:24	Form ID	25.2	
Department					Inspector General Of Registration				
Type of Payment					Stamp Duty				
Sale of Non Judicial Stamps IGR Rest of Maha					Payer Details				
Office Name					KLN5_KALYAN 5 JOINT SUB REGISTRAR		Full Name		DEEPAK SAW
Location					THANE				
Year					2022-2023 One Time		Flat/Block No.		FLAT NO 1403 ON 14TH FLOOR BUILDING NO
Account Head Details					Amount In Rs.		Premises/Building		2/ WING B IN KRISHNA VANSH
0030046401 Sale of NonJudicial Stamp					210000.00		Road/Street		VILLAGE TISGAON
							Area/Locality		TALUKA KALYAN
							Town/City/District		
							PIN		क.ल.नं. - ४३०६
							Remarks (If Any)		दस्तावेज ७३६६ २०२३
							PAN2=AAQFC346711		SearchPartyName=CHAITANYA
							DEVELOPERS-CA=8000000		४ ५६
							Amount In		Two Lakh Ten Thousand Rupees Only
					2,10,000.00		Words		
Payment Details					IDBI BANK				
					FOR USE IN RECEIVING BANK				
Cheque/DD Details					Bank CIN	Ref. No.	69103332023033017382	2800483232	
Cheque/DD No.					Bank Date	RBI Date	30/03/2023-11:13:19	31/03/2023	
Name of Bank					Bank-Branch		IDBI BANK		
Name of Branch					Scroll No. , Date		101 , 31/03/2023		
Department ID :					Mobile No. : 9137241807				
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.									
सदर चलन केवल दस्तावेज निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू करावयाच्या दस्तासाठी सदर चलन लागू नाही.									
Signature Not Verified					REGISTRAR KALYAN				
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND RECORDS MUMBAI 02									
Date: 2023.05.31 11:08:46 IST									
Reason: GRAS Secure									
Location: India									
Sr. No.	(IS)-507-7399	Defacement No.	0001498559202324	Defacement Date	30/05/2023 11:08:46	Userld	IGR542	Defacement Amount	210000.00
Total Defacement Amount								2,10,000.00	

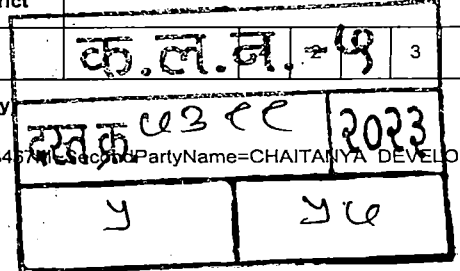
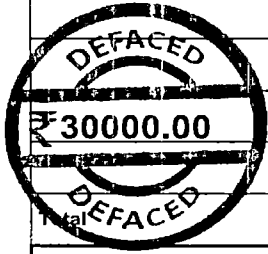




CHALLAN
MTR Form Number-6



GRN	MH002710850202324E	BARCODE	[Barcode]		Date	29/05/2023-11:15:40	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
Office Name	KLN5_KALYAN 5 JOINT SUB REGISTRAR			PAN No.(If Applicable)	EXEPS3593F			
Location	THANE			Full Name	DEEPAK SAW			
Year	2023-2024 One Time			Flat/Block No.	FLAT NO 1403 ON 14TH FLOOR BUILDING NO.			
Account Head Details			Amount In Rs.	Premises/Building	2/ WING B IN KRISHNA VANSH			
0030063301	Amount of Tax		30000.00	Road/Street	VILLAGE TISGAON			
				Area/Locality	TALUKA KALYAN			
				Town/City/District				
				PIN	क.ल.न. = ५ 3 0 6			
				Remarks (If Any)	रखक ७३९९ २०२३			
				PAN2=AAQFC3457	PartyName=CHAITANYA DEVELOPERS-			
				Amount In	Thirty Thousand Rupees Only			
			30,000.00	Words				
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332023052912300	2810375112	
Cheque/DD No.				Bank Date	R/BI Date	29/05/2023-11:16:55	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	100 , 30/05/2023			



Department ID :

Mobile No. : 9137241807

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement User	Defacement Amount
1	(IS)-507-7399	0001498565202324	30/05/2023-11:16:55	IGR54	30000.00
Total Defacement Amount					30,000.00



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3005202313480	Date 30/05/2023
Received from Joint Sub Registrar Kalyan, Mobile number 9898989868, an amount of Rs.1140/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 30/05/2023
Bank CIN 10004152023053012334	REF No. 351662250924
This is computer generated receipt, hence no signature is required.	

क.ल.न. - ७	
दस्तावेज क्र. ७३८८	२०२३
६	५८

Ground Plus 18

Flat No 1403 on 14th floor,

in the Building No '2' /Wing 'B' in the Building/Complex Known as
"KRISHNA VANSH"

Area 27.91 Sq. Meters. (Carpet)

Market Value Rs. 23,62,500/-

Actual Value Rs. 30,00,000/-



AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN

ON THIS 31st DAY OF MAY 2023

BETWEEN

Deepak Saw
Khushboo Kumari

M/S CHAITANYA DEVELOPERS, a Partnership firm, having its address at Shop No.1, Parvati Apartment, Poona Link Road, Tisgaon Naka, Kalyan (East), Tal Kalyan, Dist Thane. (Pan Card No. AAQFC3467M), email address chaitanyadevelopers9293@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 partners constituting the said firm for the time being and their/his heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

AND

1. Mr. DEEPAK SAW,

Pan No. EXEPS3593F

Email address _____

aged about 29 years, occupation Service

2. Mrs. KHUSHBOO KUMARI,

Pan No. IWZPK662P

Email address _____

aged about 24 years, occupation Housewife

क.ल.न. ६९	६९
दस्तक्र. ७३६६/२०२३	२०२३
७	५०

both residing at Flat No. 103 Wing D, First Floor, Bhagirathi Complex Ramesh Wadi, Badlapur West- 421503 hereinafter called and referred to as the **APPLICANT/LOTTEE/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 **Builders/Promoters herein** are the owners and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situate at Village **Tisgaon**, Taluka **Kalyan**, Dist **Thane** bearing :

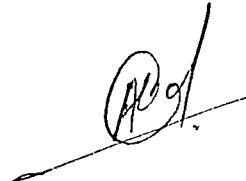
Survey No.	Hissa No.	Total Area of Land (H-R-P)	Area Owned by Builders/Promoters (H-R-P)
44	1	0-41-3 P.K. 0-03-0	0-20-65 P.K. 0-01-50

within the limits of KalyanDombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan hereinafter called and referred to as **"said entire property"** and area of land is called and referred to as **"said entire property"** and is more particularly described in the **FIRST SCHEDULE** hereunder written and area of land owned by Builders/Promoters herein is called and referred to as **"said property"** and is more particularly described in the **SECOND SCHEDULE** hereunder written ;

AND WHEREAS said property i.e. 2215 sq. meters, owned by Builders/Promoters herein, is purchased by them by and under Deed of Conveyance dated 13.07.2021, registered at the office of Sub-Registrar of Assurances at Kalyan under Sr. No. 13073/21 dated 13.07.2021 from Smt

Deepak Saw

Khushboo Kumari



क.ल.न.-९	
दस्तक. ७३६६	२०२३
८	५७

Sunanda Krushna Gaikwad and others and same is mutated in their name as evidenced by mutation entry No. 3074 dated 16.07.2021 ;

AND WHEREAS balance area from said entire property i.e. 2215 sq. meters is owned by SmtChandrabhaga Suresh Gaikwad and others and said SmtChandrabhaga Suresh Gaikwad and others have by and under development agreement dated 14.10.2015 registered at the office of Sub Registrar of Assurances at Kalyan under serial No. 6730/2015 dated 14.10.2015 made and executed between SmtChandrabhaga Suresh Gaikwad and others as the Owneres/Vendors and Shri Amit Suresh Sonawane, having address at Gopalkrishna Developers, Hajimalang Road, Near Ashish Hotel, Kalyan (East) as the Developers; said SmtChandrabhaga Suresh Gaikwad and others granted the development rights of said area admeasuring 2215 sq. meters owned by them i.e. SmtChandrabhaga Suresh Gaikwad and others in favour of said Shri Amit Suresh Sonawane on the terms, conditions and for the consideration as mentioned therein ;

AND WHEREAS Builders/Promoters herein alongwith said Shri Amit Suresh Sonawane, by and under powers and authorities vested in them, decided to get the single plan pass in respect of said entire property on agreed understanding between them and accordingly prepared and submitted necessary plan for necessary sanction with KalyanDombivali Municipal Corporation and KalyanDombivali Municipal Corporation granted (Building Commencement Certificate) bearing No. KDMP / NRV / BP / KD / 2021-22/21 dated 15.07.2021 and in terms of said sanctioned plan four buildings are sanctioned as under :

- Building No.1/Wing A of Stilt (Part), Ground (Part) plus First to Eighteenth Floor (Residential + Commercial),
- Building No.2/Wing B of Stilt (Part), Ground (Part) plus First to Eighteenth Floor (Residential),
- Building No.3/Wing C of Stilt (Part), Ground (Part) plus First Floor (Residential),
- Building No.4/Wing D of Stilt (Part), Ground (Part) plus First Floor (Residential + Commercial),



AND WHEREAS as per sanctioned plans and permissions Builders/Promoters proposed Complex/Building/s on said property i.e. "KRISHNAVANSH";

AND WHEREAS Builders/Promoters and said Shri Amit Suresh Sonawane executed agreement dated 20.08.2021, registered at the office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 15385/2021 dated 20.08.2021, between themselves to bring understanding on record as to how and in what manner they will develop building/s sanctioned on said entire property in proportionate to their respective areas inter alia all other terms and conditions and the manner in which building alongwith land to be conveyed to society/societies to be formed of the occupants in the building/s on said entire property. And whereas as per the understanding reached between

Deepak Bawa

Khushboo Kumari

Builders/Promoters herein and said Shri Amit Suresh Sonawane, the Builders/Promoters herein shall develop Building No. 2/Wing B, Building No. 3/Wing C, Building No. 4/Wing D, and said Amit Suresh Sonawane shall develop the Building No. 1/Wing A ;

AND WHEREAS aforesaid building permission was further revised under building permission bearing No. KDMC /TPD/ BP / KD / 2021-22/ 21/468 dated 01.02.2022, where under Building No.1/ Wing A was revised to Stilt (Part), Ground (Part) plus First to Twentieth Floor (Residential + Commercial)

AND WHEREAS Builders/Promoters herein purchased/acquired TDR by and under, three separate Agreements/Deed of Transfer for using and utilising said Transfer of Development Rights in the said Building No. 2/ Wing B and Building No. 3/ Wing C as under :

क.ल.न. १९	
दस्तक्र. ७३६६	२०२२
६	५७

a) Deed of Transfer of Development Rights dated 09.04.2022 registered at the office of Sub-Registrar of Assurances at Kalyan 2, under Sr. No. 8701/2022 dated 11.04.2022, made and executed by and between Mahesh H. Goyal HUF, through its Karta Mr. Mahesh Shyamsundar Goyal residing at Manda, Titwala, Tal Kalyan, Dist Thane, as the Vendor and Builders/Promoters herein as the Purchasers, Builders/Promoters herein acquired the Transferable Development Rights to the extent of 1215.46 sq. meter sanctioned by KalyanDombivli Municipal Corporation under letter bearing No. KDMC/NRV/ 4263 Dated 28/01/2020 in respect of all that piece and parcel of land laying, being and situated at Village Titwala, Tal KalyanDist Thane bearing Survey No. 193, Hissa No. 5/1 and KalyanDombivali Municipal Corporation by and under its letter bearing No. KDMC/NRV/HVH/ 148 Dated 07/04/2022 has granted permission to use and utilize Transferable Development Rights (T.D.R.) to the extent of 760.69 sq. meters on said property by deducting said TDR admeasuring 1215.46 sq. meter form TDR Certificate.

b) Deed of Transfer of Development Rights dated 09.04.2022 registered at the office of Sub-Registrar of Assurances at Kalyan 2, under Sr. No. 8702/2022 dated 11.04.2022, made and executed by and between Mahesh H. Goyal HUF, through its Karta Mr. Mahesh Shyamsundar Goyal residing at Manda, Titwala, Tal Kalyan, Dist Thane, as the Vendor and Builders/Promoters herein as the Purchasers, Builders/Promoters herein acquired the Transferable Development Rights to the extent of 1199.25 sq. meter sanctioned by KalyanDombivli Municipal Corporation under letter bearing No. KDMC/NRV/ 3143 Dated 02/07/2021 in respect of all that piece and parcel of land laying, being and situated at Village Titwala, Tal KalyanDist Thane bearing Survey No. 193, Hissa No. 5/22 and KalyanDombivali Municipal Corporation by and under its letter bearing No. KDMC/NRV/HVH/ 149 Dated 07/04/2022 has granted permission to use and utilize Transferable Development Rights (T.D.R.) to the extent of 766.86 sq. meters on said property by deducting said TDR admeasuring 1199.25 sq. meter form TDR Certificate.

Deepak Sane
Khushboo Kumari

क.ल.न.-५	
दस्तक्र. ७३६६	२०२३
१०	५७

c) Deed of Transfer of Transferable Development Rights dated 19.04.2022 registered at the office of Sub-Registrar of Assurances at Kalyan I, under Sr. No. 4600/2022 dated 22.04.2022, made and executed by and between Mrs.Mumtaz Ahmed Ali Patel and others residing at 702, Sarvoday Villa, R.P. Road, Opp. Old RTO, Tal Kalyan, Dist Thane, as the Transferors, DilipKanmal Jain and others as the Confirming Party and Builders/Promoters herein as the Purchasers, Builders/Promoters herein acquired the Transferable Development Rights to the extent of 108.68 sq. meter sanctioned by KalyanDombivli Municipal Corporation under letter bearing No. KDMC/NRV/ 776 Dated 09/06/2021 in respect of all those pieces and parcels of land laying, being and situated at Village Old Dombivli, Tal Kalyan Dist Thane bearing Survey No. 72, Hissa No. 12, Survey No. 74, Hissa No. 3, 10, and Survey No. 75, Hissa No. 13 and KalyanDombivli Municipal Corporation by and under its letter bearing No. KDMC/NRV/HVH/ 147 Dated 07/04/2022 has granted permission to use and utilize Transferable Development Rights (T.D.R.) to the extent of 173.00 sq. meters on said property by deducting said TDR admeasuring 108.68 sq. meter form TDR Certificate.

