

Valuation ID		मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		05 November 2020, 01:55:25 PM	
202011034644				उहण	
मूल्यांकन वर्ष	2020	विभाग	उहण	उप मूल्य विभाग	55/176-विक्रय/20-कमालीत गरीबस विभागातील मालकी
क्षेत्राचे नाव	Kahay/Dombival	सर्वे नंबर /4	पू. कायदा	सर्वे नंबर/20	
वार्षिक मूल्य दर तक्रारानुसार मूल्यदर रु.		मालकी	दुकाने	जीएटीक	सोळाव्याचे एकक क्षेत्र
मूली जमीन	35800	35800	49800	43800	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	46.134 चौ. मीटर	मालकीचा प्रकार	मिळाली सदणिका	मालकीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण	1-आर सी सी	मालकीचे का.	0 TO 20 वर्षे	मूल्यदर/बांधकामाचा दर	Rs. 35800/-
उदकपट्टन सुविधा	पाणी	गळसा	Ground Floor/Salt Floor	कमीट क्षेत्र	41.94 चौ. मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt: 02/01/2018					
घसा-पानुसार मालकीचा प्रति चौ. मीटर मूल्यदर		-वर्षिक मूल्यदर + घसा-पानुसार टक्केवारी * गळसा विहाय घट/वट			
		= (35800 * (100 / 100 )) * 100 / 100			
		= Rs. 35800/-			
A) मूळ मालकीचे मूल्य		= वरील घासाचे मूल्य दर * मालकीचे क्षेत्र			
		= 35800 * 46.134			
		= Rs. 1651597.2/-			
Applicable Rules	- 3, 18, 19				
एकत्रित अंतिम मूल्य	= मूळ मालकीचे मूल्य + तक्राराचे मूल्य + रेडीफाईन गळसा क्षेत्र मूल्य + लवंगम गळीचे मूल्य/कुली मालकी + वरील मालीचे मूल्य + बँडिंग करण ठरलेले मूल्य + मूल्य अतिरिक्त करण ठरलेले मूल्य + दुसरी भेदातील मूल्य करीचे मूल्य + बँडिंग करण				
	= A + B + C + D + E + F + G + H + I				
	= 1651597.2 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs. 1651597.2/-				

Home Print



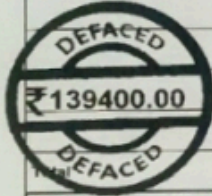
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 दरता क्र १३८/२/२०२०  
 १/६८



CHALLAN  
MTR Form Number-6



GRN	MH006598813202021E	BARCODE			Date	05/11/2020-11:27:31	Form ID	25.2
Department					Inspector General Of Registration			
Type of Payment					Stamp Duty Registration Fee			
Office Name					ULH3_ULHASNAGAR 3 JT SUB REGISTRAR			
Location					THANE			
Year					2020-2021 One Time			
Account Head Details					Amount in Rs.			
0030046401 Stamp Duty					109400.00			
0030063301 Registration Fee					30000.00			
Total					1,39,400.00			
Payment Details					BANK OF MAHARASHTRA			
Cheque/DD No.					FOR USE IN RECEIVING BANK			
Name of Bank					BANK OF MAHARASHTRA			
Name of Branch					Not Verified with Scroll			
Department ID					Mobile No. 8425919590			
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.								



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Sr. No.	Remarks	Defacement Date	Userid	Defacement Amount
1	(iS)-339-5384	05/11/2020-14:36:23	IGR130	30000.00
2	(iS)-339-5384	05/11/2020-14:38:23	IGR130	109400.00
Total Defacement Amount				1,39,400.00



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CHALLAN  
MTR Form Number-6



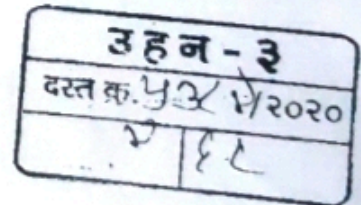
GRN	MH006598813202021E	BARCODE	[Barcode]		Date	05/11/2020-11:27:31	Form ID	25.2
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable)		AWSPP2095E	
Office Name ULH3_ULHASNAGAR 3 JT SUB REGISTRAR					Full Name		SHARMILA VINOD MULAMOOTIL	
Location THANE					Flat/Block No.		FLAT NO.608 6TH FLOOR, VAISHNAVI HEIGHTS	
Year 2020-2021 One Time					Premises/Building		CHINCHPADA	
Account Head Details			Amount in Rs.		Road/Street		41.94 SQ MT. CARPET, OT 6.54 SQ MT	
0030046401 Stamp Duty			109400.00		Area/Locality		BALCONY 4.53 SQ MT	
0030063301 Registration Fee			30000.00		Town/City/District		PIN	
							4 2 1 3 0 5	
					Remarks (If Any)			
					SecondPartyName=MS VAISHNAVI DEVELOPERS THROUGH ITS PROPRIETOR-			
					Amount In		One Lakh Thirty Nine Thousand Four Hundred Rupees	
Total					1,39,400.00		Words Only	
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN		Ref No.	
					02300042020110589280		002345921	
Cheque/DD No.					Bank Date		RBI Date	
					05/11/2020-11:29:28		Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch					Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 8425919590

खदर चलन केवल दुयम निबचक कार्यालयात नोदणी करवावया दस्तावळी लागू आहे . नोदणी न करवावया दस्तावळी खदर चलन लागू नाही .



Print Date 05-11-2020 11:29:38

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0511202003606	Date 05/11/2020
Received from SHARMILA VINOD MULAMOOTIL, Mobile number 9000000000, an amount of Rs.1360/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Ulhasnagar 3 of the District Thane Grm.	
Payment Details	
Bank Name MAHB	Date 05/11/2020
Bank CIN 10004152020110503296	REF No. 002469803
This is computer generated receipt, hence no signature is required.	



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Ground Plus 6th Floor

Ward No. : \_\_\_\_\_

Village : **Chinchpada**

Flat/Shop No. : **608, On 6th Floor,**  
in the Complex Known as  
**"VAISHNAVI HEIGHTS"**

Area of Flat/Shop : **41.94 Sq. Meters (Carpet).**

Market Value : **Rs. 16,52,000/- Actual**

Value : **Rs. 36,45,000/-**

Stamp Duty : **Rs. 1,09,400/-**

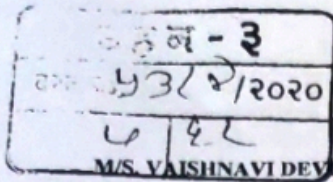
### AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT MADE AT KALYAN

ON THIS 5<sup>th</sup> DAY OF November, 2020

BETWEEN

Shamila Prad K  
only



M/S. VAISHNAVI DEVELOPERS, (Pan Card No. AAABV2907K) Through its

Proprietor MR. NAVIN BHIVA MHATRE, Age 47 Year, Occupation - Business, having its Office at - Vaishnavi Plaza, Shop No.1, Near Nageshwar Mandir, Chinchpada Gaon, Post - Katemanivali, Tal. Ambernath, Dist. Thane 421306. Email address at vaishnavideveloper9090@gmail.com hereinafter called and referred to as the "BUILDERS/PROMOTERS" (which expression shall unless it be repugnant to 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

MRS. SHARMILA VINOD MULAMOOTIL , Age 34 Years, Occupation - Service/Business, Pan Card No. AWSPP2095E , Aadhar No. 8357 4970 5974 ,



MR. VINOD KUTTAPPAI MULAMOOTIL , Age 39 Years, Occupation - Service/Business, Pan Card No. ARQPM0399D Aadhar No. 8253 6018 3571 ,

Residing at ROOM NO.2, CHAWL NO.3 VISHAL NAGAR, LAXMI NAGAR, MUNICIPAL SCHOOL, AT-CHINCHPADA, PO-KATEMANEWALL, TA-AMBERNATH, KALYAN EAST, THANE, MAHARASHTRA-421306 .

hereinafter called and referred to as the "ALLOTTEE/PURCHASER" (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 Dashrath Sukarya Mhatre And Other are the owners of and/or otherwise well and sufficiently entitled to all those piece and parcels of land lying being and situated at Village - Chinchpada, Taluka - Kalyan District - Thane bearing:-

Survey No.	Hissa No.	Area As per Extract of 7/12 (Sq. Meters)	Area Under development from total area (In SqMeters)
20	22	2000	1750

And within the limits of the KALYAN DOMBIVALI MUNICIPAL CORPORATION/GRAMPANCHAYAT CHINCHPADA and within the Jurisdiction of Registration District Thane, Sub Registration District Ulhasnagar-3, hereinafter called and referred to as the "SAID PROPERTY" and is more particularly described in the SCHEDULED hereunder written;

AND WHEREAS by under Development Agreement dated 18/04/2017 registered at the Office of Sub-Registrar of Assurances at Ulhasnagar-3 under Sr. No. 4009-2017 and Sr. No. 4011-2017 dated 18/04/2017 made and executed between Builders/Promoters herein therein called and referred to as a Developers Dashrath Sukarya Mhatre And Other as the Owner said Builders/Promoters herein have acquired the development rights in respect of the said property, from the above owner on the terms and condition and for the

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consideration as mentioned therein such grant and assignment of development rights in favour of Builders/Promoters herein.

AND WHEREAS in pursuance of aforesaid Development Agreement the owner has also granted power of attorney dated 18/04/2017, registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under Sr. No. 4010-2017 and Sr. No. 4012-2017 dated 18/04/2017 in respect of the said property in favour of said Builders/Promoters to do all acts, deeds and things set out therein.

AND WHEREAS initially said property was denoted by only revenue survey number i.e. Survey No. 20, Hissa No. 22 and on being city survey of said property;

AND WHEREAS on Obtaining the development rights in respect of said Property, the Builders/Promoters herein with a view to develop the said property by constructing multi-storied building thereon submitted necessary building proposal with Kalyan Dombivali Municipal Corporation/Grampanchayat Chinchpada and Kalyan Dombivali Municipal Corporation granted I.O.D. bearing No. KDMC/NRV/BP/27 Village/2019- 20/13 Dated 14/11/2019 ;

AND WHEREAS the Tahsildar, Ulhasnagar-3 has by letter bearing No. Mahasul/Kaksh-1/T-3/Jaminbab/R.K./Kavi/237/2017 dated 09/08/2017 has declared that said property is Class-I property;

AND WHEREAS The Kalyan Dombivali Municipal Corporation Permitted to use and utilized TDR on the said property under letter bearing No. KDMC/NRV/1244 Dated 03/07/2019 and accordingly by and under Agreement Dated 10/10/2016, registered at the office of Sub-Registrar of Assurances at Kalyan - 5, under Sr. No. 9012/2016 dated 10/10/2016 made and executed between Builders/Promoters herein, therein called and referred as purchaser and Builders/Promoters, as the Vendors therein, the Builders/Promoters herein acquired/Purchased the Transferable Development Rights to the extent of Sq. Meters for using and utilizing the same on the said property as per D. C. Rules and Regulations.