AND WHEREAS on obtaining above said TDR, Builders/Promoters have submitted revised building plan with KalyanDombivli Municipal Corporation for approval and accordingly revised building permission is obtained under permission bearing No. KDMC /TPD/ BP / KD / 2021-22/ 21/115 dated 07.06.2022, and accordingly as per latest revised permission, buildings are now sanctions as under :

- i) Building No.1/Wing A of Stilt (Part), Ground (Part) plus First to Twentieth Floor (Residential + Commercial),
- ii. Building No.2/Wing B of Stilt plus First to Eighteenth Floor (Residential),
- iii. Building No.3/Wing C of Stilt plus First Floor (Residential + Commercial),



That Building No. 4/Wing D which was previously sanctioned is now cancelled and thereafter now there will be three buildings to be constructed on said property as stated above ;

AND WHEREAS Building No.2/Wing B, Building No.3/Wing C, herein after said buildings to be Constructed/ Developed by Builders/Promoters herein are called and referred to as "said buildings" for the purpose of this Agreement ;

AND WHEREAS Builders / Promoters herein are in possession of said property and in terms of the above said sanction and permission, the Builders / Promoters herein are well and sufficiently entitled to develop the said building/s sanctioned on said property forming the part of said entire property ;

Deepak Bawa
Khushboo Kumari

(Signature)

AND WHEREAS the Builders / Promoters herein declare that said sanction and permission is valid subsisting and completely in force ;

AND WHEREAS the Builders/Promoters have entered into a standard Agreement with an Architect **Shri Dilip Tambade of Kalyan**, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects ;

AND WHEREAS the Builders/Promoters have appointed **Shri Mr.Vinayak Chopdekar of Thane**, as Structural Engineers for the preparation of the structural design and drawings of the buildings and the Builders/Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings ;

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AND WHEREAS proposed building/s consist of Flats/Shops/Office/Units ;

AND WHEREAS as recited hereinabove, the Builders / Promoters are entitled to develop the said property forming part of said entire property and carry out the construction of the proposed said buildings at their own costs and expenses and to dispose of the Flat/Shop/Office/Unit constructed in the buildings on ownership basis and to enter into agreements with the allottee/s / Purchaser/s and to receive the sale price in respect thereof and upon such disposal of the Flat/Shop/Office/Unit to convey the said land together with the buildings constructed thereon in favour of the co-operative housing society of all those several persons acquiring the respective Flat/Shop/Office/Unit in the buildings subject to terms, conditions, facts and circumstances as mentioned in these presents ;

AND WHEREAS the Builders/Promoters are carrying out construction of said buildings on said property as per sanctioned plans and permissions and expressed their intention to dispose off the Flat/Shop/Office/Unit in the proposed Building to be known as "KRISHNA VANSH" ;

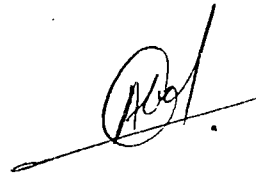
AND WHEREAS allottee/s / Purchaser/s herein shown his willingness to purchase flat/shop/office/unit in said Building to be know as "KRISHNA VANSH" ;

AND WHEREAS Promoters herein have specifically brought to the notice of allottee/s / Purchaser/s herein that :

a) That portion of said-entire property admeasuring 307 sq. meters is affected by 18 meters and 30.0 meters wide D.P. Road. That because of 18 meter wide road said entire property is divided in two parts Viz. Plot A and Plot B. That abovesaid buildings are sanctioned on Plot A.

b) That there is Scheme of Three Buildings to be constructed on said entire property out of which Building No. 2/Wing B, Building No. 3/Wing C shall be developed by Builders/Promcters herein and said Amit Suresh Sonawale shall develop the Building No. 1/Wing A.

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c) That Builders/Promoters herein have registered their Project under provisions of Real Estate (Regulation and Development) Act in respect of said buildings to be developed by them and said Amit Suresh Sonawane have registered the separate Project in respect of building No.1/Wing A under provisions of Real Estate (Regulation and Development) Act to be developed by him.

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d). The Builders / Promoters are developing the said Property in phased manner. That Building/Wing B is part of present development on said property and Building/Wing A will be developed at latter stage.

e) That the Builders/Promoter herein are going to acquire/ purchase the Transferable Development Rights (T.D.R.) and /or staircase F.S.I and /or any other F.S.I by payment of premium, ancillary F.S.I., or otherwise to be used, utilised and consumed on/in said buildings viz. i.e Building No. 2/Wing B, Building No. 3/Wing C on the said property as will be permitted previous and/or as per New Development Control Rules and Regulations and accordingly building Plans will be revised in future and the floors of said buildings i.e of Building 2/Wing B will be raised up to further high rise and further of Building 3/Wing C will be of Ground (Part), Stilt (Part) plus high rise floors as may be permitted by KalyanDombivli Municipal Corporation and the Builders/ Promoters herein reserved their right to raise the floors of buildings as per the municipal sanctions and permissions, and purchaser/s herein has/hsave no objection for same and /or shall not have any right to take objection for the same and given unequivocal consent for the same ;

f) That all the common areas, internal road, if any other facilities if constructed shall be for use and enjoyment of all Flat/Shop/Office/Unit purchaser/s in the building/s to be constructed on said entire property i.e. for flats/shops/office/Unit purchaser of whole complex/ Building to be known as "KRISHNA VANSH";

g) That conveyance of said building/s in favour of society and/or societies along with land shall be executed by keeping in view the whole development on said property and subject to terms and conditions of this agreement.



AND WHEREAS allottee/s / purchaser/s herein by understanding and agreeing to abovesaid facts/matters/things granted his/her/their unequivocal consent for the same and on being agreeing to other terms and conditions mentioned in this agreement and further agreeing not to object development of said property and/or raise any objection whatsoever in future, the Builders / Promoters have accepted the said offer made by the allottee/s / purchaser/s and agreed to sell him Flat/Shop/Office/Unit by becoming member / share holder / constituent of the proposed cooperative society and the allottee/s / purchaser/s shall pay to the Builders / Promoters Rs. 30,00,000/- (Rupees Thirty Lakhs Only) as the agreed lumpsum price / consideration in respect of the said Flat bearing No. 1403 on 14th floor in Building No. 2 /Wing "B", admeasuring 27.91 Sq. Meters (Carpet) in the complex known as "KRISHNA VANSH", hereinafter for the sake of brevity called and referred to as the "Said Premises" allotted to

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the allottee/s / purchaser/s and shown and marked accordingly on the floor plan annexed hereto ;

AND WHEREAS the allottee/s / purchaser/s have agreed to pay the sale price / consideration in respect of said premises to Builders / Promoters herein in accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme ;

AND WHEREAS it is further specifically brought to the notice of allottee/s / purchaser/s that Builders/Promoters herein are going to use and utilize T.D.R., Staircase F.S.I., F.S.I. by payment of premium and/or any other F.S.I. on the said property as per D.C. Rules and Regulations, if permitted by Competent Authorities and accordingly necessary revised permission will be obtained in due course and in that case floors of buildings may be raised to upper floors and/or construction in stilt are may be carried out and the allottee/s / purchaser/s herein has/have granted them his/her/their unequivocal consent for the same and no separate NOC is required for the same ;

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AND WHEREAS the allottee/s / purchaser/s has/have accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove ;

AND WHEREAS the allottee/s / purchaser/s has/have seen the site of said building/s 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 carpet area of the said premises is 27.91 square meters and "carpet area" means the net usable floor area of an Flat/Shop/Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop/Unit for exclusive use of the allottee/s / purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat/Shop/Unit for exclusive use of the allottee/s / purchaser/s, but includes the area covered by the internal partition walls of the Flat/Shop/Unit ;

AND WHEREAS on demand from the allottee/s / purchaser/s, the Builders/Promoters has given inspection to the allottee/s / purchaser/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Builders/Promoters abovenamed Architects including the building and floor plans the nature and quality of construction fittings, fixtures, facilities and amenities provided / to be provided thereto and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder ;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Builders / Promoters, authenticated copies of Property card or extract of Village Forms VII and XII or any other relevant revenue record showing the nature of the title of the Builders / Promoters to the project land on which the building/s and/or Flat/Shop/Units are constructed or are to be constructed have been annexed hereto;

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AND WHEREAS photocopy of the plan of the Layout as approved by the concerned Local Authority have been annexed herewith ;

AND WHEREAS the floor plan of the Flat/Shop/Unit agreed to be purchased by the allottee/s / purchaser/s, as sanctioned and approved by the local authority have been annexed herewith ;

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

AND 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 Builders / Promoters while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority ;

AND WHEREAS Builders/Promoters have registered the project under the provisions of Real Estate (Regulation and Development) Act 2016 with Real Estate Regulatory Authority at Mumbai bearing no. **P51700031076**;

AND WHEREAS, under section 13 of the Real Estate (Regulation and Development) Act 2016 the Builders / Promoters is required to execute a written Agreement for sale of said Flat/Shop/Unit with the allottee/s / purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908 ;

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.

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

1. THE Builders/Promoters have started construction and shall construct the buildings on the said property in accordance with the plans, design specifications approved by the concerned local authority from time to time and which have been seen and approved by the allottee/s / purchaser/s with only such variation and modification as the Builders/Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the allottee/s / purchaser/s hereby gives consent. PROVIDED FURTHER that the Builders/Promoters is entitled to carry out development of the said Property to the fullest extent and utilize entire development potential in respect of the said Property by utilising entire FSI,

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Additional FSI, TDR or any other development potential in respect of the said Property on payment of premium or otherwise by constructing the said Buildings as well as remaining Buildings to be constructed on the said Property with such alterations and/or additions and/or modifications as they may desire and obtained revised building permissions for said purpose without consulting and/or obtaining any permission from the allottee/s / Purchaser/s and/or from the society of the allottee/s / Purchaser/s. This shall operate as an irrevocable consent in writing of the allottee/s / Purchaser/s to the Builders/Promoters carrying out such changes in the building plans

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Provided that the Promoter shall have to obtain prior consent in writing of the allottee/s / Purchaser/s in respect of variations or modifications which may adversely affect said premises of the allottee/s / Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

2. (a) THE allottee/s / purchaser/s hereby agrees to purchase from the Builders/Promoters and the Builders/Promoters hereby agrees to sell to allottee/s / purchaser/s the Flat bearing No. 1403 on 14th floor in Building No. 2/Wing "B", admeasuring 27.91 Sq. Meters (Carpet) in the complex known as "KRISHNA VANSH" and as shown on the floor plan hereto annexed hereinafter called and referred to as "said premises" for the Lumpsum price/consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) the abovesaid lumpsum consideration includes proportionate price of the common areas and facilities appurtenant to the premises.

That said premises have Patio/Open Terrace area of 5.01 sq. meters C.B. Area of 1.44 sq. meters, Enclosed Balcony of 4.25 sq. meters which areas are for exclusive use and benefit of said premises

2. (b) The allottee/s / purchaser/s hereby agree to pay to the Builders/Promoters the aforesaid consideration / price as per Payment Scheduled "A" attached hereto, in respect of building No.2/Wing B.

The allottee/s / purchaser/s hereby agree to pay to the Builders/Promoters the aforesaid consideration / price as per Payment Scheduled "B" attached hereto, in respect of buildings No.3/Wing C and building No.4/Wing D.

"Time shall be the essence of contract" for all payments/deposits to be made by the allottee/s / purchaser/s under this Agreement and at law. The allottee/s / purchaser/s hereby agree and undertake to pay each and every installment within 15 (fifteen) days of the respective due dates as per schedule mentioned hereinafter.

Without prejudice to the above, if the allottee/s / purchaser/s fails to make the payment within a period of 15 days mentioned in the demand letters/emails, then and in such an event, the allottee/s / purchaser/s agrees to pay to the Builders/Promoters interest on all the amounts outstanding under the terms of this Agreement at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per

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annum and for continued default beyond 30 days penal interest at the rate of 6% p.a over and above the State Bank of India PLR plus 2%.

Provided that, payment of interest shall not save the termination of this agreement, as provided hereunder, by the Builders/Promoters on account of any default/ breach committed by the allottee/s / purchaser/s in payment of any outstanding amount and/or on account of any default/breach committed by the allottee/s / purchaser/s of any of the terms and conditions herein contained. It is specifically agreed that the amount received by Builders/Promoters will be first appropriated towards interest receivable by the Builders/Promoters

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2. (c) The Total Price above excludes any Taxes consisting of tax paid or payable by the Builders/Promoters by way of GST, 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 Builders/Promoters up to the date of handing over the possession of said premises.

It is agreed and understood by and between parties that ALL costs, charges and expenses, penalties, Sales-Tax, service tax, VAT, GST, LBT and if any taxes, cesses imposed in future, in connection with the present transaction shall be borne and paid by allottee/s / purchaser/s to Builders/Promoters herein and will pay to Builders / Promoters as and when demanded.

2. (d) 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 Builders/Promoters undertakes and agrees that while raising a demand on the allottee/s / purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Builders/Promoters shall propose the said notification/ order/ rule/ regulation published/issued in that behalf to that effect along with the demand, letter being issued to the allottee/s / purchaser/s, which shall only be applicable on subsequent payments.



2. (e) The Builders/Promoters may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the allottee/s / purchaser/s by discounting such early payments @ ___% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to allottee/s / purchaser/s by the Builders/Promoters.
2. (f) The Builders/Promoters shall confirm the final carpet area that has been allotted to the allottee/s / purchaser/s 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

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carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Builders/Promoters. If there is any reduction in the carpet area within the defined limit then Builders/Promoters shall refund the excess money paid by allottee/s / purchaser/s 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/s / purchaser/s. If there is any increase in the carpet area allotted to allottee/s / purchaser/s, the Builders/Promoters shall demand additional amount from the allottee/s / purchaser/s 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.

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2.(g) The allottee/s / purchaser/s authorizes the Builders/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 Builders/Promoters may in its sole discretion deem fit and the allottee/s / purchaser/s undertakes not to object / demand / direct the Builders/Promoters to adjust his payments in any manner.

2.1 The Builders/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 said premises to the allottee/s / purchaser/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of said premises.

2.2 Time, is essence for the Builders/Promoters as well as the allottee/s / purchaser/s. The Builders/Promoters shall abide by the time schedule for completing the project and handing over the said premises to the allottee/s / purchaser/s and the common areas to the association of the Flat/Shop/Unit Purchaser/s after receiving the occupancy certificate or the completion certificate or both, as the case may be subject to full and final payment by allottee/s / purchaser/s as agreed above. Similarly, the allottee/s / purchaser/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Builders/Promoters as provided in payment schedule mentioned hereinabove.

3. The Builders/Promoters hereby declares that the Floor Space Index available as on date in respect of the project land is _____ square meters and Builders/Promoters has planned to utilize Floor Space Index of _____ 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 or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations which are applicable to the said Project. The Builders/Promoters has disclosed the Floor Space Index of _____

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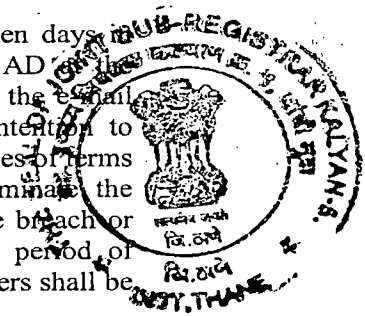
_____ as proposed to be utilized by him on the project and in the said Project and allottee/s / purchaser/s have agreed to purchase the said premises based on the proposed construction and sale of Flat/Shop/Units to be carried out by the Builders/Promoters utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Builder only.

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4.1 If the Builders/Promoters fails to abide by the time schedule for completing the project and handing over the said Premises to the allottee/s / purchaser/s, the Builders/Promoters agrees to pay to the allottee/s / purchaser/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the allottee/s / purchaser/s, for every month of delay, till the handing over of the possession. The allottee/s / purchaser/s agrees to pay to the Builders/Promoters, interest as specified above, on all the delayed payment which become due and payable by the allottee/s / purchaser/s to the Builders/Promoters under the terms of this Agreement from the date the said amount is payable by the allottee/s / purchaser/s to the Builders / Promoters.

4.2 Without prejudice to the right of Builders/Promoters to charge interest in terms of sub clause 4.1 above, on the allottee/s / purchaser/s committing default in payment on due date of any amount due and payable by the allottee/s / purchaser/s to the Builders/Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee/s / purchaser/s committing three defaults of payment of instalments, the Builders/Promoters shall at his own option, may terminate this Agreement:

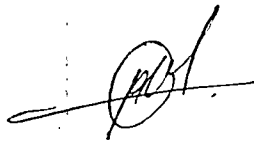
Provided that, Builders/Promoters shall give notice of fifteen days in writing to the allottee/s / purchaser/s, by Registered Post AD address provided by the allottee/s / purchaser/s and mail at the e-mail address provided by the allottee/s / purchaser/s, of his intention to terminate this Agreement 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/s / purchaser/s fails to rectify the breach or breaches mentioned by the Builders/Promoters within the period of notice then at the end of such notice period, Builders/Promoters shall be entitled to terminate this Agreement.



Provided further that upon termination of this Agreement as aforesaid, the Builders/Promoters shall refund to the allottee/s / purchaser/s, after deducting 20% of amount of sale consideration of said premises, paid by purchaser/s to Builders/Promoters herein as liquidated damages, within a period of thirty days of the termination, subject to execution and registration of Deed of cancellation by allottee/s / purchaser/s of present agreement for sale.

If allottee/s / purchaser/s failed to execute Deed of cancellation then in such case termination shall be through notice and in such case liquidated

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damages shall be 50 % of amount of sale consideration paid by allottee/s / purchaser/s to Builders /Promoters and in case of termination by notice, there shall not be any need to execute the Deed of Cancellation and/or to obtain order/judgment from Court for cancellation of this agreement.

Further, the Builders/Promoters shall not under any case and/or circumstances be liable to reimburse to the allottee/s / Purchaser/s any Government Charges such as stamp duty, registration charges, GST etc.

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Upon the termination of this agreement, under this clause, the Builders/Promoters shall be at liberty to sell the said premises to any other person of their choice and at such price as the Builders/Promoters may deem fit and the allottee/s / Purchaser/s shall not object to the same.

The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Builders/Promoters in the said building and the said premises as are set out in Annexure E annexed hereto.

6. The Builders/Promoters shall give possession of the said premises to the allottee/s / purchaser/s on or before 31/12/2028. If the Builders/Promoters fails or neglects to give possession of the said premises to the allottee/s / purchaser/s on account of reasons beyond his control and of his agents by the aforesaid date then the Builders/Promoters shall be liable on demand to refund to the allottee/s / purchaser/s the amounts already received by him in respect of said premises with interest at the same rate as mentioned above from the date the Builders/Promoters received the sum till the date the amounts and interest thereon is repaid.

Provided that the Builders/Promoters shall be entitled to reasonable extension of time for giving delivery of Flat/Shop/Unit on the aforesaid date, if the completion of building in which the Flat/Shop/Unit is to be situated is delayed on account of -

- war, civil commotion or act of God;
- any notice, order, rule, notification of the Government and/or other public or competent authority/court.

Proceeds for taking possession - The Builders/Promoters, upon obtaining the occupancy certificate from the competent authority and on final and final payment made by the allottee/s / purchaser/s as per the agreement shall offer in writing the possession of the said premises, to the Flat Purchaser/s in terms of this Agreement to be taken within 3 (three months) from the date of issue of such notice and the Builders/Promoters shall give possession of the said premises to the allottee/s / purchaser/s. The Builders/Promoters agrees and undertakes to indemnify the allottee/s / purchaser/s in case of failure of fulfilment

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of any of the provisions, formalities, documentation on part of the Builders/Promoters. The allottee/s / purchaser/s agree(s) to pay the maintenance charges as determined by the Builders/Promoters or association of various allottee/s / purchaser/s, as the case may be. The Builders/Promoters on its behalf shall offer the possession to the Flat Purchaser/s in writing within 7 days of receiving the occupancy certificate of the Project.

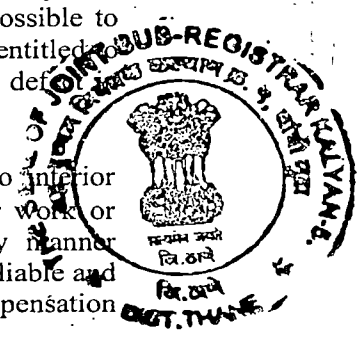
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7.2. The allottee/s / purchaser/s shall take possession of the Flat/Shop/Unit within 15 days of the written notice from the Builders/Promoters to the Flat Purchase/s intimating that the said Flat/Shop/Units are ready for use and occupancy.

7.3. Failure of allottee/s / purchaser/s to take Possession of said premises : Upon receiving a written intimation from the Builders/Promoters as per clause 7.1, the allottee/s / purchaser/s shall take possession of the said premises from the Builders/Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Builders/Promoters shall give possession of the said premises to the allottee/s / purchaser/s. In case the allottee/s / purchaser/s fails to take possession within the time provided in clause 7.1 such allottee/s / purchaser/s shall continue to be liable to pay maintenance charges as applicable.

7.4. If within a period of five years from the date of handing over the said premises to the allottee/s / purchaser/s, the allottee/s / purchaser/s brings to the notice of the Builders/Promoters any structural defect in the said premises or the building in which the said premises is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Builders/Promoters at their own cost and in case it is not possible to rectify such defects, then the allottee/s / purchaser/s shall be entitled to receive from the Builders/Promoters, compensation for such defect in the manner as provided under the Act.

Provided that if, purchaser/s has/have made holes, drilled to interior and/or external walls, chajjasetc nailed while doing interior work or fixing grills or cause damaged to structure, walls in any manner whatsoever then in such case Builders/Promoters shall not be liable and responsible for rectifying such defects and/or paying any compensation to allottee/s / purchaser/s and/or other purchaser/s in building.



8. The allottee/s / purchaser/s shall use the said premises or any part thereof or permit the same to be used only for purpose for which it is allotted. The allottee/s / purchaser/s shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. That Promoters herein have specifically brought to the notice of Purchaser herein that :

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not to raise any objection whatsoever in future and further have declared that no separate No objection is required for any abovesaid purpose.

10. The allottee/s / purchaser/s along with other Purchaser/s (s) of Flat/Shop/Units in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Builders/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 or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Builders/Promoters within seven days of the same being forwarded by the Builders/Promoters to the allottee/s / purchaser/s, so as to enable the Builders/Promoters to register the common organisation of Purchaser/s of premises in said building. No objection shall be taken by the allottee/s / purchaser/s if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

10.1 PERIOD AGREED BETWEEN PARTIES FOR CONVEYANCE :

That within a period of one year from the date of selling all the flats/shops/units in all said buildings (sanctioned and proposed) in the Lay out and/or said whole project and only after receiving whole consideration and all amounts due and payable by all purchasers in all wings/building in the Lay out and/or said project, Builders/Promoters shall cause to transfer, convey to the society/association of allottees, Federation/Apex body of Societies/Association or Limited Company all the right, title and the interest of the Builders/Promoters/Original Owner and/or the owners in the said structures of the all wings/Buildings, the entire undivided or inseparable land underneath all wings/buildings jointly or otherwise.

- 10.2 Within 15 days after notice in writing is given by the Builders/Promoters to the allottee/s / purchaser/s that the said premises is ready for use and occupancy, the allottee/s / purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of said premises) of outgoing in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the allottee/s / purchaser/s shall pay to the Builders/Promoters such proportionate share of outgoing as may be determined. The allottee/s / purchaser/s further agrees that till the allottee/s / purchaser/s share is so determined the



Deepak Bawe
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allottee/s / purchaser/s shall pay to the Builders/Promoters provisional monthly contribution of **Rs. 3/- (Rupees Three Only)** per month Per sq.ft towards the outgoings. The amounts so paid by the allottee/s / purchaser/s to the Builders/Promoters shall not carry any interest and remain with the Builders/Promoters until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Builders/Promoters to the Society or the Limited Company, as the case may be.

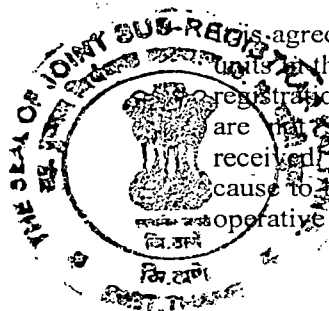
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11. THE allottee/s / purchaser/s shall on or before possession and hereinafter as and when demanded by Builders/Promoters shall pay without having right to account to Builders/Promoters an amount of his/her/their share of money towards Legal Charges, toward Entrance fees and share capital, towards Society formation charges, Proportionate share of taxes and other charges / levies in respect of the Society or the Limited Company, deposit towards provisional monthly contribution towards outgoings of the Society or the Limited Company, toward M.S.E.B. transformer, electric meter and water, connection charge, towards generator/invertors provision for Lift and common passages, toward Solar Equipment and installation, M.S. Grill, charges and expenses, including professional costs of the Attorney at law / Advocates of the Builders/Promoters in connection with formation of the said society, or Limited Company, or Apex Bcdy or Federation and for preparing its rules, regulations and bye – laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance of the building or wing of the building, the allottee/s / purchaser/s shall pay to the Builders/Promoters, as the case may be, the allottee/s / purchaser/s share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the allottee/s / purchaser/s shall pay to the Builders/Promoters, as the case may be, the allottee/s / purchaser/s share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.



agreed that unless and until the Purchasers of various flats / shop/ units in the said building/s pay the proportionate amount of stamp duty, registration charges and legal fees, if any, and till all the flats/shop/units are sold in the said buildings and consideration thereof have received, the Builders/Promoters shall not be obliged to execute or cause to be executed the final deed of conveyance in favour of the co-operative housing society / Limited Company.

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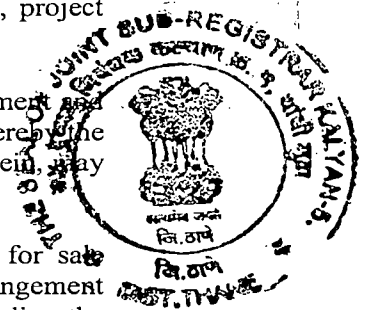
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13. REPRESENTATIONS AND WARRANTIES
Builders/Promoters

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The Builders/Promoters hereby represents and warrants to the allottee/s / purchaser/s as follows:

- i. The Original landlord, Builders/Promoters has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Builders/Promoters have lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Builders/Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Builders/Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the allottee/s / purchaser/s created herein, may prejudicially be affected;
- vii. The Builders/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 premises which will, in any manner, affect the rights of allottee/s / purchaser/s under this Agreement;
- viii. The Builders/Promoters confirms that they are not restricted in any manner whatsoever from selling the said premises to the Flat Purchaser/s in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of various Purchaser/s the Builders/Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Flat Purchaser/s;



Deepak Dawa
Khushboo Kumari

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

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The allottee/s / purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the said premises may come, hereby covenants with the Builders/Promoters as follows :-

- i. To maintain the said premises at the allottee/s / purchaser/s own cost in good and tenantable repair and condition from the date that of possession of the said premises is taken and shall not do or suffer to be done anything in or to the building in which the said premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said premises is situated and the said premises itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the said premises on account of negligence or default of the Flat Purchaser/s in this behalf, the Flat Purchaser/s shall be liable for the consequences of the breach.



To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, date and order in which it was delivered by the Builders/Promoters to the allottee/s / purchaser/s and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event

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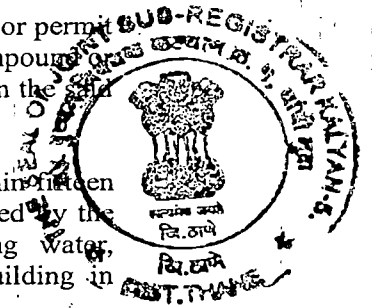
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of the allottee/s/ purchaser/s committing any act in contravention of the above provision, the Flat Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- iv. Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains and pipes in the said premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said premises without the prior written permission of the Builders/Promoters and/or the Society or the Limited Company.

Not to do holes or changes in materials and colour on the exterior walls and chajjas of the premises. Not to fix grills outside the windows. Not to change in external elevation by changing the windows and railing or keeping pots, boards and objects outside the windows or in any other manner whatsoever.

- 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 said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the project land and the building in which the said premises is situated.
- vii. Pay to the Builders/Promoters, as the case may be within fifteen days of demand, 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 allottee/s/ purchaser/s 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 allottee/s / purchaser/s by the allottee/s/-purchaser/s for any purposes other than for purpose for which it is sold.
- ix. The allottee/s / purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part



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with the possession of the said premises until all the dues payable by the allottee/s / purchaser/s to the Builders/Promoters under this Agreement are fully paid up and only if the allottee/s / purchaser/s had not been guilty of breach of or non-observance of any of the term and conditions of this agreement and unless and until prior permission in writing is obtained from the Builders/Promoters for such transfer, assignment or part with the interest etc.

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The allottee/s / purchaser/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions; alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said premises 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/s / purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society / Limited Company/ Apex Body / Federation regarding the occupancy and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- xi. Till a conveyance of the structure of the building in which said premises is situated is executed in favour of Society/Limited Society, the allottee/s / purchaser/s shall permit the Builders/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. Till a conveyance of the project land on which the building in which said premises is situated is executed in favour of Apex Body or Federation, the allottee/s / purchaser/s shall permit the Builder and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
- xiii. allottee/s / purchaser/s agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all exemptions orders, scheme, permission, sanctions, approvals, NOCs etc., that have been granted or sanctions and which may be granted or sanctioned or imposed by any authority, statutory or otherwise, including making payment of all amounts, charges, expenses, deposits etc., whether refundable or not.
- The Builders/Promoters shall maintain a separate account in respect of all sums received by the Builder from the allottee/s / purchaser/s as advance or deposit, sums received on account of the share capital for the



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promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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

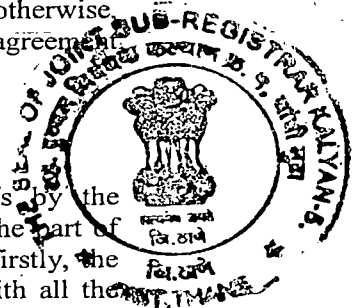
17. BUILDERS / PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE

After execution this Agreement Builders/Promoters shall not mortgage or create a charge on the said premises and if any such mortgage or charge is made or created then notwithstanding 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 present allottee/s / purchaser/s, who has taken or agreed to take said premises.

Notwithstanding anything contained above, the Builders shall have full right, absolute authority and shall be entitled to sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and / or the said building/s or any part thereof, including for the purpose of raising finance, monies for the development of the said property or otherwise, subject to the rights of the allottee/s / purchaser/s under this agreement in respect of said premises.