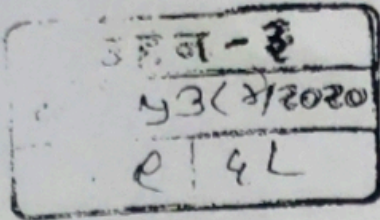
AND WHEREAS for effectual development of said property, Builders/Promoters herein have obtained Commencement Certificate bearing No. KDMC/NRV/BP/27 Village/2019-20/13 Dated 14/11/2019 and in terms of said sanctioned plan, at present, one Building is sanctioned on said Property Viz. stilt (Part), Plus Seven Upper Floors (Residential) Builders/Promoters have decided to proposed Third building as permitted by D. C. Rules and Regulations

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AND WHEREAS after start of construction on said property Builders/Promoters herein made necessary application to Tahsildar, Ulhasnagar-3 to fixation of necessary Non Agricultural Assessment in respect of said property and accordingly Tahsildar Ulhasnagar-3 has fixed Non Agricultural Assessment in respect of said property and Builders/Promoters herein has paid the same ;

AND WHEREAS as per sanctioned plans and permissions, Builders/Promoters have proposed building/s on said Property i.e. "VAISHNAVI HEIGHTS";

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 ;

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 **Mr. Varghese John, Decon Consultant** 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 **Ana Consulting** as Structural Engineers for the preparation of the structural design and drawings of the buildings and the Builders/Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the Building/Buildings ;

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

AND WHEREAS as recited hereinabove, the Builders/Promoters are entitled to develop the said property and carry out the construction of the proposed buildings at their own costs and expenses and to dispose of the Flat/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/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/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 on said property as per sanctioned plans and permission and expressed their intention to dispose of the Flat/Unit in the proposed Complex to be known as "VAISHNAVI HEIGHTS" ;

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AND WHEREAS allottee/s/Purchaser/s herein shown his willingness to purchase Flat/Unit in said Complex to be known as "VAISHNAVI HEIGHTS";

AND WHEREAS Promoters herein have specifically brought to the notice of Purchaser herein that there is Scheme of one Building in the complex to be known as "VAISHNAVI HEIGHTS", to be constructed on the said property and at present one Building and sanctioned on said property Viz. stilt (Part), Plus Seven upper floors and it is further specifically brought to the notice of Purchaser herein 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 or otherwise to be used, utilized and consumed on the said property and accordingly building Plans will be revised in future and the floors of building Stilt (Part), Plus 7<sup>th</sup> or further high rise and/or one additional building of Ground plus seven upper floor may be sanctioned, as may be permitted by Kalyan Dombivali Municipal Corporation/Grampanchayat Chinchpada and the Builders/Promoters herein reserved their right to raise the floors of any building and/or construct one permissions, and purchaser/s herein has/have no objection for the same and given unequivocal consent for the same;

AND WHEREAS the Owners/Promoters have further specifically brought to the notice and clarified to Purchaser/s that :

a. That an area admeasuring 1750 Sq. Meters from said property is under Amenity Space ( \_ %) and said area under Amenity Space will be handed over to Kalyan Dombivali Municipal Corporation/Grampanchayat Chinchpada.

b. The Builders/Promoters herein intent to acquired adjacent property bearing Survey No 20, Hissa No. 22 and/or any other adjacent property and Builders/Promoters have reserved their rights to amalgamate said adjacent properties with said property in future and accordingly Flats/Units constructed on such adjacent properties will form part of said complex to be known as "VAISHNAVI HEIGHTS", i.e. whole idea of Builders/Promoters herein to develop the said property and adjoining/adjacent properties as one complex to be known as "VAISHNAVI HEIGHTS".

c. All other common areas, garden, internal road, any other facilities if constructed shall be for use and enjoyment of all Flat /Unit Purchaser/s in the building/s to be constructed on said property and Building/s to be constructed on said adjacent properties i.e. for Flats /Unit purchaser of whole complex to be known as "VAISHNAVI HEIGHTS".

d. That, 18 Meter Wide D. P. Road is passing through said property and area affected by said 18 meter D. P. Road will be handed over by the

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Builders/Promoters herein for and on behalf of said Owners to Kalyan Dombivali Municipal Corporation/Grampanchayat Chinchpada in due course.

AND WHEREAS allottee/s/purchaser/s herein by understanding and agreeing to above said 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 /Unit by becoming member/share holder/constituent of the proposed co-operation society and the allottee/s/Purchaser/s shall pay to the Builders/Promoters **Rs.2,50,000 /- (Rupees Two Lac Fifty Thousand only)** as the agreed lumpsum price/consideration in respect of the said Flat/ Unit bearing No.608 on 6th floor in admeasuring 41.94 Sq. Mtrs Carpet in the complex known as "VAISHNAVI HEIGHTS" hereinafter for the sake of brevity called and referred to as the said "Said Premises" allotted to 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 ;

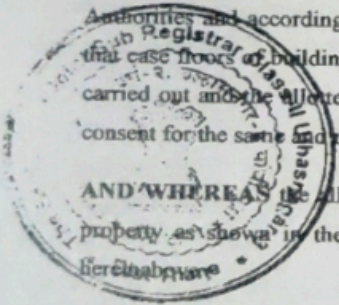
AND WHEREAS it is further specifically brought to the notice of allottee/s/purchaser/s that Builders/Promoters herein are going to use and utilize T.D.R. Staircase F.S.I., F.S.I. by payment of premium and/or any other

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 this 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;

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 hereinafter

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 41.94 square meters and "carpet area" means the net usable floor area of an Flat/Unit, excluding the



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area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/unit for exclusive use of the allottee/s/purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat/unit for exclusive use of the allottee/s/purchaser/s, but includes the area covered by the internal partition walls of the Flat/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 above named 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 there under :

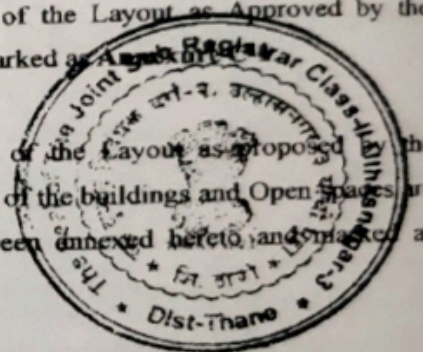
**AND WHEREAS** the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Builders/Promoters, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Builders/Promoters 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 and marked as **Annexure 'A'** and **'B'**, respectively.

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

**AND WHEREAS** the authenticated copies of the Plans of the Layout as proposed by the Builders/Promoters and according to which the construction of the buildings and Open Spaces are proposed to be provided for on this said project have been annexed hereto and marked as **Annexure C-2**.

**AND WHEREAS** the authenticated copies of the plans and specifications of the Flat/Shop/Units agreed to be purchased by the allottee/s/purchaser/s, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D**.

**AND WHEREAS** the Builders/Promoters has got some of the approvals from the concerned local authority(s) to the plans, the specification, elevations, sections and of the said building/s and shall obtain the balance approvals from various



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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.

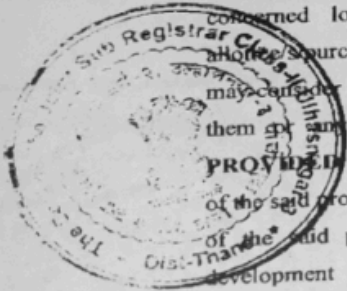
**AND WHEREAS** the Builders/Promoters have registered the project under the provisions of Real Estate (Regulation and Development) Act 2016 with Real Estate Regulatory Authority at Chinchpada bearing No. P51700023882.

**AND WHEREAS**, under section 13 of the Real Estate (Regulation and Development) Act 2016 Act the Builders/Promoters is required to execute a written Agreement for sale of said Flat/Unit with the allottee/s/purchaser/s, bearing 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 AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

- The Builders/Promoters have started construction and shall construct the buildings on the said property in accordance with the plans, designs and specifications approved by the concerned local authority 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 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 utilizing entire FSI, 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



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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.

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 affects the 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 Builders/Promoters and the Builders/Promoters hereby agrees to sell to the allottee/s/purchaser/s, the **Flat/Shop/Unit** bearing no **608** on **6th** floor in admeasuring **41.94** Sq. Mtrs Carpet in the Complex known as "**VAISHNAVI HEIGHTS**" and as shown in the Floor Plan hereto annexed hereinafter called and referred to as "**Said Premises**" for lumpsum price/consideration of **Rs.36,45,000/- (Rupees Thirty Six Lac Fourty Five Thousand only)** the above said lumpsum consideration includes proportionate price of the common areas and facilities appurtenant to the premises.

That said premises have Ratio/**Open Terrace** area of **6.54** sq. Meters, and Enclosed Balcony of **4.53** Sq. Meters which areas are for exclusive use and benefit of said premises.

The Cheque/DD/Pay order to be drawn in favour to

**M/S. Vaishnavi Developers**

**A/C No:MCA-023011100000004**

**IFSC CODE:KJSB0000023**

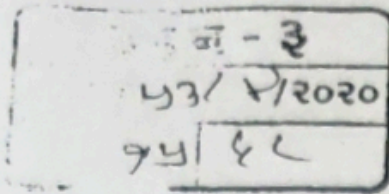
**Bank:The Kalyan Janata Sahakari Bank Ltd.**



(b) The allottee/s/purchaser/s hereby agree to pay to the Builders/Promoters the aforesaid consideration/price as per payment Scheduled mentioned herein below :

i) "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 hereinabove.