18. BINDING EFFECT

Forwarding this Agreement to the allottee/s / purchaser/s by the Builders/Promoters does not create a binding obligation on the part of the Builders/Promoters or the allottee/s / purchaser/s until, firstly, the allottee/s / purchaser/s 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/s / purchaser/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Builders/Promoters. If the allottee/s / purchaser/s fails to execute and deliver to the Builders/Promoters this Agreement within 30 (thirty) days from the date of its receipt by the allottee/s / purchaser/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Builders/Promoters, then the Builders/Promoters shall serve a notice to the allottee/s / purchaser/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the



Deepak Raw
Khushboo Kumari

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allottee/s / purchaser/s, application of the allottee/s / purchaser/s shall be treated as cancelled and all sums deposited by the allottee/s / purchaser/s in connection therewith including the booking amount shall be returned to the allottee/s / purchaser/s without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT

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

20. RIGHT TO AMEND

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

21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO allottee/s / purchaser/s, subsequent allottee/s / purchaser/s

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 allottee/s / purchaser/s of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and 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.

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

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



Deepak Saw
Khushboo Kumari

(Signature)

24. 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.

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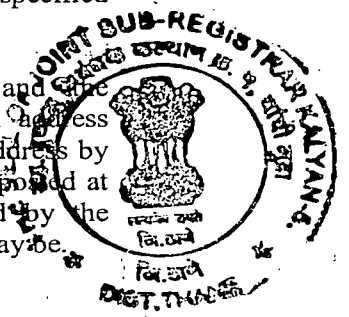
25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Builders/Promoters through its authorized signatory at the Builders/Promoters Office, or at some other place, which may be mutually agreed between the Builders/Promoters and the allottee/s / purchaser/s, and after the Agreement is duly executed by the allottee/s / purchaser/s and the Builders/Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.

26. The allottee/s / purchaser/s and/or Builders/Promoters shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Builders/Promoters will attend such office and admit execution thereof.

27. That all notices to be served on the allottee/s / purchaser/s and the Builders/Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the allottee/s / purchaser/s or the Builders/Promoters by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses as specified hereinabove in names of parties.

It shall be the duty of the allottee/s / purchaser/s and the Builders/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 Builders/Promoters or the allottee/s / purchaser/s, as the case may be.



28. JOINT FLAT PURCHASER/SS

That in case there are Joint Flat Purchaser/ss all communications shall be sent by the Builders/Promoters to the allottee/s / purchaser/s 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 Flat Purchaser/ss.

29. IT is further mutually agreed and understood by and between parties as follows :

Deepak Raw
 Khushboo Kumari

(Signature)

- i. IN case any security deposit is demanded by the concerned local authorities or government for the purpose of giving water, electricity or any other services connection to the said building/s, such deposit shall be payable by the allottee/s / purchaser/s along with the other Purchasers of the said building/s. The allottee/s / purchaser/s agrees to pay to the Builders/Promoters within seven days of demand the allottee/s / purchaser/s share of such amount of deposit. The allottee/s / purchaser/s also agrees to contribute proportionate expenses for transformer etc., if insisted by M.S.E.B. charges and penalties leviable by the concerned planning authority in connection with the enclosing of balconies or otlas.

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THE development and/or betterment charges or other taxes levied by the concerned local authority, Government and/or any other public authority in respect of the said property and/or building/s, shall be borne and paid by the allottee/s / purchaser/s along with all the Purchasers of flats/shops/units in said building/s in proportion to the floor area of their respective premises.

- iii. THE allottee/s / purchaser/s and/or the Builders/Promoters shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the Builders/Promoters and/or the Society may require for safe-guarding the interest of the Builders and/or the Purchaser/s and the other Purchasers of the said premises in the said building/s.
- iv. NOTHING contained in this agreement is intended to be nor shall the same be constructed as a grant, demise or assignment in law of the said premises or of the said land and building/s or any part thereof. The allottee/s / purchaser/s shall have no claim, save and expect in respect of the said premises hereby agreed to be sold to him / her and all open spaces, parking spaces, stilts, lobbies, staircases, terraces, recreation space etc., will remain the property of the Builders/Promoters until the said land and the all said buildings are conveyed to the co-operative society as herein before mentioned.
- v. ANY delay tolerated or indulgence shown by the Builders/Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the allottee/s / purchaser/s by the Builders/Promoters shall not be constructed as a waiver on the part of the Builders/Promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the allottee/s / purchaser/s nor shall the same in any manner prejudice the rights of the Builders/Promoters.



It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building/s, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser/s. The said terrace shall not be enclosed by the Purchaser/s till the permission in

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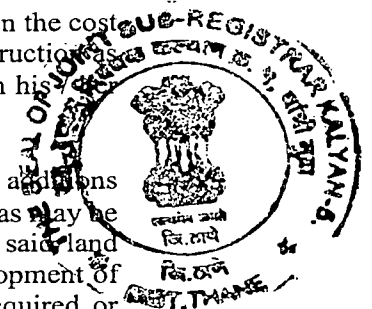
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writing is obtained from the concerned local authority and the Builders/Promoters or the society.

- vii. a) The Builders/Promoters shall be entitled to transfer, assign, dispose off and/or sell in any manner he / she deem proper the said terrace, etc., to anybody. The allottee/s / purchaser/s along with the other Purchasers will not raise any objection of whatsoever nature. The open spaces shall always be the property of the Builders and the Builders shall have full right and absolute authority to enclose the said stilt area of said building/s if permitted by local body / Planning Authority and further shall have the right to sell the same to any prospective purchaser/s for exclusive use and benefit of such purchaser.
- b) The Builders/Promoters shall become the member of the society in respect of its rights and benefits concerned above. If the Builders/Promoters transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee / transferee shall become the member of the society and/or the Apartment Owner's Association in respect of the said rights and benefits. The allottee/s / purchaser/s will not have any objection to admit such assignee or transferee as the member/s of the Society.
- c) The allottee/s / purchaser/s agrees that he / she along with the other Purchasers of the flats/shops/units will not charge anything from the Builders/Promoters or their nominee or nominees or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoardings etc., for the purpose mentioned hereinabove.
- viii. THE allottee/s / purchaser/s shall not claim any deduction in the cost of his / her flat on account of deletion of any item of construction per his / her requirements, of the allottee/s / purchaser/s in his / her flat.
- ix. THE Builders/Promoters shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by concerned authorities on the terrace of the said land and/or grant right of way from the said property for development of any other property. If any portion of the said land is acquired or notified to be acquired by the Government or any other Public body or authority, the Builders/Promoters shall be entitled to receive all the benefits in respect of thereof and/or compensatory FSI or all other benefits which may be permitted in lieu thereof. It is further specifically brought to the notice of the allottee/s / purchaser/s that the Builders have reserved their right to obtain the Transferable Development Rights (T.D.R.) from other sources to be used and utilised on the said property and if such further T.D.R. is availed and put to consumption on the said proposed building in accordance with the sanctioned plans and permissions from the municipal authorities,

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Khushboo Kumari





the allottee/s / purchaser/s herein shall have no objection of such utilisation of the T.D.R. and construction of additional floor space.

- x. TILL a conveyance of the said land and said buildings is executed the allottee/s / purchaser/s shall permit the Builders/Promoters and his surveyors, agents with or without workmen and other at all reasonable times to enter into and upon the said lands and said building/s or any part thereof to view and examine the state and condition thereof.

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३३	५७

The allottee/s / purchaser/s may with prior permission in writing provide at his / her own costs, charges, expenses and risk extra amenities to the premises. However to grant or not to grant the permission shall be at the sole discretion of the Builder. The allottee/s / purchaser/s shall not carry out any internal or external changes, alterations or additions to the said premises until the Purchaser/s has/have paid all the monies payable by him or her to the Builders/Promoters, either towards the consideration or otherwise and only after the allottee/s / purchaser/s shall have obtained a prior written permission of the Builders/Promoters in writing subject to the same having been approved by the KalyanDombivli Municipal Corporation. Provided further that such additions, alterations or provisions for extra amenities shall be carried out by the approved workmen, contractors of the Builder and not through any contractors or workmen not approved by the Builder. It is further agreed and understood by and between the parties that the allottee/s / purchaser/s shall not claim any deduction in the cost of his said premises on account of deletion of any item of construction as per his / her requirements in said premises.

The allottee/s / purchaser/s covenant with the Builders/Promoters that if at the request of the allottee/s / purchaser/s the Builder makes any change in the said premises agreed to be sold and as a result of this the Builder has to use any materials less than the other purchasers, even then the allottee/s / purchaser/s shall not be entitled to any reduction in the agreed price of the said premises and he / she shall be liable to pay the entire agreed price as per this agreement. In case if the Builder have agreed to do any additional extra work for the allottee/s / purchaser/s, the allottee/s / purchaser/s shall within 7 days from the date when the Builders gives the estimated cost, deposit with Builders/Promoters the amount of such estimated cost. If the allottee/s / purchaser/s fails to deposit with the Builder the estimated cost for the additional extra work agreed to be carried out by the Builders/Promoters then the Builders/Promoters shall not be able to carry out the said additional work in the premises of the allottee/s / purchaser/s.



It is also agreed and understood that the Builders/Promoters will only pay the municipal tax for the unsold flats / shops/ units after obtaining occupation certificate and/or formation of society and will not pay or liable to pay any maintenance charges like common

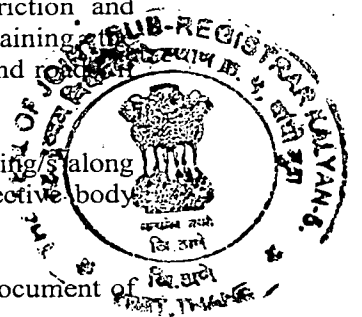
(Signature)

Deepak Saw
Khushboo Kumari

water, light, sweeper charges, etc., and the Builder can sell the said flats /shops/ units to any prospective buyers without obtaining the No objection from the society such formed and when such prospective buyers will become the member of the society without charge of any transfer fees etc.

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३४	५६
२०२३	

- xiii. THAT the Builders has right and the allottee/s / purchaser/s has/have given consent to grant and/or assign the development rights in respect of the said property by the Builder to sub-developer and/or third person but the terms and conditions of this agreement shall be binding on such sub-developer and/or third person.
- xiv. THAT the allottee/s / purchaser/s shall at no time demand partition of their interest in the said property hereunder written of the said building/s It being hereby agreed and declared by the Purchaser/s that their interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and said building/s is/are immoveable.
- xv. Notwithstanding any other provisions of this agreement the Builder shall be entitled at the his sole and absolute discretion:
- To form a society or limited Company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
 - To decide and determine how and in what manner the infrastructure including the common utility areas such as gardens, open spaces, roads etc. may be transferred and/or conveyed /assigned/leased.
 - To provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining infrastructure and common amenities including garden and road etc. any.
 - To decide from time to time to what extent the building/s along with land appurtenant to its is transferred to the respective body formed.
 - To decide from time to time when and what sort of document of transfer should be executed.
 - To carryout the development by amalgamating the said property with adjoining property/s and/or to expand the scheme of development by acquiring adjacent property/s and accordingly change the Lay-out. To provide permanent nature of access to adjoining properties.
 - To change the Design, colour scheme of the building.



Deepak Bawa
Khushboo Kumari

[Signature]

- xvi. THE allottee/s / purchaser/s is/are aware that the Builders/Promoters shall be paying the maintenance, municipal taxes, local taxes and all outgoing as aforesaid in respect of whole of the property for and on behalf of the allottee/s / purchaser/s of the flats/shops/units and it shall be the paramount responsibility and obligation of the allottee/s / purchaser/s to pay all the outgoing regularly. In the event of the default being committed by the allottee/s / purchaser/s herein or any of the Purchaser/s of any other units and in such event the Builders/Promoters shall not be bound to pay the outgoings for and on behalf of such defaulting persons and in the event of any essential supply being disconnected, it shall be the responsible of the allottee/s / purchaser/s together in respect of the flats/shops/units in respect of which possession has been given by the Builders/Promoters.

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IF the allottee/s / purchaser/s intends to cancel this agreement with having good and reasonable grounds, he / she shall give written application to the Builders/Promoters and on cancellation of the agreement he / she shall give six months period to the Builders/Promoters within which period the Builders/Promoters shall arrange to refund the moneys collected by them on account of the installments of the said premises without any interest.

- xviii. IN the event of the society or corporate body being registered before the sale and disposal by the Builders/Promoters of all the Flats / Shops / Units in the said building/s, the power and authority of the society or the corporate body so formed or of the Purchaser/s herein and other Purchasers of the flats/shops/units shall be subject to the overall powers of the Builders/Promoters in any matter concerning the building construction and completion thereof and the Builders/Promoters shall have absolute authority and control as regards the unsold flats/shops/units, the balance floor space and its disposal thereof and Builders/Promoters shall be entitled to receive and appropriate sale proceeds arising out of same for their exclusive use and benefits.

- xix. THE Builders/Promoters shall be entitled to sell the premises in the said building/s for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes, car parking, stilt and for other non-residential purpose and the allottee/s / purchaser/s herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Builders/Promoters to the intending Purchasers.



The allottee/s / purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid deeds, documents, drawings and papers and all disclosures made by the Builders/Promoters to the allottee/s / purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the Municipality and all other concerned government

Deepak Saw

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bodies and authorities and also subject to the right to make the necessary amendments, variations and / or changes therein and their right to avail and exploit the entire balance and additional available on the said property as entire transferable rights as may be permissible by law.

Builders/Promoters	
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2023	40

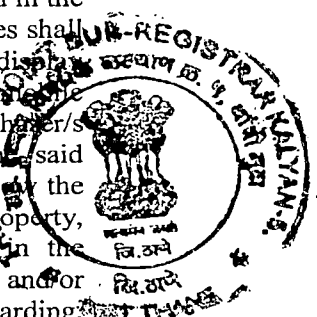
xxi. All terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the allottee/s/ purchaser/s/ to the Builders/Promoters herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation / possession of the said premises is handed over to allottee/s / purchaser/s under the possession of the said building/s is handed over to the said organisation and the deed of conveyance / assignment / lease or any other transfer document is executed.

xxii. THE Builders/Promoters shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,

xxiii. It is expressly agreed that the Builder shall be entitled to put a hoarding and/or cable network station, mobile phone antenna and/or tower, shelter or mobile station on the said property or on terrace/water tank any the building/s on the said property or any part thereof and such hoarding may be illuminated or comprising of neon sign and for that purpose the Builders/Promoters are fully authorised to allow temporary or permanent construction or execution in installation either on the exterior of the said buildings or on the said property as the case may be and the allottee/s / purchaser/s agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Builders/Promoters or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The allottee/s / purchaser/s shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Builders, his agents, servants etc., to enter into the said property, building/s including the terrace and other open spaces in the building/s for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisement and/or hoarding, neon lights or such installations etc. The Builders/Promoters shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the limited company shall not raise any objection thereto.

xiv. The Stilts/Basement/Garage shall belong to the Builders/Promoters who alone have right to deal with or allot, dispose off the same to any prospective flat purchaser for his exclusive use and benefit and purchaser/s will not raise any objection for the same. The person/s to

Deepak Raw
Khushboo Kumari



whom the Stilts/Basement/Garage may be sold or disposed off will be admitted as members to the co-operative society/societies or the limited company/companies or the condominium/s of apartment owners as the case may be and they will not be entitled to the same for shopping or commercial or for any other purpose and the allottee/s / purchaser/s confirms that he/she/they has/have no objection to and shall not dispute the same at any time hereafter.

xxiv. The allottee/s / purchaser/s has/have seen the layout of the proposed building/s and complex and has agreed and understood the common amenities like co-mmon roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the flats/shops/units purchasers 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.,

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xxv. The Builders/Promoters have also clearly brought to the notice of the allottee/s / purchaser/s during the course of development/ construction they will shift and/ or convert the garden, amenity area of entire or in part or will further use and utilise the benefit of the amenity area as may be sancitioned by the municipal authorities and will avail the additional construction thereof as they may deem fit and proper and also delete the construction of Garden, amemities area and the allottee/s / purchaser/s shall not raise any objection for the same and will not demand the construction there of and further will not claim any compensation thereof and thus have granted their express and irrevocable consent to the Builders/Promoters for making any changes, modifications and revisions in the said entire amalgamated property and /or sanction of plans for the further expansion buildings and commencement and completion of construction work of the same without taking any consent of the allottee/s / purchaser/s herein and the purchaser after verifying the above facts and having the ture and correct knowledge of the same and after satisfying himself / herself has expressed his/ her express and irrevocable consent for the same and agreed to acquire the said premises in the said scheme of construction.

xxvi. It is agreed that before or after the execution of the conveyance in favour of the proposed society, if any further construction on the land is allowed in accordance with the rules and regulations of the municipal corporation then the Builders/Promoters would be entitled to put up additional or other construction without any hindrance by the allottee/s / purchaser/s. Provided that any payment may, have to be made to the municipal corporation for such additional construction shall be paid by the Builders/Promoters. The Builders/Promoters shall be entitled to sell premises forming part of such additional construction in such manner as they may think fit and proper to any person or persons for such consideration as the Builders/Promoters may in its absolute discretion deem fit and



Deepak Dava
Khushboo Kumari

(Signature)

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५५	५५

proper. The Builders/Promoters will in those events be entitled to connect the electric meters, sanitary and drainage connections provided however that all costs of construction of such additional floors and the connection to be made thereto should be borne by the Builders/Promoters. The Builders/Promoters and/or their transferees shall have the right to use all the staircase and other common amenities of said building/s. In the event of additional floors being constructed as aforesaid, the water tank shall be shifted to the top of such structures at the cost of Builders/Promoters. Even if any additional construction becoming permissible on the said building/s after the completion of the construction of the said building/s, the Builders/Promoters shall be entitled to construct the same and to sell the additional flats/Units. The allottee/s / purchaser/s herein and the members of the society shall admit such new intending purchaser at its members:

xxvii. In the event of any portion of the said property being required for putting up an electric sub-station, the Builders/Promoters shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the Builders shall think fit.

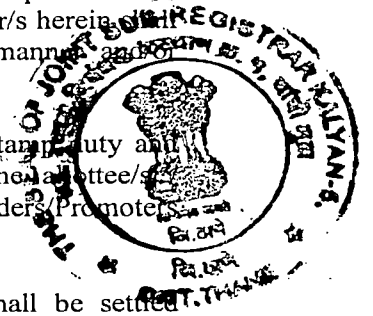
xxviii. IT is hereby agreed that the Builders/Promoters shall be at liberty to amalgamate and/or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the said land so amalgamated/ combined sanctioned from the planning authority and in such event form and get registered co-operative housing society of all the flats/shops/units purchasers in the said building/s and the allottee/s / purchaser/s herein shall not, in any manner object the said right of the Builders/Promoters. IT is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Builders/Promoters shall be at liberty and/or entitled to grant a right of way from and through the said land for approaching (or of the better approach) to the adjacent land those would be acquired with a view to developing them and the allottee/s / purchaser/s herein shall not object the said right of the Builder in any manner has/have given consent for same.

30. Stamp Duty and Registration :- The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee/ purchaser/s and he/they will deposit the same with Builders/Promoters as and when demanded.

31. 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 Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

Deepak Saw
Khushboo Kumari

(Signature)



32. 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 and the Kalyan courts will have the jurisdiction for this Agreement.

FIRST SCHEDULE OF THE ABOVE REFERRED PROPERTY

All that piece and parcel of land lying, being and situate at Village **Tisgaon**, Taluka **Kalyan**, Dist **Thane** bearing :

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Survey No.	Hissa No.	Total Area of Land (H-R-P)
44	1	0-41-3 P.K. 0-03-0

within the limits of KalyanDombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan

SECOND SCHEDULE OF THE ABOVE REFERRED PROPERTY

All that piece and parcel of land lying, being and situate at Village **Tisgaon**, Taluka **Kalyan**, Dist **Thane** bearing :

Survey No.	Hissa No.	Total Area of Land (H-R-P)	Area Owned by Builders/Promoters (H-R-P)
44	1	0-41-3 P.K. 0-03-0	0-20-65 P.K. 0-01-50

within the limits of KalyanDombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan

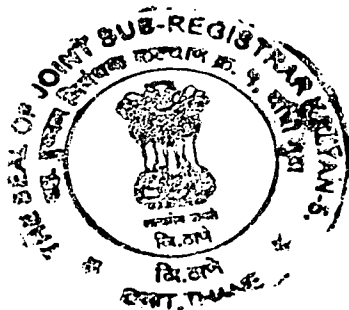
IN WITNESS WHEREOF, the parties have set and subscribed their respective signatures to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED
by the within named
BUILDERS/PROMOTERS
M/S CHAITANYA DEVELOPERS,
a partnership firm, through its Partner,

SHRI ASHWIN KRISHNA GAIKWAD



(Handwritten signature)



SIGNED & DELIVERED
by the within named
ALLOTTEE/S / PURCHASER/S

1. Mr. DEEPAK SAW



Deepak Saw



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४०	५८



Khushboo Kumari



2. Mrs. KHUSHBOO KUMARI

WITNESS:

1. Name: Mr. Nitin Kumar Singh

Address: At. Tisgaon, Kalyan E

2. Name: Mr. Shivam Singh

Address: At. Tisgaon Kalyan E

Nitin

Shivam

RECEIPT

RECEIVED WITH THANKS FROM
THE WITHINNAMED PURCHASER/s]
THE SUM OF Rs. 1,00,000/-]
(Rupees One Lakhs Only)]
being the part price /]
consideration in respect]
of sale of the flat / shop / unit]
hereinabove mentioned.]



I SAY RECEIVED

[Signature]

BUILDERS/PROMOTERS

SCHEDULED "A"
Building No.2/Wing B
PAYMENT SCHEDULE
(Ground + 18 Upper Floor)

The Flat/Shop/Unit Purchaser/s has paid on or before execution of this agreement a sum of **Rs. 1,00,000/- (Rupees One Lakhs Only)** (not exceeding 10 % of the total consideration) as advance payment or application fee and hereby agrees to pay to that Builders/Promoters the balance amount of **Rs. 29,00,000/- (Rupees Twenty Nine Lakhs Only)** in the following manner :-

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20 % (not exceeding 30% of the total consideration) of total consideration to be paid to the Builders/Promoters after the execution of Agreement.

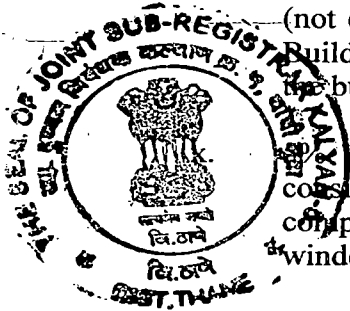
35% (not exceeding 45% of the total consideration) of total consideration to be paid to the Builders/Promoters on completion of the Plinth of the building or wing in which the said Flat/Shop/Unit is located.

- iii. 3% of total consideration to be paid on completion of first slab.
- iv. 3% of total consideration to be paid on completion of Fourth slab.
- v. 3% of total consideration to be paid on completion of Seventh slab.
- vi. 4% of total consideration to be paid on completion of Tenth slab.
- vii. 4% of total consideration to be paid on completion of Thirteenth slab.
- viii. 4% of total consideration to be paid on completion of Sixteenth slab.
- ix. 4% of total consideration to be paid on completion of Nineteenth slab.

(not exceeding 70% of the total consideration) to be paid to the Builders/Promoters on completion of the slabs including stilts of the building or wing in which the said Flat/Shop/Unit is located.

75% of total consideration (not exceeding 75% of the total consideration) to be paid to the Builders/Promoters on completion of the walls, internal plaster, floorings doors and windows of the said Flat/Shop/Unit.

- xi. 5% of total consideration (not exceeding 80% of the total consideration) to be paid to the Builders/Promoters on

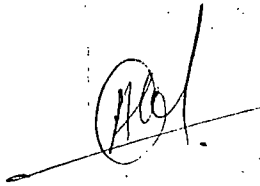


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४२	५४

completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat/Shop/Unit.

- xii. 5% of total consideration (not exceeding 85% of the total consideration) to be paid to the Builders/Promoters on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat/Shop/Unit is located.
- xiii. 10% of total consideration (not exceeding 95% of the total consideration) to be paid to the Builders/Promoters on completion of the lifts, water pumps, electrical fittings, electro, mechanical, 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 Flat/Shop/Unit is located.
- xiv. 5% of total consideration against and at the time of handing over of the possession of the Flat/Shop/Unit to the Flat Purchaser/s on or after receipt of occupancy certificate or completion certificate.



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ANNEXURE E

LIST OF AMENITIES

PAINTING / WALL FINISH :

Good Quality on internal wall surfaces.

BATHROOM & WC :

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४३	५

Water proof Flush Door with Laminates
 Concealed plumbing .
 Bathroom & P. fitting
 Sanitary ware of reputed make.
 Anti skid tiles
 Glazed wall tiles upto beam level.

External Amenities**Elevators :**

Branded High speed automatic lift with Inverter power backup

Painting/Wall Finish :

Good Quality on external wall surfaces.
 Textured finish on dead walls.

Water Source :

Overhead and underground tanks

Internal Amenities :**FLOORING :**

Vitrified Floor tiles in all the Rooms.

KITCHEN :

Granite kitchen platform.
 Stainless steel sink.
 Glazed tiles above platform upto beam level.
 Concealed plumbing

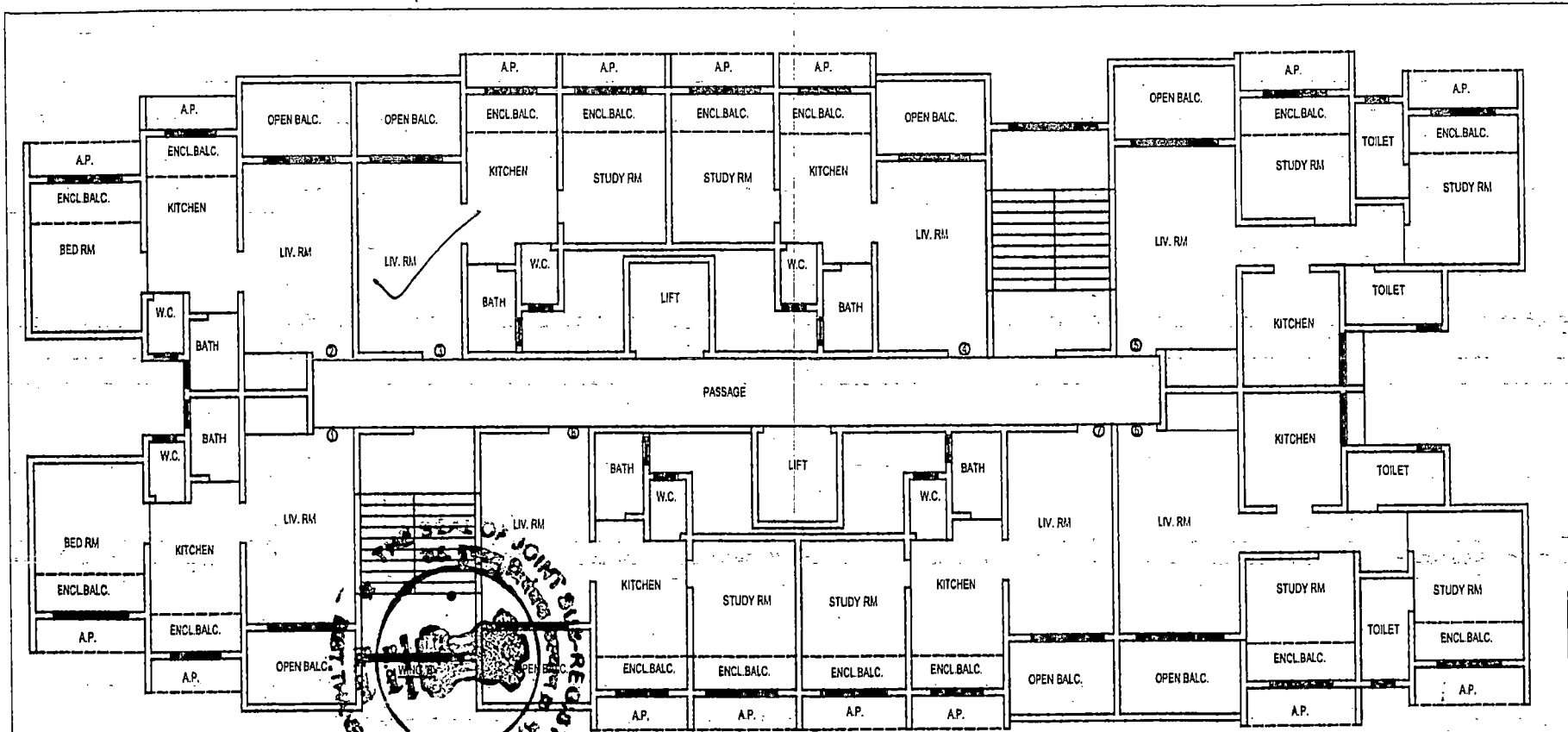
WINDOWS

Powder coated aluminium windows

ELECTRIFICATION

Concealed branded copper wiring with MCBs and adequate points.
 Modular switches of reputed make.
 AC Points in master bedrooms.

Deepak Rane
 Khushboo Kumari



TYP. FLOOR PLAN
 (1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH)
 SCALE=1:100 (BLDG. NO 2) (WING-B)

FLAT NO.	FLAT TYPE	CARPET AREA (SQ.MT.)	C.B. AREA (SQ.MT.)	BALC. AREA (SQ.MT.)	OPEN BALC. AREA (SQ.MT.)
1403	1BHK				
NAME OF THE PURCHESURE :-		Deepak Ravi Khushboo Kurnari			
SIGNATURE OF THE PURCHESURE :-		<i>[Signature]</i>			
NAME OF THE DEVELOPERS :-		M/S. CHAITANYA DEVELOPERS			
SIGNATURE OF THE DEVELOPERS :-		<i>[Signature]</i>			

M/S. CHAITANYA DEVELOPERS
 (BLDG. NO. 2) (WING-B)
 S. NO. 44 H. NO. 1 MOUJE - TISGOAN
 TAL - KALYAN DIST. - THANE.