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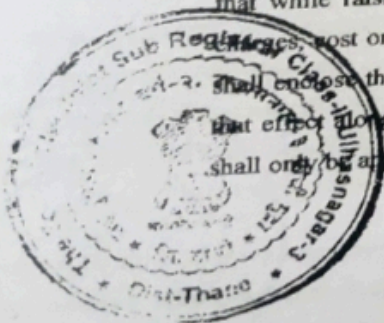
Without prejudice to the above, if the allottee/s/purchaser/s fails to make the payment within a period of 15 days mentioned in the demand letters/emails, then and in such an event, the allottee/s/purchaser/s agrees to pay to the Builders/Promoters interest on all the amounts outstanding under the terms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

2.(c) The Total Price above excludes any Taxes consisting of tax paid or payable by the Builders/Promoters by way of (Society Charges of Rs.2,00,000/-), GST (1 % = 36,450/-), 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/Promoter as and when demanded.

2.(d) The Total price is escalation-free, save and except escalation/ 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/Promoter 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/Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the allottee/s/purchaser/s, which shall only be applicable on subsequent payments.



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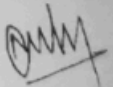
2.(e) The Builders/Promoter may allow, in this sole discretion, a rebate for early payments of equal installments payable by the allottee/s/purchaser/s by discounting such early payments @\_% per annum for the period by which the respectively installment has been pre- pone. The Provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the allottee/s/purchaser/s by the Builders/Promoter.

2.(f) The Builders/Promoter 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 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/Promoter. If there is any reduction in the carpet area within the defined limit then Builders/Promoter 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/Promoter 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.

2.(g) The allottee/s/purchaser/s authorizes the Builders/Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Builders/Promoter may in its sole discretion decide and the allottee/s/purchaser/s undertakes not to object/demand/direct the Builders/Promoter to adjust his payments in any manner.

2.1. The Builders/Promoter hereby agrees to observe, perform and comply with all the terms conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Premises to the allottee/s/purchaser/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Premises.

2.2 Time is essence for the Builders/Promoter as well as the allottee/s/purchaser/s. The Builders/Promoter shall abide by the time schedule for completing the project and handing over the said premises

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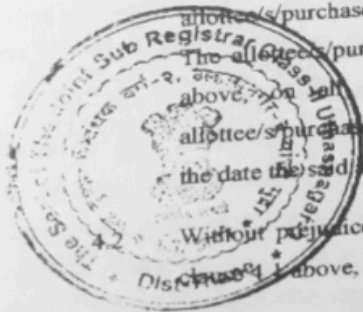
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to the allottee/s/purchaser/s and the common areas to the association of the Flat/Shop/Unit purchaser/s after receiving the occupancy certificate for the completion certificate or both, as the case may be subject to full and final payment by allottee/s/purchaser/s as agreed above.

Similarly, the allottee/s/purchaser/s shall make timely payment of the installment 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/Promoter as provided in payment schedule mentioned hereinabove.

3. The Builders/Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 1750 square meters only and Builders/Promoter has planned to utilize Floor Space Index of \_\_\_\_\_ by availing of TDR of 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/Promoter has disclosed the Floor Space Index of \_\_\_\_\_ as proposed to be utilized by him on the project land in the said Project and allottee/s/purchaser/s has agreed to purchase the said Premises based on the proposed construction and sale of Flat/Shop/Units to be carried out by the Builders/Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Builder only.

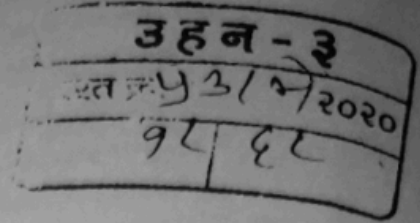
4.1 If the Builders/Promoter fails to abide by the time schedule for completing the project and handing over the said premises to the allottee/s/purchaser/s, the Builders/Promoter agrees to pay to the allottee/s/purchaser/s, who does not intend to withdraw from the project, interest as specified in the 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/Promoter, interest as specified above on the delayed payment which become due and payable by the allottee/s/purchaser/s to the Builders/Promoter under the terms of this Agreement from the date the said amount is payable by the allottee/s/purchaser/s to the Builders/Promoter. Without prejudice to the right of Builders/Promoter to charge interest in terms of sub-clause 4.1 above, on the allottee/s/purchaser/s committing



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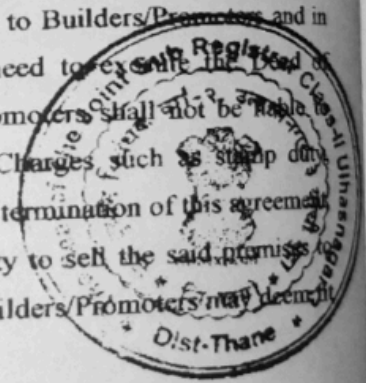


default in payment on due date of any amount due and payable by the allottee/s/purchaser/s to the Builders/Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoing) and on the allottee/s/purchaser/s committing three defaults of payment of installments, the Builders/Promoter shall at his own option, may terminate this Agreement:

Provided that, Builders/Promoter shall give notice of fifteen days in writing to the allottee/s/purchaser/s, by Registered Post AD at the 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/Promoter within the period of notice then at the end of such notice period, Builders/Promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Builders/Promoter shall refund to the allottee/s/purchaser/s after deducting 20% of the amount of consideration of said premises, paid by purchaser/s to Builders/Promoters herein as liquidated damage, 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.

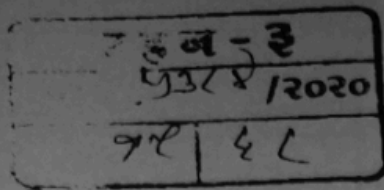
If allottee/s/purchaser/s failed to execute Deed of cancellation then in such case termination shall be through notice and in such case liquidated damages shall be 50% of amount of sale consideration paid by allottee/s/purchaser/s to Builders/Promoters and in case of termination by notice, there shall not be any need to execute the Deed of Cancellation of this Agreement. Further, the Builders/Promoters shall not be liable to reimburse to the allottee/s/purchaser/s any Government Charges, such as stamp duty, registration charges, Service Tax, VAT GST etc., 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.



5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular details to be provided

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by the Builders/Promoters in the said building and the Premises as are set out in Annexure 'E' annexed hereto.

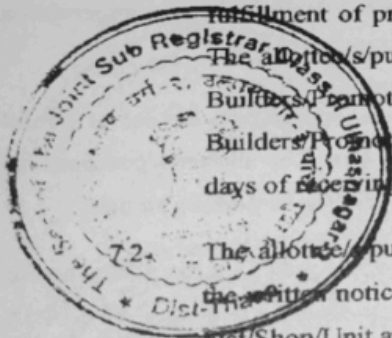
6. The Builders/Promoters shall give possession of the said premises to the allottee/s/purchaser/s on or before 01/01/2023. If the Builders/Promoters fails or neglects to give possession of the Premises to the allottee/s/purchaser/s on account of reasons beyond his control and of his agents by the aforesaid 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 the Premises with interest at the same rate as may mentioned above from the date the Builders/Promoters received the sum till 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.

- 7.1 Procedure for taking possession - The Builders/Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the allottee/s/purchaser/s as per the agreement shall offer in writing the possession of the said premises to the purchaser/s in terms of this Agreements 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 fulfillment of 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 allottee/s/purchaser/s, as the case may be. The Builders/Promoters on its behalf shall offer the possession to the purchaser/s in writing 7 days of receiving the occupancy certificate of the Project.

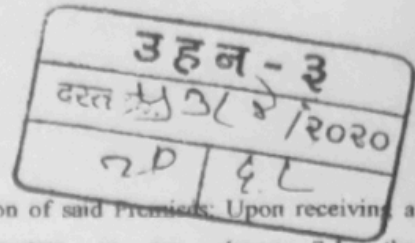
The allottee/s/purchaser/s shall take possession of the Flat/Shop/Unit within 15 days of the written notice from the Builders/Promoters to the purchaser/s intimating that the said Flat/Shop/Unit are ready for use and occupancy.



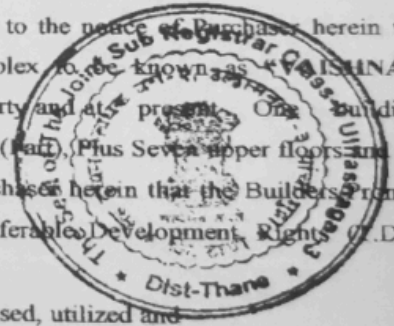
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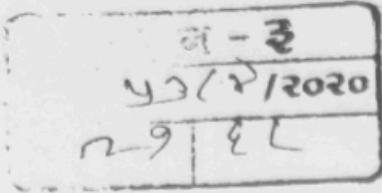


- 7.3 Failure of allottee/s/purchaser/s to take Possession of said Premises: Upon receiving a written intimation from the Builders/Promoters as per clause 7.1, the allottee/s/purchaser/s shall take possession of the said premises from the Builders/Promoters by executing necessary indemnities undertaking 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 one 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 Premises or the Building in which the Premises are situated or any defects on accounts 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, charges etc nailed while doing interior work or fixing grills or cause damage 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 there is Scheme of one building in the complex to be known as "SUNAVI HEIGHTS", to be constructed on the said property and also present One buildings and sanctioned on said property Viz. stilt (Part), Plus Seven upper floors and it is further specifically brought to the notice of Purchaser herein that the Builders/Promote herein are going to acquire/purchase the Transferable Development Right (T.D.R.) and/or staircase F.S.I and/or any other F.S.I by payment of premium or otherwise to be used, utilized and



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consumed on the said property and accordingly building Plans will be revised in future and the floors of building will be raised up to Stilt

(part), Plus 7<sup>th</sup> or further high rise and/or one additional building of Ground plus seven upper floor may be sanctioned, as may be permitted by KALYAN DOMBIVLI MUNICIPAL CORPORATION/GRAMPANCHAYAT

CHINHPADA and the Builders/Promoters herein reserved their right to raise the floors of any buildings and/or construct one additional building in the complex as per the municipal sanctions and permissions, and purchaser/s herein has/have no objection for same and/or shall not have any right to take objection for the same and given unequivocal consent for the same ;

That Owners/Promoters have further specifically brought to the notice and clarified to Purchaser/s that :

a. That an area measuring \_\_\_\_\_sq. meters from said property is under Amenity Space (5 %) and said area under Amenity Space will be handed over to Kalyan Dombivali Municipal Corporation/ Grampanchayat Chinchpada.