DILIP TAMBDAY & ASSO.
 architect
 2nd Floor, Suchanahu Chambers,
 Srushti Park, Kalyan (W)

1403
 22/08/2023
 08.07.23



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

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दस्तक. ७३८८	२०२३
४६	५६

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700031076

Project: KRISHNA VANSH , Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 44 HISSA NO 4t Tisgaon,
Kalyan, Thane, 421306;

1. Chaitanya Developers 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 (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 05/10/2021 and ending with 31/12/2028 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: 05-10-2021 12:12:07

Dated: 05/10/2021
Place: Mumbai

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





अहवाल दिनांक : 15/11/2021

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७।
गाव :- तिसगाव तालुका :- कल्याण जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 44/1

भूधारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे. आर. चौ. मी. अ) लागवडी योग्य क्षेत्र ब) माटू-सराब क्षेत्र (लागवडी अयोग्य) क) कृषिण पो.ख. 0.41.30 द) माटू-सराब क्षेत्र (लागवडी अयोग्य) ३) (अ) 0.03.00 ग) (ब) 0.03.00 घ) कृषिण पो.ख. 0.03.00 च) कृषिण क्षेत्र 0.11.30 ज) (अ) 0.11.30 झ) (ब) 0.11.30	10540	चंद्रभागा सुरेश गायकवाड प्रभाकर सुरेश गायकवाड सरिता सुरेश गायकवाड अविता सुरेश गायकवाड हर्षदा सुरेश गायकवाड अश्विन कृष्ण गायकवाड सुवंदा कृष्ण गायकवाड संजिका कृष्ण गायकवाड दर्शन कृष्ण गायकवाड सामाईक क्षेत्र				(3044) (3044) (3044) (3044) (3044) (3044) (3044) (3044) (3044) (3044)	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक .3074 व दिनांक 16/09/2021
	10549	अविता सुरेश गायकवाड चंद्रभागा सुरेश गायकवाड प्रभाकर सुरेश गायकवाड सरिता सुरेश गायकवाड हर्षदा सुरेश गायकवाड सामाईक क्षेत्र	0.2065	2.66	0.0150	(3044) (3044) (3044) (3044) (3044) (3044)	
	10550	सुवंदा कृष्ण गायकवाड संजिका कृष्ण गायकवाड दर्शन कृष्ण गायकवाड अश्विन कृष्ण गायकवाड सामाईक क्षेत्र				(3074) (3074) (3074) (3074) (3074)	
	10573	दर्शन कृष्ण गायकवाड अश्विन कृष्ण गायकवाड मे चेतन्या डेव्हलपर्स भागिदारी संस्था तर्फे भागिदार सामाईक क्षेत्र	0.2065	2.66	0.0150	(3074) (3074) (3074) (3074)	
							सीमा आणि भूमापन चिन्ह :

क.ल.न.-५

दस्त क्र. ७३०० २०२३

४० ५०

गाव नमुना बारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।
गाव :- तिसगाव तालुका :- कल्याण जिल्हा :- ठाणे

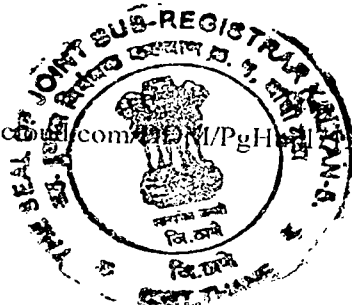
भूमापन क्रमांक व उपविभाग : 44/1

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील						स्वरूप	क्षेत्र	जल सिंचनाचे साधन	शेरा			
			मिश्र पिकाखालील क्षेत्र			निभेळ पिकाखालील क्षेत्र									
			घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित					अजल सिंचित		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2019-20	खरोप								गवत		0.4130				

१) मिश्रणाचा संकेत क्रमांक. *५ - जल सिंचित. *६ - अजल सिंचित

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 15/11/2021
सांकेतिक क्रमांक :- 2721001242133000211120211164

(नाव :- किरण ज्ञा. कदम)
तलाठी सादर/सहायक तलाठी सादर/कल्याण जिल्हा
ता. कल्याण, जि. ठाणे.



<https://mahafarfar.enlighten.com/2021/11/15/>

11/15/2021

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

**FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE**

To,
Shrimati Chandrabhaga Suresh Gaikwad & Others
P.O.A M/s Amit Suresh Sonawane & Ashvin Gaikwad
Architect - Mr.Dilip Tambade Kalyan (w)
Structural Engineer - Mr.Vinayak Chopdekar, Thane.

क.ल.न.-५	
दस्ता क्र. ८३८८	२०२३
४८	५५

Sir,

With reference to your application dated 25/03/2022 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S No.44,H.no1 Mauje-Tisgaon,Kalyan (E) the Commencement Certificate /Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

Office No- KDMC/TPD/BP/KD/2021-22/21/115.

Office Stamp

Date : 07/06/2022.



Yours faithfully,
[Signature]
Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.
Page No-1/4



प्रमाण व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता हिडेपर्यंत इमारतीकडे धागा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.

७) जागत वॉन माडेकस असल्यास त्याच्याबाबत धाग वी व्यवस्था कवयथाची जबाबदारी मालकाची राहिल व मालक माडेकर यांचेमध्य काही वाद असल्यास किवा निर्माण झाल्यास त्याचे नियकरण मालकाने करणे आवश्यक राहिल.

९) सदर जागत विहीर असल्यास ती संबंधित विधान्याच्या परवानगी शिवाय वजव नसे.
१०) सदर जागत पाण्याचा नैसर्गिक निचरा होत असल्यास ती जलनिःसारण विभाग (क.डॉ.म.पा.) च्या परवानगीशिवाय वजव अथवा वद कर नसे.

११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महानगरपालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे जाणाऱ्या बांधकाम (सुट्टे झाल्यास त्यासाठी रकम) घराची लागेल तसेच निकषयानी साहित्य वखवताने वाहून टाकणे आपणावर बंधनकारक राहिल.

१२) सदर जागत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असले तर ती या बांधकाम परवानगीमध्ये अधिकमात (Supersede) झाला असे समजावयात यावे.

१३) रेल्वेकन प्रस्तावातील सर्व मूखड रस्ते, रेल्वेचा जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी मूमी अधिकृत यांचेमार्फत करून घ्यावी व त्यांचेकडिले प्रमाणात मागेणी नकाशावाची प्रत, सुधीत बांधकाम प्रमाणपत्र दिल्या ताखेपासून एक वर्षे आत सादर करावी.

१४) मूखडतील आरक्षित भाग समतल करून व वाढविण्याचे बांधकाम करून तसेच विकास योजना रस्ते शिवाय नोंदीकृत कार्यानामा व खर्चाखातासह क.डॉ.म.पा.स विनामूल्य हस्तांतरित करावे.

१५) बापर परवाना दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डॉ.म.पा. यांचेकडिले ना-हक्कत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.

१६) जाग्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्याचे संपूर्ण नियकरण करायची जबाबदारी आपली राहिल.

१७) जीव्या व सुक्या कवचासाठी स्वतंत्र कवचाकुंड्याची व्यवस्था करणे आपणावर बंधनकारक राहिल.

१८) बांधकाम पूर्णत्वाचा दाखला घेण्यापूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवून विहित विधान्याकडिले ना हक्कत दाखला सादर करणे राहिल.

१९) UDPCR मधील विनियम क. १३.३ नुसार मूखडवरील इमारतीत रेन वादर हावेरिस्त्याबाबत बंधनकारक राहिल.

२०) बापर परवाना दाखला घेण्यापूर्वी महसूल विधान्याकडेन गणखनिज खात्याकडून परवानगी घ्याव्यात.

२१) बापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडिले ना हक्कत दाखला सादर करणे आपणावर बंधनकारक राहिल.

२२) UDPCR मधील विनियम क.१३.४ नुसार रे-वादर रिसायकलिंग बाबत-मार्फतवाही करणे बंधनकारक राहिल.

२३) UDPCR मधील विनियम क.१३.५ नुसार धनकषाय व्यवस्थापना बाबत कोट्यावही करणे बंधनकारक राहिल.

तसेच संबंधित विधान्याचा ना हक्कत दाखला सादर करणे आपणावर बंधनकारक राहिल.

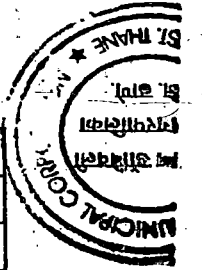


२०२३	१०३८८८	१०३८८८
२०२३	१०३८८८	१०३८८८
२०२३	१०३८८८	१०३८८८



धर :-
 (१) कतिपयक व सकलक क.स.म.पा.कल्याण.
 (२) प्रमाण क्षेत्र अधिकारी 'ड' प्रमाण क्षेत्र.

सहायक महासंचालक, कल्याण
 कल्याण सीवरी महामंडळ, कल्याण.



अ.क.	लेखासंख्या	रकम	धरती क.	दिनांक	यापूर्वीचा एकूण प्रमाण वधित	शेरा
१	ARI 020101	3,35,866/-	AC/1123	26/05/22		
२	ARI 020101					
३	ARI 020103	14,280/-	AC/1123	26/05/22		
४	ARI 020104	5,99,760/-	AC/1123	26/05/22		
५	ARI 020105					
६	ASI 010518					
७	ARI 020107					
८	ASI 010304	8,56,800/-	AC/1124	26/05/22		
९	ASI 010513	3,04,107/-	AC/1123	26/05/22		
१०	ASI 010518	8,39,664/-	AC/1126	26/05/22		
	Total	29,50,477/-				

(Handwritten signature and stamp)

बांधकाम प्रमाणपत्राबाबत प्रत्येक आलेल्या रकमेचा वधित:

१९९६ मधील मुद्रासुची प्रमाणित आहे.

१) बांधकाम प्रस्तावाव्हाविरुद्ध केलेल्या अनाधिकृत फावटलेबाबत आपण महासंचालक महामंडळाला न्यायन व नगरपालिका अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतुदी

बधनकारक राहिल्याची नोंद घ्यावी.

टिप:- UDCPR नंसार वरीलवैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर

समजवण्यात येईल.

२) सध्या प्रकल्पाची व अर्जा मालिगी दिली असल्यास सध्या बांधकाम परवानगी देणे

दिलेला अटीप्रमाणे करणे आपणावर बधनकारक राहिले.

२) इमारतीचे बांधकाम या सोबतच्या मजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घेणे

२) नकाशात दिल्या राने केलेल्या इतर आपल्यावर बधनकारक राहिले.

(Handwritten text and stamp)

परिपत्रकान्वये दिलेल्या सूचनांप्रमाणे आपण विनंती केलेल्या विषयांकीत जमीन मिळकतीची खालील रुपांतरीत कराची रक्कम आपणास कळविण्यात येत आहे.

सदर रुपांतरीत कराची रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील तरतुदींना अधीन राहून उपलब्ध कागदपत्र, कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील झोनाबाबतचे पत्र, त्यामध्ये नमुद असलेली टिप व आपले प्रतिज्ञापत्र यांस अधिन राहून भरून घेण्यात येत आहे. सदर जागोबा वापर जमीन मालकाकडून होतो अथवा अन्य कोणाकडून होतो याबाबतची जबाबदारी महसूल खात्याची नसेल. तसेच सदरचा रुपांतरीत कर नियोजन प्राधिकारी यांचेकडील झोन दाखल्यानुसार फक्त रहिवास प्रयोजनासाठी भरून घेण्यात येत आहे. त्यामुळे महाराष्ट्र जमीन महसूल संहिता १९६६ चे कलम ४२ ब नुसार भविष्यात नियोजन प्राधिकारी यांचेकडून विषयांकीत मिळकतीबाबत बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मंजूर नकाशानुसार अतिरीक्त रुपांतरीत कर परीगणीत झाल्यास त्याचा भरणा करणे आपणावर बंधनकारक असेल. तसेच विषयांकीत मिळकतीवर नियोजन प्राधिकारी यांचेकडील मंजूर नकाशानुसार बांधकाम करणे आपणावर बंधनकारक असेल. तथापि, सदर रुपांतरीत कराची रक्कम शासन जमा केलेचे नंतर भविष्यांत उक्त जमीन मिळकतीचे मालकीसंदर्भात कोणताही वाद किंवा कोणतीही न्यायालयीन बाब उद्भवल्यास त्यांची सर्वस्वी जबाबदारी आपली असेल.

अ.क्र.	गावाचे नांव	स.नं.	एकुण क्षेत्र (चौ.मी.)	रुपांतरीत कराची रक्कम
१.	तिसगाव	४४/१	४४३०.००	४११४५.८४
एकुण				

वरीलप्रमाणे रुपांतरण कराची आपण चलनाद्वारे शासनजमा करावी सदर रक्कम आपण शासनास भरणा केल्यानंतर तसेच नियोजन प्राधिकारी यांचेकडून बांधकामाबाबत परवानगी (O/D/C) प्राप्त केल्यानंतर १) जमिनीचे अद्यावत गाव नमुना नं.७/१२ उतारे २) बांधकाम परवानगीच्या प्रमाणपत्राची प्रतीसह मा.जिल्हाधिकारी ठाणे यांचे कार्यालयात सनद मिळणेकामी अर्ज करावा.