b. the Builders/Promoters herein intent to acquire adjacent property bearing Survey No. 20, Hissa No. 22 and/or any other adjacent property and Builders/Promoters have reserved their rights to amalgamate said adjacent properties with said property in future and accordingly flats/ units constructed on such adjacent properties will form part of said complex to be known as "VAISHNAVI HEIGHTS" i.e. whole idea of Builders/Promoters herein to develop the said property and adjoining/adjacent properties as one complex to be known as "VAISHNAVI HEIGHTS".

c. That all other common areas, garden, internal road, any other facilities if constructed shall be for use and enjoyment of all Flat/Unit purchaser/s in the building/s to be

constructed on said property and Building/s to be constructed on said adjacent properties i.e. for flats/shops/Unit purchaser of whole complex to be known as "VAISHNAVI

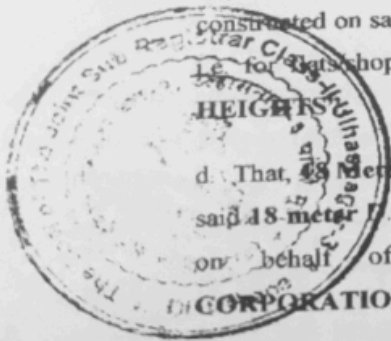
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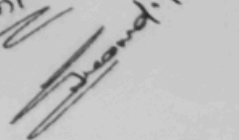
d. That, 18 Meter Wide D.P. Road is passing through said property and area affected by

said 18-meter P. Road will be handed over by the Builders/Promoters herein for and

on behalf of said Owners to KALYAN DOMBIVLI MUNICIPAL

CORPORATION/GRAMPANCHAYAT CHINHPADA in due course.



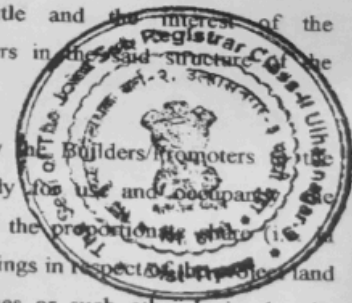
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That purchaser is fully understand the abovesaid facts and has/have granted/given their unequivocal consent for the same and further agreed not to raise any objection whatsoever in future and further have declared that no separate No objection is required for any above said 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 organization 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 The Builders/Promoters shall, on selling all the flats/shops/units and only after receiving all amounts due and payable by all purchasers in building, cause to be transferred to the society or Limited Company all the right, title and the interest of the Builders/Promoters/Original Owner and/or the owners in the said structure of the Building or wing in which the said premises is situated.
- 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 occupation, the allottee/s/purchaser/s shall be liable to bear and pay the proportionate share (in proportion to the carpet area of said premises) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, 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



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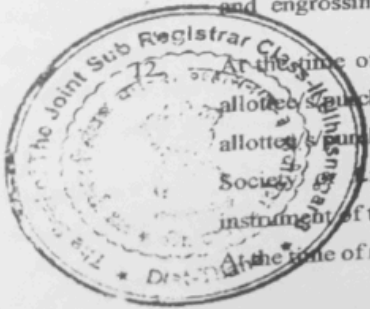
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Limited Company is formed and the said structure of the building/s or wings is transferred to it, the allottee/s/purchaser/s shall pay to the Builders/Promoters such proportionate share of outgoings as may be determined. The allottee/s/purchaser/s further agrees that till the allottee/s/purchaser/s share is so determined the allottee/s/purchaser/s shall pay to the Builders/Promoters provisional monthly contribution of Rs. 3.00/- (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.

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 Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.



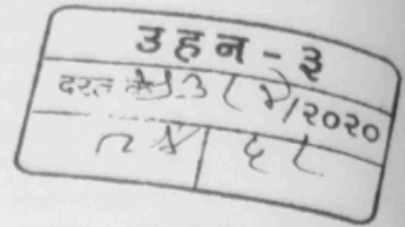
At the time of registration of conveyance of the building or wing of the building, the allottee/s/purchaser/s shall pay to the Builders/Promoters, as the case may be, the allottee/s/purchaser/s share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance 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

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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.

It is 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 not 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.

### 13. REPRESENTATIONS AND WARRANTIES OF THE Builders/Promoters

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

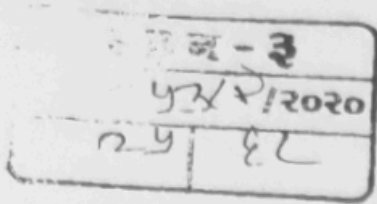


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- building/wing shall be obtained by following due process of law and the Builders/Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- 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;
  - 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 requisition 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.



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

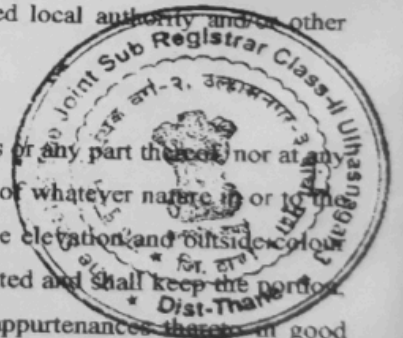
To maintain the said premises at the allottee/s/purchaser/s own cost in good and tenantable repair and condition from the date that of possession of the said premises is taken and shall not do or suffer to be

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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.

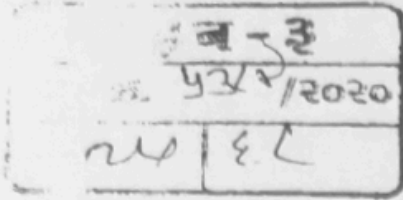
- ii. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority 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.
- iii. To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, state 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 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 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



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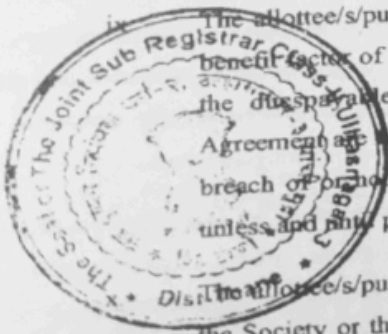
any other manner cause damage. to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said premises without the prior written permission of the Builders/Promoters and/or the Society or the Limited Company.

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 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 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.

x. 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



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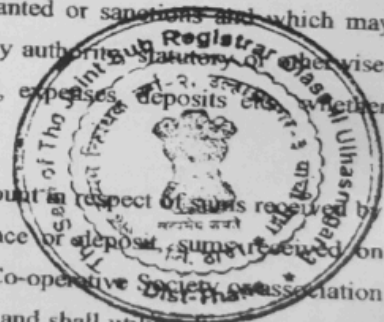
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Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said premises therein and for the observance and performance of 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 sanctioned and which may hereafter 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.
15. The Builders/Promoters shall maintain a separate account in respect of 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 promotion of the Co-operative Society, 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.



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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, Two Wheeler Free Parking and Four Wheeler Parking will sale, 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.

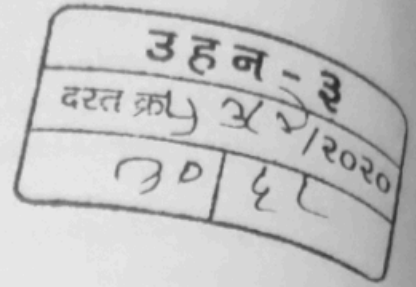
Notwithstanding anything contained above, the Builders shall have full right, absolute authority and shall be entitled to sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and/or the said building/s 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 execute and deliver to the Builders/Promoters this Agreement within 30 (thirty)



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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 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 annexure, 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.

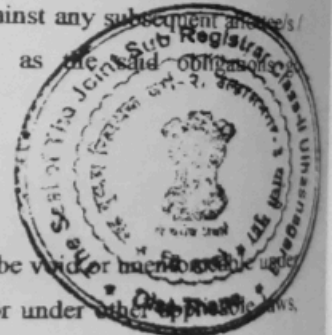
21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO**

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 along with the said premises for all intents and purposes.

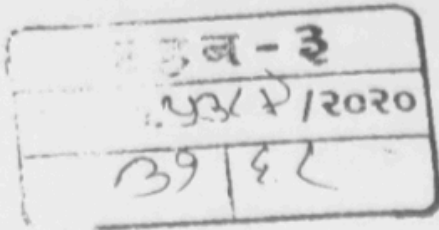
22. **SEVERABILITY**

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



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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**

Wherever 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.

**24. FURTHER ASSURANCES**

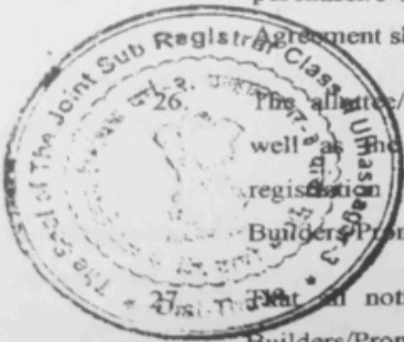
Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any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

**25. PLACE OF EXECUTION**

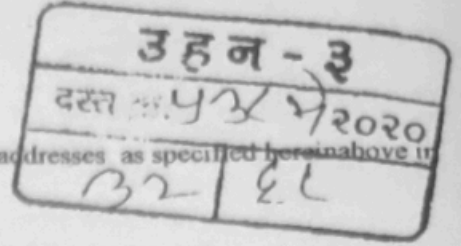
The execution of this Agreement shall be complete only upon its execution by the Builders/Promoters through its authorized signatory at the Builders/Promoters Office, or at some other place, which may be mutually agreed between the Builders/Promoters and the allottee/s/ purchaser/s, and after the Agreement 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.

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.

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



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ID/Under Certificate of Posting at their respective addresses as specified hereinabove in names of parties.

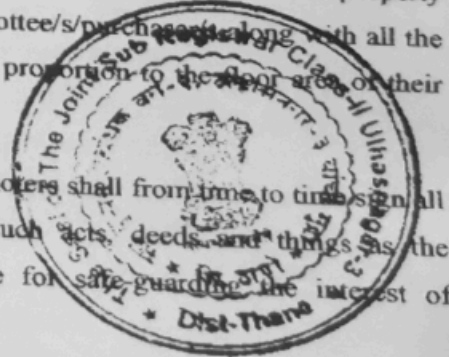
It shall be the duty of the allottee/s / purchaser/s and the Builders/Promoters to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed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

28. **JOINT FLAT PURCHASER/S**

That in case there is Joint Flat Purchaser/s 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.