क.ल.न.-५	
दस क्र. ७३९९	२०२३
५३	५७



तहसिलदार कल्याण





महसूल व वन विभाग, महाराष्ट्र शासन यांनी निर्माण केलेल्या महाराष्ट्र जमीन महसूल संहिता (संधारणा) अध्यादेश - २०१७ मध्ये महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ व (४) नुसार कलम ४२, ४२अ, ४२ब, ४२ग मधील ४४ अ या मध्ये काही अंतर्गत असले तरी, महाराष्ट्र प्रादेशिक नियोजन व नगरवना अधिनियम, १९६६ याच्या तरतुदीनुसार कोणत्याही क्षेत्रामध्ये अंतिम विकास योजना प्रसिद्ध केल्यावर, जर पीट कलम (२) मध्ये तरतूद केल्याप्रमाणे उपारत कर, अर्थिक आकारणी आणि लागू असलेले, नगरपालिका किंवा अधिनियम, किंवा इतर शासकीय देणी यांचा भरणे केला असेल तर, अशा क्षेत्रात समाविष्ट असलेल्या कोणत्याही जमिनीचा वापर ही अशा विकास योजनातील वाटप, आरक्षण किंवा निर्देशन या स्वकथान दर्शविलेल्या वापरात उपारत कर्तारित वापर हो अशा विकास योजनातील वाटप, आरक्षण किंवा निर्देशन या स्वकथान दर्शविलेल्या वापरात कर्तारित करणारा असेल असेल अशा बाबतीत वरिलेच्या वापराच्या आधारे अशा जमिनीची अर्थिक आकारणी निश्चित करण्यात यावी असे निर्देश देण्यात आले आहेत. त्यानुसार व मा. जिल्हाधिकारी यांचा यावेळील दिनांक १६/०३/२०१७ रोजीचे

३. आपण या कायद्यात कर्तारित कर भरण्याकामी केलेला अर्थ.
 २. मा. जिल्हाधिकारी यांचा यावेळील पत्र क्र. महसूल/क-२/१२/२/क.क/१९००३२, यावेळील अधिसूचना दिनांक ५ जानेवारी, २०१७.
 १. मा. जिल्हाधिकारी/परिपत्रक-०१/१७, दिनांक- १६/०३/२०१७

स.न.	एकूणक्षेत्र (स.न.प्रमाणे चौ.मी.)	एकूण
४४/१	४४३०.००	४४३०.००
४४/२	४४३०.००	४४३०.००
स.न.	एकूणक्षेत्र (स.न.प्रमाणे चौ.मी.)	एकूण
४४/१	४४३०.००	४४३०.००
४४/२	४४३०.००	४४३०.००

मौज, तिसगाव ता. कल्याण जि.ठाणे

विषय:- कर्तारितकर (CONVERSION TAX) भरून घेण्यात येणारे

क.न.व.क	२२३०३
२०२३	५२

श्री आणि वन कल्याण मापकबाई व इतर
 प्रति,

क/महसूल/१-२/जमीनबाब-१/कर्तारितकर/एसआर-९/२०२०

Email Id - tahkalyan@gmail.com

दुरधनी क्र.०२५१-२३१५१२४ फॅक्स क्र.०२५१-२३१५१२४
 पत्ता-दिवानी न्यायालय समोर, स्टेशन जवळ, कल्याण(प.)

तहसिलदार तथा कायदा विभाग, कल्याण

महाराष्ट्र शासन



Handwritten mark

Handwritten mark

Signature: *[Signature]*
 Permanent Account Number: **GAAP5532F**
 16/01/1991
INCOME TAX DEPARTMENT
GOVT. OF INDIA

Signature: *[Signature]*
 Permanent Account Number: **GAAP5532F**
INCOME TAX DEPARTMENT
GOVT. OF INDIA



Deepak Saw

Kushboo Kumari

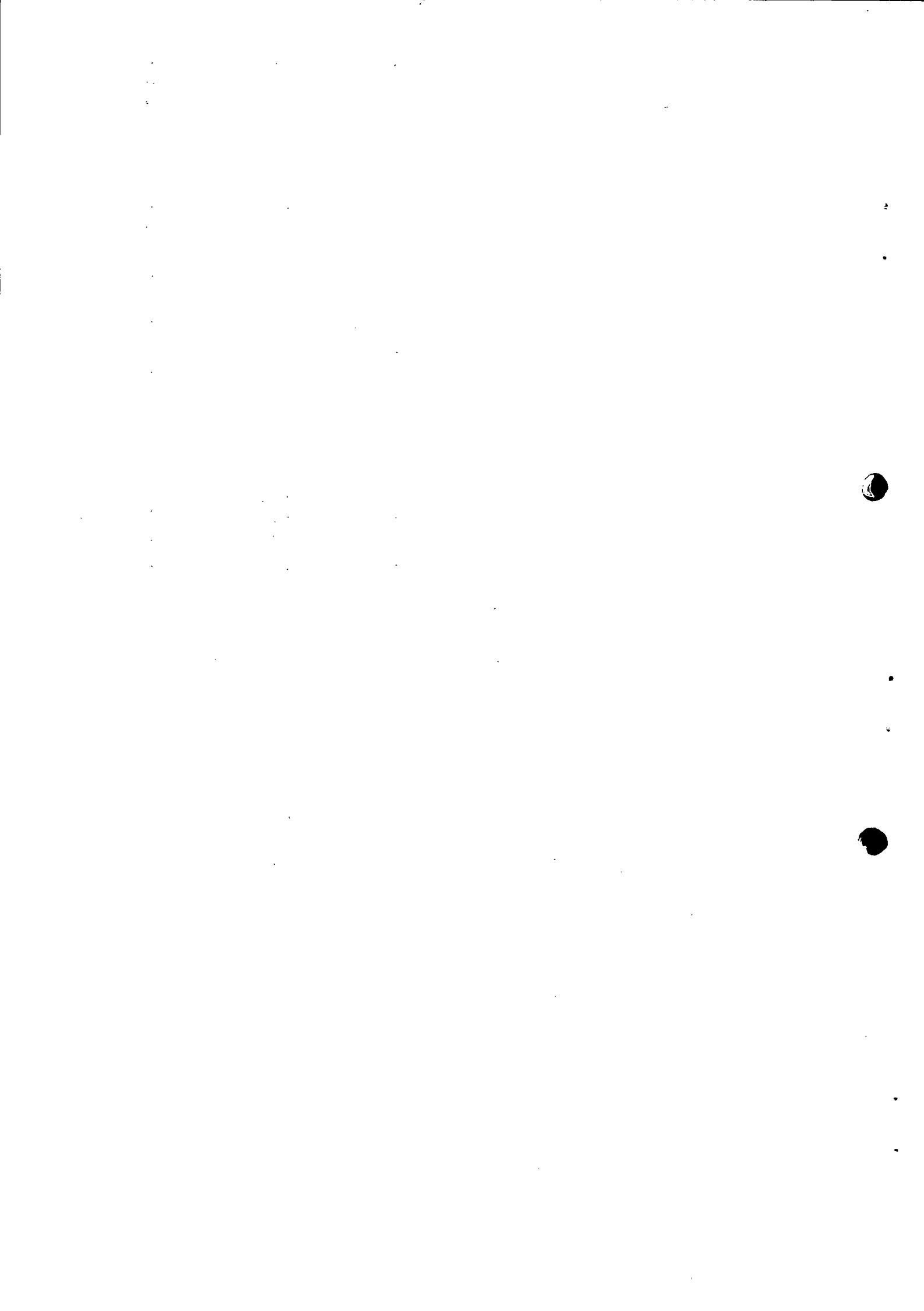
Signature: *[Signature]*
 Permanent Account Number: **EMEP53593F**
 19/02/1904
DEEPAK SAW
INCOME TAX DEPARTMENT
GOVT. OF INDIA

Signature: *[Signature]*
 Permanent Account Number: **IWZPK622P**
KUSHBOO KUMARI
INCOME TAX DEPARTMENT
GOVT. OF INDIA

52	52
22/02/2023	22/02/2023
Ch. Ch. - 4	

Handwritten mark

Permanent Account Number: **AAOFC3467M**
CHATTANYA DEVELOPERS
INCOME TAX DEPARTMENT
GOVT. OF INDIA
 Date of Incorporation/Formation: 08/01/2021



507/7399

बुधवार, 31 मे 2023 11:05 म.पू.

दस्त गोषवारा भाग-1

कलन5 99/190

दस्त क्रमांक: 7399/2023

दस्त क्रमांक: कलन5 /7399/2023

बाजार मूल्य: रु. 23,62,500/- मोबदला: रु. 30,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,10,000/-

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

पावती:7717

पावती दिनांक: 31/05/2023

अ. क्र. 7399 वर दि.31-05-2023

सादरकरणाचे नाव: दीपक साव - -

रोजी 10:58 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1140.00

पृष्ठांची संख्या: 57

Deepak Saw

एकुण: 31140.00

दस्त हजर करणाऱ्याची सही:

Juhs
Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वगे-२

कल्याण क्र. ५

Juhs
Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वगे-२

कल्याण क्र. ५

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

शिक्रा क्र. 1 31 / 05 / 2023 10 : 58 : 58 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 31 / 05 / 2023 11 : 01 : 00 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

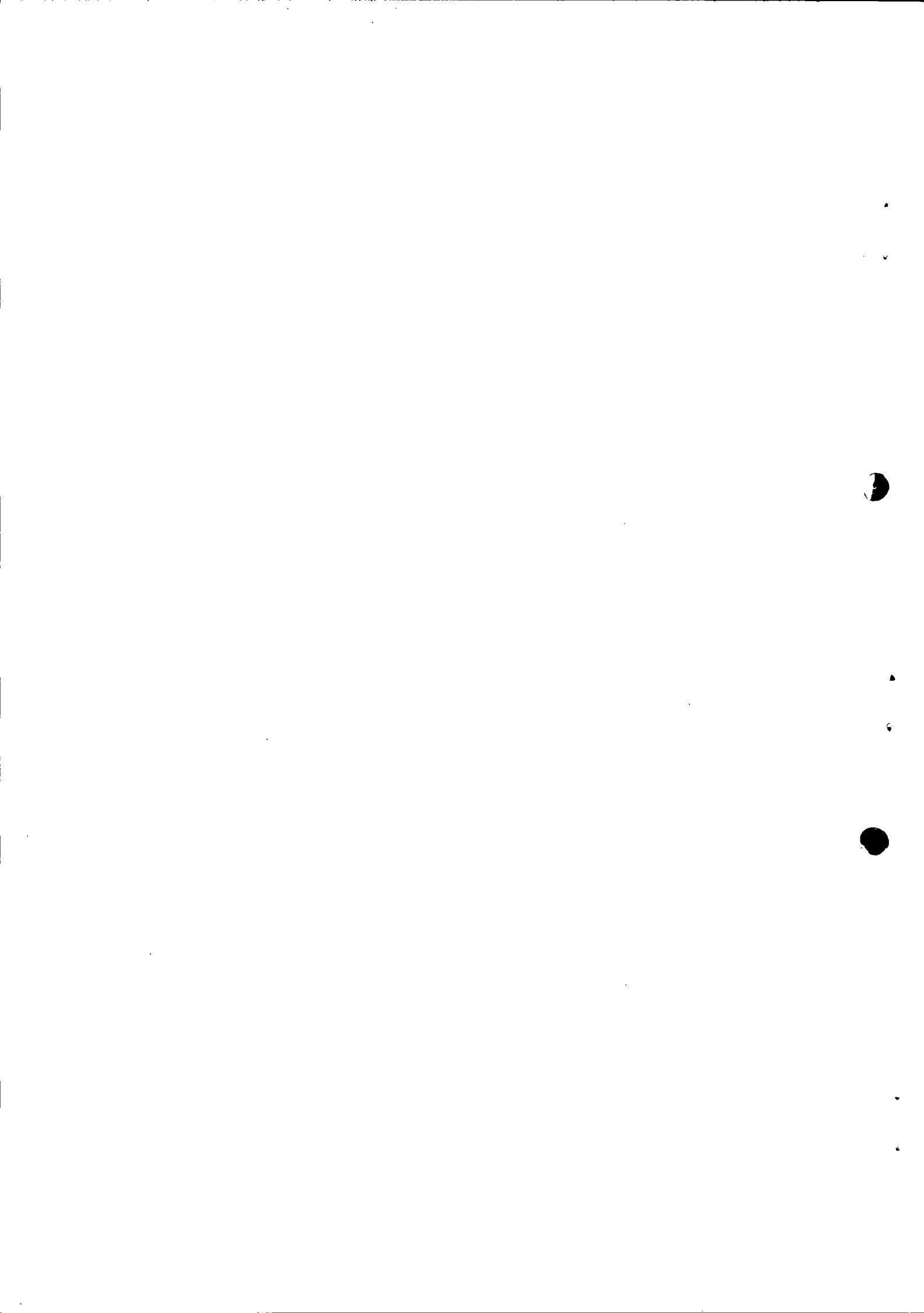
सादर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तऐवजातील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले दस्तऐवज वपत्तांची सत्यता, वैधता कायदेशीर कक्षीसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत तसेच सादर हस्तक्षेप वस्तुसंपत्ती सज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही

Deepak Saw
सह. दुय्यम निबंधक वगे-२

Khushboo Kumari
लिहून दणार कर

Khushboo Kumari







दस्त क्रमांक :कलन5/7399/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:मे. चैतन्या डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार अश्विन कुण्डा गायकवाड पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं 1 पार्वती अपार्टमेंट पुणे लिंक रोड तिसगाव नाका कल्याण (ईस्ट) तालुका कल्याण जिल्हा ठाणे., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAQFC3467M	लिहून घेणार वय :-33 स्वाक्षरी:-		
2	नाव:दीपक साव - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 103 विंग डी पहिला मजला भागीरथी कॉम्प्लेक्स रमेश वाडी बदलापूर वेस्ट, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:EXEPS3593F	लिहून घेणार वय :-29 स्वाक्षरी:-		
3	नाव:खुशबू कुमारी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 103 विंग डी पहिला मजला भागीरथी कॉम्प्लेक्स रमेश वाडी बदलापूर वेस्ट, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:IWZPK6622P	लिहून घेणार वय :-24 स्वाक्षरी:-		

रील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:31 / 05 / 2023 11 : 04 : 22 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:शिवम सिंह - - वय:35 पत्ता:चक्री नाका कल्याण पूर्व पिन कोड:421306			
2	नाव:नितीनकुमार सिंह - - वय:32 पत्ता:तिसगाव कल्याण पिन कोड:421306			

शिक्का क्र.4 ची वेळ:31 / 05 / 2023 11 : 04 : 59 AM

शिक्का क्र.5 ची वेळ:31 / 05 / 2023 11 : 06 : 54 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Kalyan 5

सह. दय्यम निबंधक तर्ग-२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DEEPAK SAW	eChallan	69103332023033017382	MH017897754202223E	210000.00	SD	0001498559202324	31/05/2023
2		DHC		3005202313480	1140	RF	3005202313480D	31/05/2023
3		eChallan		MH002710850202324E	30000	RF	0001498565202324	31/05/2023

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

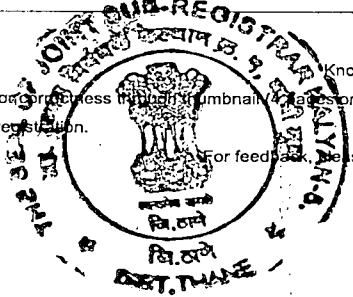
7399 /2023

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प्रमाणित करण्यात येते की, सदर दस्त
क्र. ५३८८ मध्ये ५५ पाने आहेत.
पुस्तक क्रमांक १ वर नोंदला
दिनांक ३१/०५/२०२३


सह. डायरी निबंधक वर्ग-२
कल्याण क्र. ५

क.ल.न.-५	
दस्त क्र. ५३८८	२०२३
५५	५५





31/05/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 7399/2023

नोंदणी :