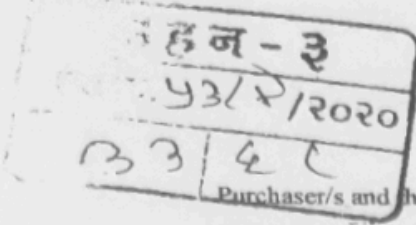
29. IT is further mutually agreed and understood by and between parties as follows:

- 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.
- ii. 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



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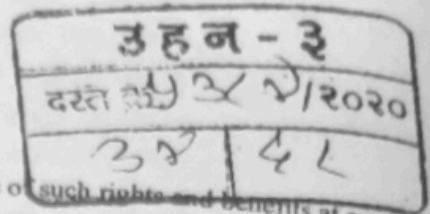


- iv. NOTHING contained in this agreement is intended to be nor shall the same be constructed as a grant, demise or assignment in law of the said premises or of the said land and building/s or any part thereof. The allottee/s/purchaser/s shall have no claim, save and expect in respect of the said premises 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 they 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.
- vi. 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 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 of 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



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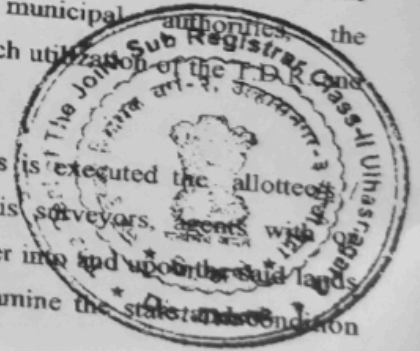
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Builders/Promoters transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee / transferee shall become the member of the society and/or the Apartment Owner's Association in respect of the said rights and benefits. 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 as 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 or 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 utilized 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, the allottee/s/purchaser/s herein shall have no objection of such utilization of the T.D.R. for the 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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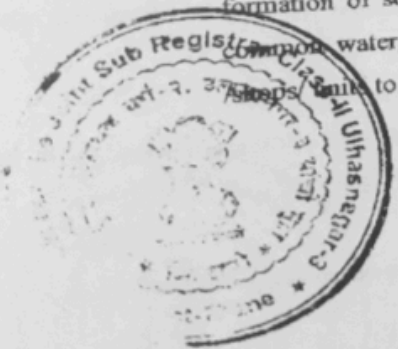
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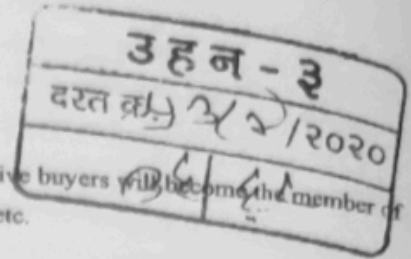
The allottee/s/purchaser/s may with prior permission in writing provide at his/her own costs, harges, expenses and risk extra amenities to the premises. However to grant or not to grant the permission shall be at the sole discretion of the Builder. The allottee/s/purchaser/s shall not carry out any internal 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 Kalyan Dombivli 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 liable to carry out the said additional work in the premises of the allottee/s / purchaser/s.

xii. 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 water, light, sweeper charges, etc., and the Builder can sell the said flats to any prospective buyers without obtaining the No objection from



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the society such formed and then such prospective buyers will become the member of the society without charge of any transfer fees etc.

- xiv. 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.
- xv. 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 impartable.
- xvi. 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 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 carry out the development by amalgamating the said property with adjoining property/s and/or to expand the scheme of development by acquiring adjacent property/s. To provide permanent nature of access to adjoining properties.



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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 outgoing 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.

xviii. 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.

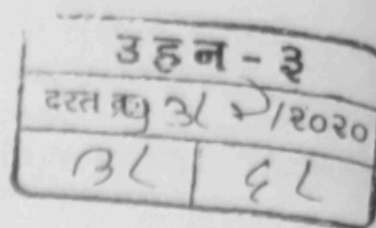
xix. IN the event of the society or corporate body being registered before the sale and disposal by the Builders/Promoters of all the Flats / Units in the said building/s, the power and authority of the society or the corporate body so formed or of the Purchaser/s herein and other Purchasers of the flats/units 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/ 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.

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



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such non-residential use of the premises sold by the Builders/Promoters to the intending Purchasers.

- xxi. 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, writings 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 bodies and authorities and also subject to the Builders/Promoters right to make the necessary amendments, variations, modifications and/or changes therein and their right to avail, use, utilize, consume and exploit the entire balance and additional floor space index available on the said property as entire transferable development rights as may be permissible by law.
- xxii. 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 organization and the deed of conveyance/assignment/lease or any other transfer document is executed.
- xxiii. 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.
- xxiv. It is expressly agreed that the Builder shall be entitled to put a hoarding and/or mobile 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 neonsign 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 /



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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 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 condo minimum/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.

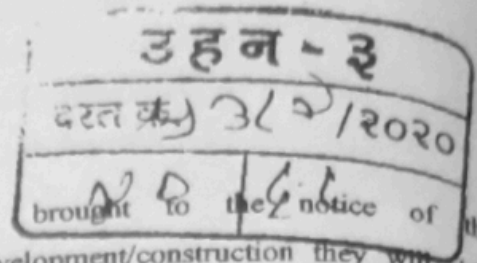
xxiv. The allottee/s/purchaser/s has/have seen the layout of the proposed building/s and complex and has agreed and understood the common amenities like co-mmon roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the 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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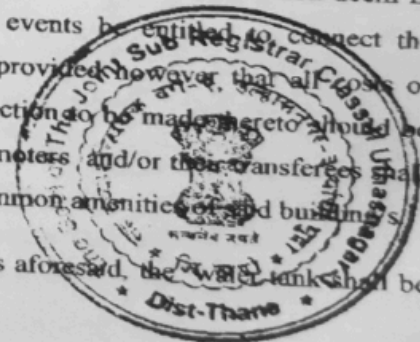
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xxv. The Builders/Promoters have also clearly brought to the notice of the allottee/s/purchaser/s during the course of development/construction they will shift and/or convert the garden, amenity area of entire or in part or will further use and utilize the benefit of the amenity area as may be sanctioned 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, amenities 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 true 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 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 the entire staircase and other common amenities of said building. 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



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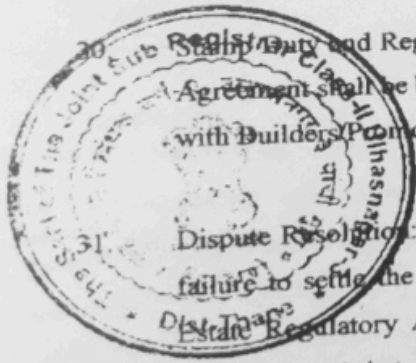
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of Builders/Promoters. Even if any additional construction becoming permissible on the said building/s after the completion of the construction of the said building/s, the Builders/Promoters shall be entitled to construct the same and to sell the additional 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 and/or has/have given consent for same.



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

Dispute Resolution: - Any dispute between parties shall be settled amicably. In case of failure to settle 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, there under.

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### 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.

### SCHEDULE OF THE ABOVE REFERRED PROPERTIES

ALL THAT piece and parcels of land lying being and situated at Village - Chinchpada, Taluka - Kalyan District - Thane bearing:-

Survey No.	Hissa No.	Area As per Extract of 7/12 (Sq. Meters)	Developing Area (Sq. Meters)
20	22	2000	1750

And within the limits of the KALYAN DOMBIVLI MUNICIPAL CORPORATION/Grampanchayat Chinchpada and within the Jurisdiction of Registration District Thane and Sub Registration District Ulhasnagar-3 and bounded as follows:-

On or Towards East

:- Open Land ;

On or Towards West

:- Open Land ;

On or Towards North

:- Vaishnavi Apartment ;

On or Towards South

:- Open Land ;



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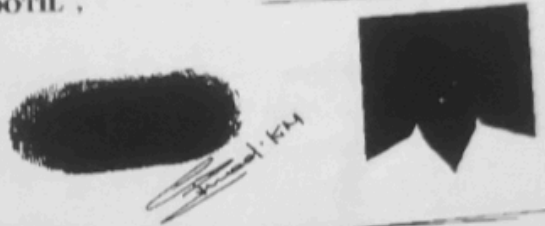
SIGNED & DELIVERED  
By the within named Builders/Promoters  
M/S. VAISHNAVI DEVELOPERS,  
Through its Proprietor,  
MR. NAVIN BHIVA MHATRE,



SIGNED & DELIVERED  
By the within named  
Allottee/Purchaser  
MRS. SHARMILA VINOD MULAMOOTIL ,



MR. VINOD KUTTAPPAI MULAMOOTIL ,



WITNESS:-

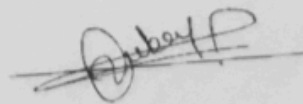
1) Onkar D. Kesarkar.

Address :- \_\_\_\_\_  
\_\_\_\_\_



2) Vishal P. Dubey

Address :- \_\_\_\_\_



2020-3
13/1/2020
43 EL

**RECEIPT**

Received a sum of Rs.2,50,000 /- (Rupees Two Lac Fifty Thousand Only) from time to time prior to execution of this agreement in the following manner.

Amount	Cheque No.	Date	Bank	Branch
50,000/-	NEFT	14/10/2020	HDFC BANK	-
2,00,000/-	NEFT	24/10/2020	HDFC BANK	-

From the purchaser herein as and by way of advance/part consideration.

Rs.2,50,000 /-  
I say received

M/S. VAISHNAVI DEVELOPERS,

Through its Proprietor,  
MR. NAVIN BHIVA MHATRE,



*Navin Mhatre*

Builders/Promoters

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**SCHEDULE "A"**  
**PAYMENT SCHEDULE**  
**(7<sup>th</sup> Upper Floor)**

The Flat/ Unit Purchaser/s has paid on or before execution of this agreement a sum of **Rs.2,50,000 /- (Rupees Six Lac Fifty Thousand Only)** (not exceeding 10 % of the total consideration) as advance payment or application fee and hereby agrees to pay to the Builders/Promoters the balance amount of **Rs.33,95,000/- (Rupees Thirty Three Lac Ninety Five Thousand only)** in the following manner :-

- i. 20 % (not exceeding 30% of the total consideration) of total consideration to be paid to the Builders/Promoters after the execution of Agreement.
- ii. 15% (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 Plinth slab.
- iv. 3% of total consideration to be paid on completion of first slab.
- v. 3% of total consideration to be paid on completion of Second slab.
- vi. 3% of total consideration to be paid on completion of Third slab.
- vii. 3% of total consideration to be paid on completion of Fourth slab.
- viii. 3% of total consideration to be paid on completion of Fifth slab.
- ix. 3% of total consideration to be paid on completion of Sixth slab.
- x. 3% of total consideration to be paid on completion of Seventh slab.



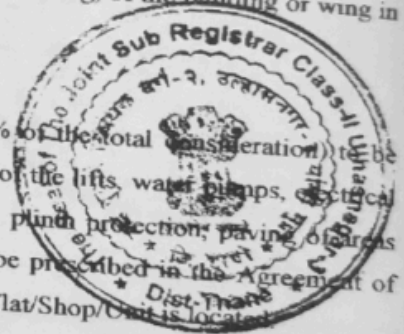
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(not exceeding 70% of the total consideration) to be paid to the Builders/Promoters on completion of the slabs including stilts of the building or wing in which the said Flat/Shop/Unit is located.

- xi. 5% 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.
- xii. 5% of total consideration (not exceeding 80% of the total consideration) to be paid to the Builders/Promoters on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat/Shop/Unit.
- xiii. 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.
- xiv. 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.
- xv. 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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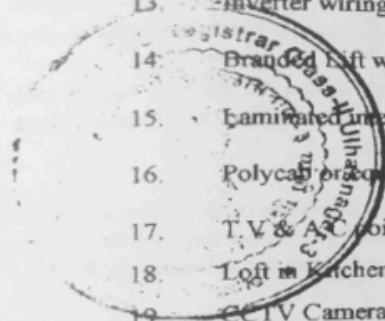
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## ANNEXURE - E

## List of Amenities

1. Decorative main door with brass / S. S. Fittings.
2. Vitrified flooring 2'x2' in all rooms.
3. Black Granite kitchen platform with S.S. Sink with decorative tiles up to loft
4. Anti Skid flooring in balcony and Common Lobby.
5. Full height glazed tiles above kitchen platform.
6. Powder coated sliding windows with Marble frame.
7. POP moulding in living room and bedroom.
8. Water purifier point in kitchen
9. Concealed plumbing with good quality sanitary fittings.
9. Colour glazed tiles up to full height in bathroom and W.C.
10. Green Marble frames and Bakelite door to all bathrooms and W.C.
11. Double coated Plaster with apex weather paint outside
12. Wall Putty wall with quality Distemper inner side
13. Inverter wiring provision.
14. Branded Lift with battery backup.
15. Laminated internal Door.
16. Polycab or equivalent concealed wiring with modular switches .
17. T.V & A.C point in bedroom.
18. Loft in Kitchen.
19. CCTV Camera in Ground and Parking.
20. Intercom wiring Point in Living Room.



## Common Amenities

- |           |
|-----------|
| 326-3     |
| 5836/2020 |
| 20/6/20   |
1. Sufficient Bike and Chargeable Car Parking.
  2. Solar System.
  3. Fire Fighting.
  4. Power Back of Common Area.

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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700023882

Project: VAISHNAVI HEIGHTS Plot Bearing / CTS / Survey / Final Plot No.: PLOT BEARING S NO 20 H NO 20  
Chinchpada, Ambarnath, Thane, 421306;

1. Vaishnavi Developers having its registered office / principal place of business at Tehsil: Ambarnath, District: Thane, Pin: 421306.
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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;
  - o 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.

- o The Registration shall be valid for a period commencing from 09/01/2020 and ending with 01/01/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
  - o 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 Premchand Prabhoo  
(Secretary, MahaRERA)  
Date: 09-01-2020 15:10:33

Dated: 09/01/2020  
Place: Mumbai

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

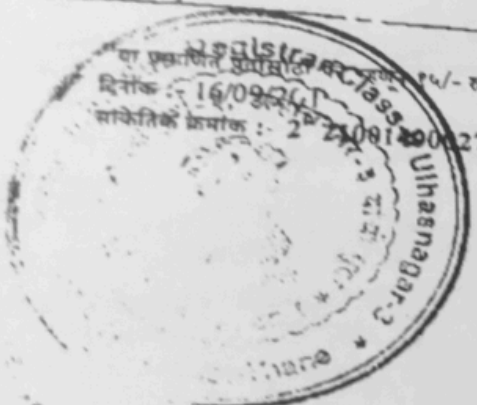
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नोटीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वभाव	परिमाणू छात्रीचे शुभाचन व उपविभागा क्रमांक	अधिकारपत्र सं. , अर्जापत्र व सा
925	<p>नोटीचा प्रकार : विनोती आदेश (NA) - वेळापत्रका दिनांक : 19/08/2019</p> <p>वाहिती विभागाचा दिनांक :- 23/07/2019</p> <p>आदेशाने बाबुल शास्त्र केल्या स.नं. ची जमीन करवाना डीकिलरी पहाणारकालिका</p> <p>हद्दीतील असुन विकास योजनायेची संपादित आहे. सदर जमीनीबाबत जमीन मालक दशास</p> <p>मुकरबा भट्टे व इतर बांनी संपादित कर व विनोती कर असा एकम रुपये 2040/-</p> <p>याचचा भरणा चलन क्रमांक GRN No. MH00 4234755 201920M</p> <p>दिनांक 20/07/2019 अन्वये शासन जमा केलेला आहे. सबब सदरची जमीन अकुनिका</p> <p>जमीनबाबते बर्न करून शेतात छात्रील प्रयाने दुसरी केली असे</p> <p>स.नं. 20/22 लागवड सायक क्षेत्र 0.19.00 हे.आर.चौ.मी. पोट छात्रा क्षेत्र</p> <p>0.01.00 आकारली रु. 0.34 रु.</p> <p>दुसरे केलेले क्षेत्र स.नं. 20/22 एकुल विनोती क्षेत्र 20.00.00 आर.चौ.मी. विनोती</p> <p>आकार रु. 160.00 रुसे अशी दुसरी केली असे.</p> <p>वरीं अर्ब, मा.तहसिलदार अंबरनाथ यांचे कडील चलन क्रमांक GRN No. MH00</p> <p>4234755 201920M दिनांक 20/07/2019 व मा. तहसिलदार अंबरनाथ यांचे</p> <p>हद्दील परिपत्रक क्रमांक पर/क-1/रि-? /जमीनबाब/ रु.क./कावि-237/2017 दिनांक</p> <p>09/08/2017 अन्वये नोंद केली असे.</p> <p>हितसंबंधितांना नोटीस बजावल्या वा रि.</p> <p>दिएफार नोंद निर्गतीचा रि. 26/ J8/2019</p>	20/22 एकूण :- 1	<p>जमीन करवाना डीकिलरी पहाणारकालिका संपादित</p> <p>आहे. करवाना डीकिलरी पहाणारकालिका बाबेकडील</p> <p>जमीन सायकल जा. क्र./कडीलपत्र/परि/1244 रि.</p> <p>03/07/2019 कारिला. चलन क्रमांक GRN</p> <p>No. MH00 4234755 2019 20M</p> <p>दिनांक 20/07/2019 व मा.तहसिलदार अंबरनाथ</p> <p>यांचे कडील परिपत्रक जा. महामुल/कस-1/रि-1/कडील</p> <p>साय/स.क./कावि/237/2017 दिनांक</p> <p>09/08/2017 अन्वये नोंद केली असे.</p> <p>(पदात मजदूर संलग्न)</p> <p>सहाय्य अधिकारी:- अंबरनाथ</p> <p>ता.:- अंबरनाथ</p> <p>जि.:- ठाणे</p> <p>दि.:- 26/08/2019</p>

( भारतीय नंद कुभावत )

तलाठी साइना पाणेरी ता. अंबरनाथ जि. ठाणे



( नाब. भारतीय नंद कुभावत )

तलाठी साइना :- पाणेरी ता.:- अंबरनाथ जि.:-ठाणे

न - ३

23/08/2020

४४ ६८

मसुदा दिनांक : 16/09/2019

पारदर्शक नवीन वस्तुसूची अधिकार अधिकारिता अर्थी नोंदवळा ( वयात वयात व तुल्यकारी वयात ) दिनांक, १९९६ पासून दिनांक २७/०९/२०१९ ]  
 ( वयात वयात व तुल्यकारी वयात ) दिनांक, १९९६ पासून दिनांक २७/०९/२०१९ ]

पत्र :- पिंपरीचाडा  
 पुनर्वाचना क्रमांक व उद्दिष्टांक : २०/२२

कार्यक्रमांक :- अजयराज

वित्त :- इले

मसुदा क्रमांक क्रमांक : ९२५ व दिनांक : २६/०८/२०१९

पुनर्वाचना क्रमांक व उद्दिष्टांक 20/22		पु-वाराचा वयात व पुनर्वाचना क्रमांक - 1	पुनर्वाचना क्रमांक व उद्दिष्टांक		
			वयात	वयात	वयात
विवरण क्रमांक व उद्दिष्टांक :-					
वयात	आ. बी. पी.	किपरीया नगरपालिका वुडो वयात वयात वयात			( 836 )
वयात	20.00.00				( 925 )
वयात	160.00				( 925 )
वयात			20 00 00	160 00	
वयात					२४६
वयात					मुद्रापत्र वयात
वयात					वयात वयात
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वयात	०.००				
वयात					

पुनर्वाचना क्र. ( 113 ), ( 140 ), ( 162 ), ( 274 ), ( 536 ), ( 755 ), ( 791 ), ( 836 ), ( 864 ), ( 925 )

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वयात वयात वयात वयात

पारदर्शक नवीन वस्तुसूची अधिकार अधिकारिता अर्थी नोंदवळा ( वयात वयात व तुल्यकारी वयात ) दिनांक, १९९६ पासून दिनांक २७/०९/२०१९ ]