Regn:63m

गावाचे नाव : तिसगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3000000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2362500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: मोजे तिसगाव तालुका कल्याण जिल्हा ठाणे येथील सर्व्हे नं. 44 हिस्सा नं. 1 या मिळकतीवर कृष्ण वंश कॉम्प्लेक्स मंथील विल्डिंग नं. 2 विंग वी मध्ये सदनिका नं. 1403 चौदावा मजला क्षेत्र 27.91 चौरस मीटर कारपेट + वाल्कनी एरिया 4.25 चौरस मीटर + सी वी एरिया 1.44 चौरस मीटर + ओपन टेरेस एरिया 5.01 चौरस मीटर ((Survey Number : सर्व्हे नं 44 हिस्सा नं 1 :))
(5) क्षेत्रफळ	1) 38.61 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. चैतन्या डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार अश्विन कृष्णा गायकवाड वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शॉप नं 1 पार्वती अपार्टमेंट पुणे लिंक रोड तिसगाव नाका कल्याण (ईस्ट) तालुका कल्याण जिल्हा ठाणे., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AAQFC3467M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-दीपक साव -- वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट नं. 103 विंग डी पहिला मजला भागीरथी कॉम्प्लेक्स रमेश वाडी वदलापूर वेस्ट, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-EXEPS3593F 2): नाव:-खुशबू कुमारी -- वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: फ्लॅट नं. 103 विंग डी पहिला मजला भागीरथी कॉम्प्लेक्स रमेश वाडी वदलापूर वेस्ट, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-IWZPK6622P
(9) दस्तऐवज करून दिल्याचा दिनांक	31/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	31/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7399/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र.५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

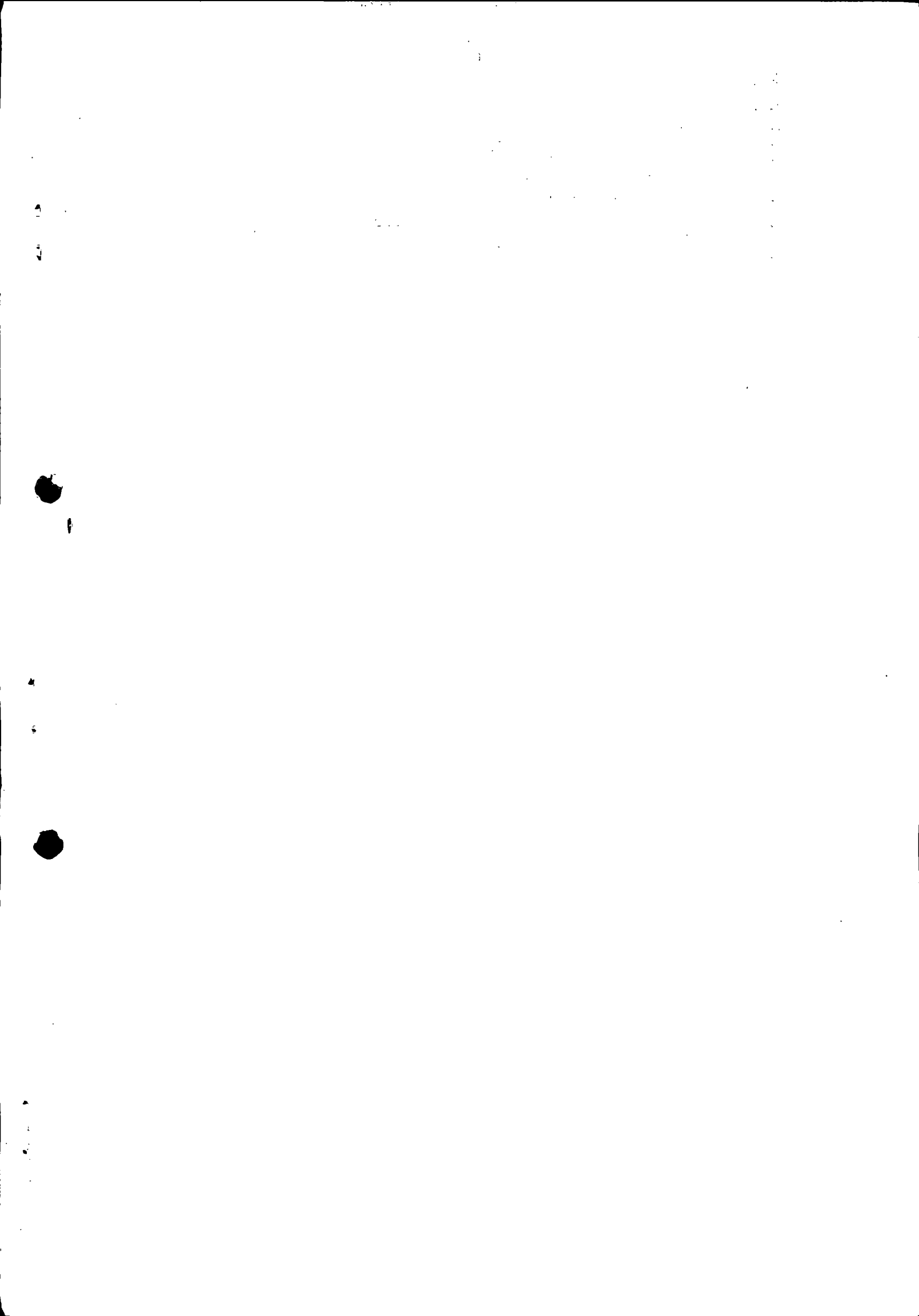


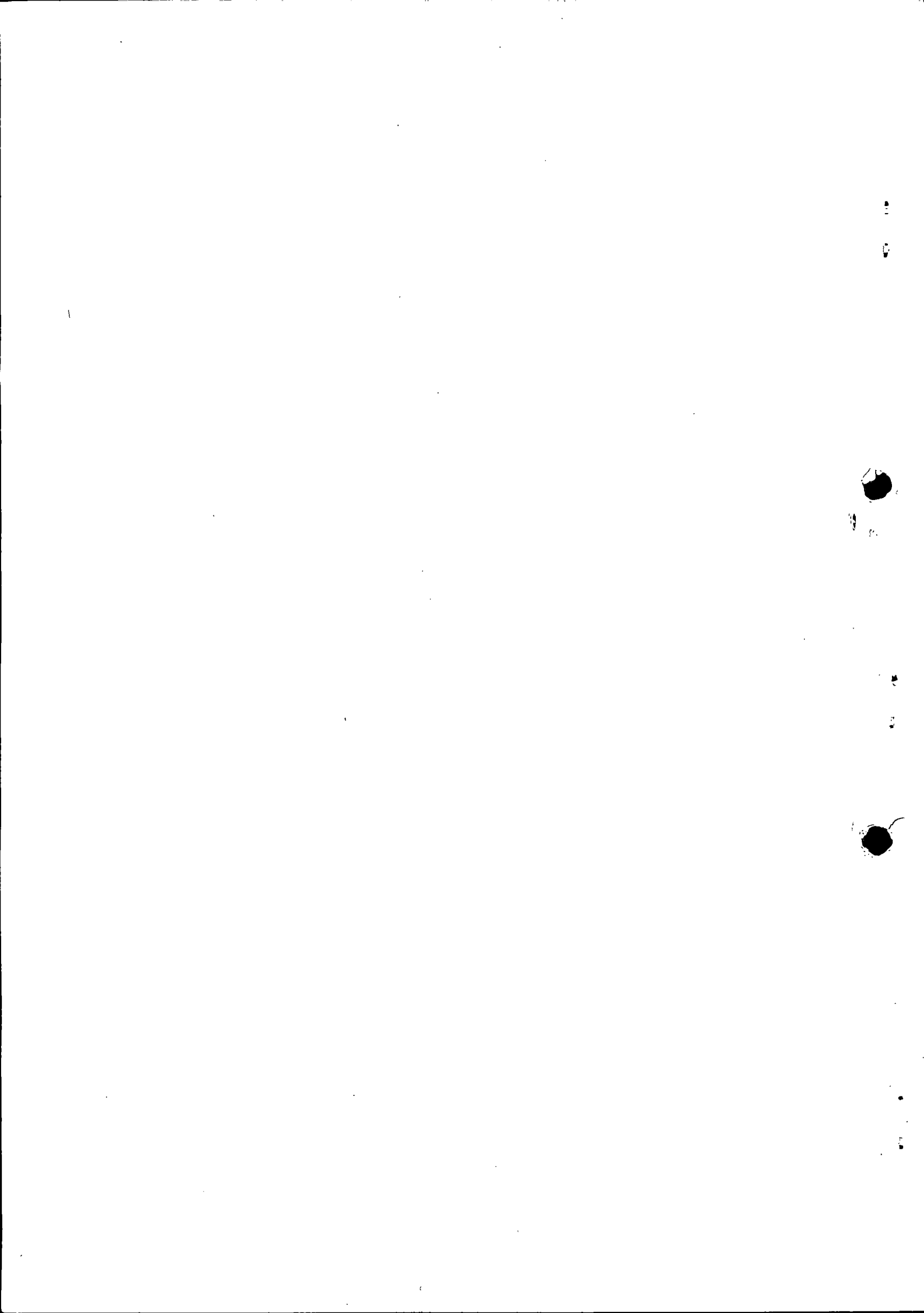
Franking

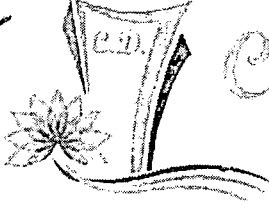
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DEEPAK SAW	eChallan	69103332023033017382	MH017897754202223E	210000.00	SD	0001498559202324	31/05/2023
2		DHC		3005202313480	1140	RF	3005202313480D	31/05/2023
3		eChallan		MH002710850202324E	30000	RF	0001498565202324	31/05/2023

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







Chaitanya

Developers

॥ श्री ॥

Add. : Parvati Apt., 1st Floor, Shop No. 6, Tisgaon Naka, Kalyan (E.)

Ref. No. :

2nd June 2023

Date :

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

Dear Sir,

I/We, Chaitanya Developers here by certify that :

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **Shri. Deepak Saw and Smt. Khushbuu Kumari** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated **31st May 2023** (herein after referred to as the "Sale document")

Registration No. 7399/2023

Description of the property:

Flat No. 1403, admeasuring 27.91 sq. ft. (Carpet area)

Building No: 2/ Wing B

Building Name: Krishna Vansh

Survey No : 44/1

Street Name: New 100 Feet Road

Locality Name : Tisgaon

Area Name: Tisgaon

City Name: Kalyan East

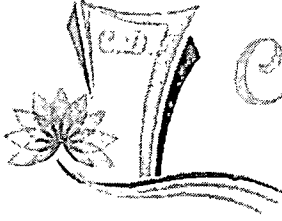
Pin Code : 421306

2. That the total consideration for this transaction is **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** towards agreement for sale/sale deed, dated **31st May 2023**.

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

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging 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.





Chaitanya
Developers

॥ श्री ॥

Add. : Parvati Apartment 1st Floor, Shop No. 6, Tisgaon Naka, Kalyan (E.)

Ref. No. :

5. We Chaitanya Developers 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.

Date :

6. After creation of proper charge/mortgage and after receipt of the copies thereof 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, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed. We also undertake to inform the society to submit the share certificate directly to the bank i.e State Bank of India, as and when issued by the society

8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring " Chaitanya Developers, The Kalyan Janata Sahakari Bank Ltd, Malang Road, Kalyan East Branch , Account No. 501011300000004 " IFSC Code: KJSB0000501.

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C " _Shri. Deepak Saw and Smit. Khushboo Kumari ", and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide ----- (description of document of delegation of authority to the signatory.)

For CHAITANYA DEVELOPERS

Partner

Authorized Signatory.

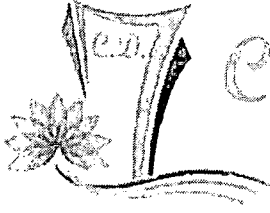
Name - Darshan Gaikwad

Designation - Partner

Place - Kalyan

Date - 2nd June 2023





Chaitanya
Developers

॥ श्री ॥

Add. : Parvati Apt., 1st Floor, Shop No. 6, Tisgaon Naka, Kalyan (E.)

Ref. No. :

Date: 7nd June 2023

To,

Mr. Deepak Saw

Badlapur West.

Subject: Outstanding payment against Flat no. 1403 on 14th Floor, Building No. 2/ Wing B in our project "Krishna Vansh", Near Janhvi Heights, New 100 Feet Road, Kalyan East- 421306

Dear Sir,

With reference to above subject we wish to bring in your kind notice that above mentioned flat has been booked by you with us. As per work progress we have completed 66 % work. So we are requesting to you pay following dues as early as possible.

Particulars	Amount (In Rs.)	Paid Amount (In Rs.)	Balance Amount (In Rs.)
Flat Cost	30,00,000/-		
66% of Flat Cost	19,80,000/-	1,00,000/-	18,80,000/-
GST (1%) above due amount (Flat Cost)	19,800/-		19,800/-
Total due payment			18,99,800/-

Note: Please issue GST & Flat cost Cheque/NEFT/RTGS joint pay.

Cheque/NEFT/RTGS in favor of "M/s Chaitanya Developers"

A/c No: 5010113000000004

IFSC Code: KJSB0000501

Bank Name: The Kalyan Janata Sahakari Bank Ltd.

Malang Road Branch.

Thanking You!!

For M/s Chaitanya Developers

For CHAITANYA DEVELOPERS


Partner





Date: 24/05/2023

TO WHOM SO EVER IT MAY CONCERN

1. I, SHRI DILIP TAMBDEY AND ASSOCIATION has office at above address. I am registered with Council of Architecture, New Delhi and allowed to provide architectural services within jurisdiction of Kalyan Dombivali Municipal Corporation as well as all over India.
2. I am the architect for the "KRISHNA VANSH" on land bearing Survey No. 44, Hissa No. 1 at Village: Tisgaon, Taluka: Kalyan (E), Dist. Thane for (P.O.A Holder): Shri Ashwin Krishna Gaikwad & Other the project is being supervised by the undersigned.
3. The project is approved by the Kalyan Dombivali Municipal Corporation vide their building approval no. KDMC/TDP/KD/2021-22/Dated 07/06/2022. The said approval is valid till this date and the project is being executed accordingly.
4. Chaitanya Developers are the developer of the project and have their office at Tisgaon Naka, Punalink Road, Mouje: Tisgaon, Kalyan (E). At present stage of the building is at following stage of completion-
 - i) 1st to 16th Slab RCC work has been completed
 - ii) Brick work up to 11th Floor has been completed

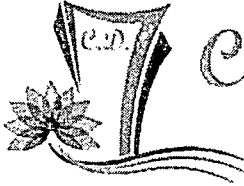
The balance work is under progress as per sanctioned plan of KDMC.

Dilip Tambday

ARCHITECT
DILIP TAMBDAY & ASSOCIATES
SUOHANSHU CHAMBERS,
2ND FLOOR, SHIVAJI PATH,
KALYAN (W) 421301.



॥ श्री ॥



Chaitanya

Developers

Add. : Parvati Apt., 1st Floor, Shop No. 6, Tisgaon Naka, Kalyan (E.)

Receipt No. : 198

Date : 04/02/2023

Mr./Mrs. Deepak Saw

Rupees in words One Lakh Rupees Only

towards booking for Flat No. 1403 Floor No. 14th Area 639.59 Fts/H No. 44/1

Building Name Krishna Vangh

received by Cash/Cheque/D.D. No. 210981

Date 04/02/2023 Bank State Bank of India

TOTAL	99009.9
CGST 0.5%	495.05
SGST 0.5%	495.05
GRAND TOTAL	1,00,000/-

Thank You !

For Chaitanya Developers

GSTIN : 27AAQFC3467M1ZS