पत्र :- पिंपरीचाडा

कार्यक्रमांक :- अजयराज

वित्त :- इले

मसुदा क्रमांक क्रमांक : ९२५ व दिनांक : २६/०८/२०१९

पुनर्वाचना क्रमांक व उद्दिष्टांक : २०/२२

वयात	वयात	पिकादाखलीय वयात वयात वयात									वयात वयात वयात वयात		वयात	वयात
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		वयात	वयात	वयात	वयात	वयात	वयात	वयात	वयात	वयात	वयात	वयात		
( १ )	( २ )	( ३ )	( ४ )	( ५ )	( ६ )	( ७ )	( ८ )	( ९ )	( १० )	( ११ )	( १२ )	( १३ )	( १४ )	
			आ.	आ.		आ.	आ.		आ.	आ.		आ.		
			पी.पी	पी.पी		पी.पी	पी.पी		पी.पी	पी.पी		पी.पी		

2016-	वयात					वयात	० 1900				
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"या वयात वयात वयात वयात वयात वयात वयात वयात वयात वयात वयात वयात वयात वयात वयात वयात वयात"

दिनांक :- 16/09/2019

वयात वयात वयात :- 27210014000279830092019157

( वयात वयात वयात वयात )

वयात वयात वयात वयात वयात वयात वयात वयात वयात वयात



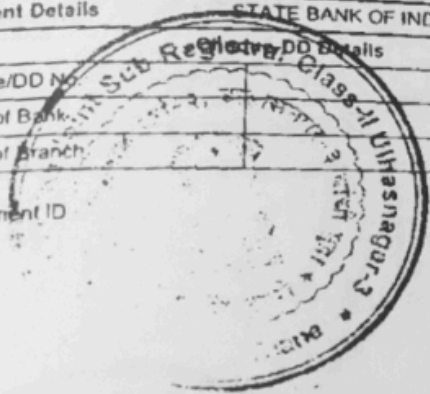
उहन - ३  
 दस्त क्र ५३८५/२०२०  
 ५० ६८



CHALLAN 282/2020  
MTR Form Number-6



GRN MH004234755 201920M		BARCODE		Date	20/07/2019-14:54:13	Form ID
Department Revenue Department		Type of Payment Land and Revenue Non Agricultural Assessment				
Office Name TAHSILDAR AMBERNATH		Location THANE		Payer Details		
Year 2019-2020 One Time		Account Head Details		Full Name Dashrth Sukriya Mhatre And Other 1		
0029172801 Amount Of Tax		Amount In Rs. 2040.00		Flat/Block No.		
				Premises/Building Chichpada Sr No 20/22 Area-2000 sq.m		
				Road/Street Chichpada		
				Area/Locality Ambernathi		
				Town/City/District		
				PIN 4 7 1 5 6		
				Remarks (If Any) Residential Conversion tax And N. A. Tax Chichpada Sr No 20/22 Area-2000 sq.m		
Total		Amount In Words		Two Thousand Forty Rupees Only		
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque/DD No.		Sub Register DO Details		Bank CIN Ref. No. CPT5580503		
Name of Bank				Bank Date RBI Date Not Verified with RBI		
Name of Branch				Bank Branch STATE BANK OF INDIA		
Department ID				Scroll No. Date		



Handwritten signature and date 20/7/20  
Mobile No 8425847489

उत्तर - ३  
दस्तावेज ३८४/२०२०  
१३ ६८



CHALLAN  
MTR Form Number-6



GRN MH012899200 201920M		BARCODE		Date 03/03/2020-23.55.58	Form ID
Department Inspector General Of Registration			Payer Details		
Type of Payment Search Fee			TAX ID / TAN (If Any)		
Other Items			PAN No.(If Applicable)		
Office Name ULH3_ULHASNAGAR 3 JT SUB REGISTRAR			Full Name Navin B Mhatre through S S Mulani		
Location THANE			Flat/Block No. searve no. 20/22		
Year 2019-2020 One Time			Premises/Building Chinchpada		
Account Head Details			Road/Street Chinchpada		
0030072201 SEARCH FEE			Area/Locality Ambarnath		
Amount In Rs. 750.00			Town/City/District		
SEARCH FEE			PIN 4 2 1 5 0 1		
			Remarks (If Any)		
- 5 MAR 2020			Search year 1991 to 2020		
			Amount In : Seven Hundred Fifty Rupees Only		
Total 750.00			Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN Ref. No CPAAB		
Cheque/DD No.			Bank Date RBI Date		
Name of Bank			Bank Branch STATE BANK OF INDIA		
Name of Branch			Small No Date		



Department ID  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.  
सदर चालन केवल शोध फीस के लिये जारी किया गया है। अन्य कारणों से जारी किया गया चालन अमान्य है।

उहन - ३  
दस्त क्र 3/1/2020  
५२ ६८

मौजे - चिंचपाडा, तालुका - अंबरनाथ, जिल्हा ठाणे येथील स.नं.२०/२२, क्षेत्र  
०-१९-०, पो.ख.०-०१७०, आकार ०.३४ या जागेचा सर्व रिपोर्ट खालील प्रमाणे:-  
चलन नं. MH012899200201920M dated 03/03/2020.

Date: ०५/०३/२०२०

वर्ष	नोंद
१९९१	नोंद
१९९२	फाटलेल्या अवस्थेत
१९९३	नोंद नाही
१९९४	नोंद नाही
१९९५	नोंद नाही
१९९६	नोंद नाही
१९९७	फाटलेल्या अवस्थेत
१९९८	नोंद नाही
१९९९	फाटलेल्या अवस्थेत
२०००	नोंद नाही
२००१	नोंद नाही
२००२	नोंद नाही
२००३	नोंद नाही
२००४	नोंद नाही
२००५	नोंद नाही
२००६	नोंद नाही
२००७	नोंद नाही
२००८	नोंद नाही
२००९	नोंद नाही
२०१०	नोंद नाही
२०११	नोंद नाही
२०१२	नोंद नाही



उत्तम - ३  
५३८५/२०२०  
५३/६८

52107

२०१३

हक्क सोडपत्र, दस्त क्र.३४७३/१३, दि.१०/०६/२०१३

लिहून देणार : जनाबाई जगन पाटील, सुषमा गुरुनाथ  
अधिकारी, निता बाबुराव टाकुर, भारती दत्ता केणे, राजेश  
तुकाराम मुकादम, सचिन तुकाराम मुकादम. सतीश तुकाराम  
मुकादम, लिहून घेणार : दशरथ सुक-या म्हात्रे,  
नामदेव सुक-या म्हात्रे,  
नोंद नाही

२०१४

नोंद नाही

२०१५

नोंद नाही

२०१६

२०१७

१. विकास करार दस्त क्र.४००९/१७ दि.१८/४/२०१७

दिलेले क्षेत्र .१००० चौ.मि.

लिहून देणार : दशरथ सुक-या म्हात्रे ,

मान्यता देणार नितीन नामदेव म्हात्रे, मंदा नामदेव म्हात्रे

लिहून घेणार में.वैष्णवी डेव्हलपर्स तर्फे मालक

२. विकास करार दस्त क्र.४०११/१७ दि.१८/४/२०१७

दिलेले क्षेत्र .७५० चौ.मि.

लिहून देणार : कै.नामदेव सुक-या म्हात्रे यांचे वारिस

नितीन नामदेव म्हात्रे, मंदा नामदेव म्हात्रे

मान्यता देणार दशरथ सुक-या म्हात्रे ,

लिहून घेणार में.वैष्णवी डेव्हलपर्स तर्फे मालक

२०१८

नोंद नाही

२०१९

नोंद नाही

२०२०

उपलब्ध नाही

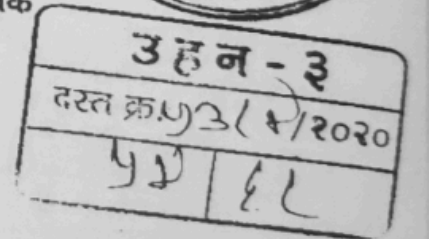
टिप :

१.इंडेक्स टू मध्ये कुलमुखत्यारपत्र व मृत्युपत्राची नोंद नाही.

२.इंडेक्सटूची काही पाने फाटलेली आहेत, तर काही हरवलेली आहेत.

३.सदरचा सर्व रिपोर्ट रेकॉर्ड उपलब्धतेच्या व फाटलेल्याच्या आधिन राहून देण्यात आला आहे.

४.इंडेक्स टू मध्ये इंटीमेशनची (Mortgaged Deed) नोंद नाही.



S.S.MULANI  
SEARCHER

N. Mahendra & Associates

Advocates and legal advisors

PANDIT COMPLEX, 102/B-WING, MANERA GAON, OPP. MORYA NAGARI,  
ULHASNAGAR - 421004. TEL: 91-0251-2585127

Mahendra V. Nihalani  
B.com, L.L.B.,

Advocate, Mumbai High Court

Date: 06.03.2020

**TITLE CLEARANCE CERTIFICATE CUM SEARCH REPORT**

That I have been approached to enquire and investigate into the title of the property viz. Property Bearing Survey No.20, H.No.22, Area Adm. about 0-19-0 P.O. 0-01-0.Akkar 0-34. out of 1750 Sq.mtrs. in the proposed, situated at Chinchpada, Taluka - Ambarnath, Dist- Thane

I have verified and examined the following document in support of the same.

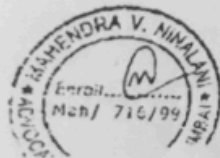
- Copy of Search Report issued by Searcher- Mulani Madam dated 05.03.2020 vide Government Challan No.MH012899200201920M dated 03.03.2020 for, Rs.750 from 1991 to 2020 for 30 years.
- Copy of 7/12 in favor of Mr. Dashrath S. Mhatre and Mr. Namdev S. Mhatre vide dated 17/05/2016.
- Copy of Index-II of Registered Realseed Deed Between Mrs. Janabai J. Patil & others and Mr. Dasharat S. Mhatre and Mr. Namdev S. Mhatre Vide Regn. No.3473 vide dated 10/06/2013.
- Copy of Index-II of Development Agreement Between Mr. Dasharat S. Mhatre and Others and M/s. Vashnavi Developers through its Prop. Navin B.Mhatre Vide Regn. No.4009 vide dated 18/04/2017
- Copy of Index-II of Development Agreement Between Mr. Namdev S. Mhatre and Others and M/s. Vashnavi Developers through its Prop. Navin B.Mhatre Vide Regn. No.4011 vide dated 18/04/2017
- Searches taken in Concerned offices do not disclose any encumbrance on the said land (Refer brief summary of searches enclosed herewith).

The brief summary of search and other documentation in respect of said properties are as under



Year  
1991

Transaction  
Toured Condition



- 1 -

उहन - ३	
दस्त क्र. ५३१ मे २०२०	
५५	६८

N. Mahendra & Associates

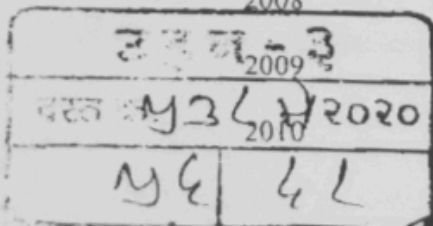
Mahendra V. Nihalani  
B.com, L.L.B.,

Advocate, Mumbai High Court

Advocates and legal advisors

PANDIT COMPLEX, 102/B-WING, MANERA GAON, OPP. MORYA NAGARI,  
ULHASNAGAR - 421004. TEL: 91-0251-2585127

1992	Toured Condition	
1993	Toured Condition	
1994	Toured Condition	
1995	Toured Condition	
1996	No Transaction	Nil
1997	No Transaction	Nil
1998	No Transaction	Nil
1999	No Transaction	Nil
2000	No Transaction	Nil
2001	No Transaction	Nil
2002	No Transaction	Nil
2003	No Transaction	Nil
2004	No Transaction	Nil
2005	No Transaction	Nil
2006	No Transaction	Nil
2007	No Transaction	Nil
2008	No Transaction	Nil
2009	No Transaction	Nil
2010	No Transaction	Nil





*N. Mahendra & Associates*  
*Advocates and legal advisors*  
 PANDIT COMPLEX, 102/B-WING, MANERA GAON, OPP. MORYA NAGARI,  
 ULHASNAGAR - 421004. TEL: 91-0251-2585127

Mahendra V. Nihalani  
 B.com, L.L.B.,  
 Advocate, Mumbai High Court

2011	No Transaction	Nil
2012	No Transaction	Nil
2013	Registered Realseed Deed Between Mrs. Janabai J. Patil & others and Mr. Dasharat S. Mhatre and Mr. Namdev S. Mhatre Vide Regn. No.3473 vide dated 10/06/2013.	
2014	No Transaction	Nil
2015	No Transaction	Nil
2016	No Transaction	Nil
2017	Registered Development Agreement Between Mr. Dasharat S. Mhatre & Others and M/s. Vashnavi Developers through its Prop. Navin B.Mhatre Vide Regn. No.4009 vide dated 18/04/2017.	
	Registered Development Agreement Between Mr. Namdev S. Mhatre & Others and M/s. Vashnavi Developers through its Prop. Navin B.Mhatre Vide Regn. No.4011 vide 18/04/2017	
2018	No Transaction	Nil
2019	No Transaction	Nil
2020	Not Available	

Further in my opinion the property is not affected by any adverse claim and there is no litigation affecting the same. The property is subject to the assessment of Government and local authorities only. And I have not noticed any adverse claim against the said property. in my opinion the property is in legal possession and occupation of M/s. Vashnavi Developers through its Prop. Navin B.Mhatre.



उह न - ३  
 दस्त क्र. ५३८५/२०२०  
 ५६६८



*N. Mahendra & Associates*

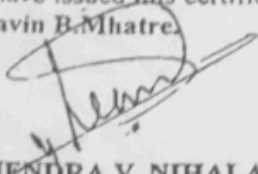
*Advocates and legal advisors*

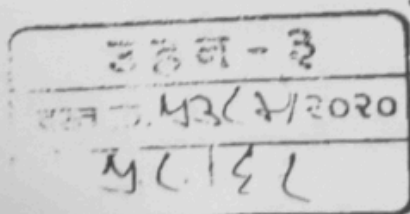
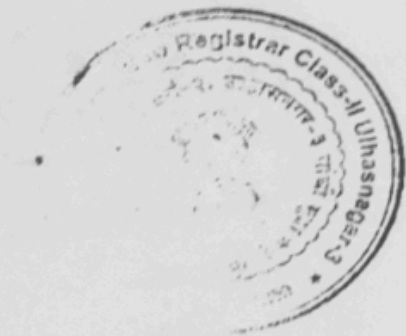
PANDIT COMPLEX, 102/B-WING, MANERA GAON, OPP. MORYA NAGARI,  
ULHASNAGAR - 421004. TEL: 91-0251-2585127

Mahendra V. Nihalani  
B.com, L.L.B.  
Advocate, Mumbai High Court

I have no hesitation in coming to the conclusion that the above said property is free from all encumbrances of whatsoever nature and the same is free from all reasonable doubts and in my opinion the above said property has a good marketable title. In view of above, in my opinion the said property can be legally developed by following the due procedures M/s. Vashnavi Developers through its Prop. Navin B. Mhatre.

I have issued this certificate at the instance of M/s. Vashnavi Developers through its Prop. Navin B. Mhatre.

  
(MAHENDRA V. NIHALANI)  
Advocate, Mumbai High Court.



Tuesday, April 18, 2017  
12:57 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

मावाचे नाव: विंबपाडा  
दस्तावेजाचा अनुक्रमांक: उहन3-4009-2017  
दस्तावेजाचा प्रकार: विकसनकरारनामा  
सादर करणाऱ्याचे नाव: मे. वैष्णवी डेव्हलोपर्स तर्फे मातक धी. नवीन शिवा म्हात्रे -

पावती क्र.: 5458 दिनांक: 18/04/2017

नोंदणी फी ₹. 30000.00  
दस्त हाताळणी फी ₹. 600.00  
पृष्ठांची संख्या: 30

एकूण: ₹. 30600.00

आपणास मूळ दस्त, वॉबनेल प्रिंट, सूची-२ अंदाजे  
1:14 PM ह्या वेळेत मिळेल.

Sub Registrar Ulhasnagar 3

बाजार शुल्क: ₹. 2940000/-  
मोबदला ₹. 9680000/-  
भरलेले मुद्रांक शुल्क: ₹. 511000/-

- देयकाचा प्रकार: eChallan रकम: ₹. 30000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000407370201718E दिनांक: 13/04/2017  
बँकेचे नाव सापत्ता:
- देयकाचा प्रकार: By Cash रकम: ₹. 600/-

*[Handwritten Signature]*

DELIVERED



उहन - ३	
दस्त क्र. ५३६४/२०२०	
५९	६८

१. १  
२. १  
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१४.

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१६.

लिपी

1234567890

Tuesday, April 18, 2017  
1:19 PM

पावती

Original/Duplicate

नोंदणी क्र. : 39म

Regn.: 39M

गाद्याचे नाव: बिचपाडा

दस्तऐवजाचा अनुक्रमांक: उहन3-4011-2017

दस्तऐवजाचा प्रकार : विकसनकरारनामा

सादर करणाऱ्याचे नाव: मेसर्स वैष्णवी टेक्नोलॉजिज् तर्फे मालक नवीन शिवा म्हात्रे --

नोंदणी फी

₹. 25500.00

दस्त हाताळणी फी

₹. 600.00

पृष्ठांची संख्या: 30

एकूण:

₹. 26100.00

आपणास मूळ दस्त, वॉबनेल प्रिंट, सूची-२ अंदाजे  
1:31 PM ह्या वेळेस मिळेल.

Sub Registrar, Udhwad

उल्हासनगर क.३

वाजार मूल्य: ₹. 2205000/-

मोबदला ₹. 2541000/-

भरलेले मुद्रांक शुल्क : ₹. 157100/-

1) देयकाचा प्रकार: eChallan रकम: ₹. 25500/-

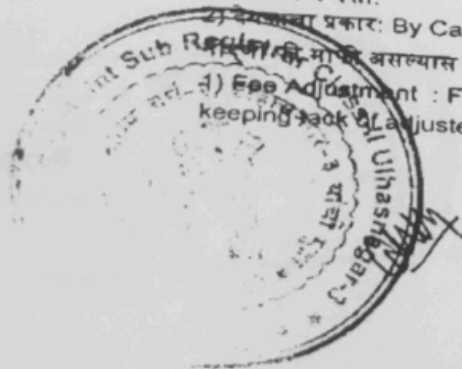
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000471020201718E दिनांक: 15/04/2017

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹ 600/-

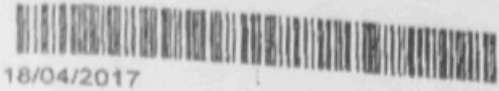
विक्रेते नाव व पत्ता: असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping track of adjusted fees



DECEASED

उहन - ३
क्र. ५३६४/२०२०
६०/६६



18/04/2017

सूची क्र.2

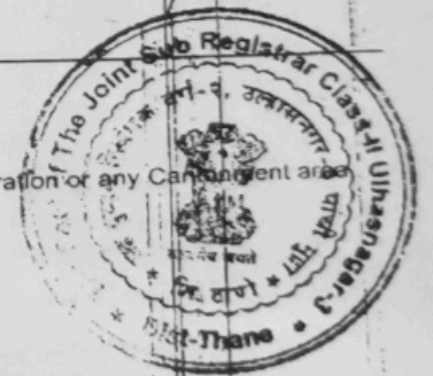
दुय्यम विबंधक : सह दु. नि. उल्हासनगर  
दस्त क्रमांक : 4011/2017  
नोंदणी :  
Regn.63m

गावाचे नाव : 1) चिंचपाडा

(1) विलेखाचा प्रकार	विकासकाराचे नाव
(2) मोकदमा	2541000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	2205000
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: अंबरनाथ इतर वर्णन : , इतर माहिती : , इतर माहिती : चिंचपाडा ता. अंबरनाथ जि. ठाणे येथील सर्वे नं. 20 हिस्ता नं. 22 यावरील ऐकून क्षेत्र हे आर प्रती 0-19-0 पो. ख. 0-01-0 आकार 0-34 व पैसे विकासकाराताने घेतलेले क्षेत्र 750 चौ मीटर. ( Survey Number : 20 ; HISSA NUMBER : 22 ; )
(5) क्षेत्रफळ	1) 750 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:- कै नामदेव सुकन्या म्हात्रे मयत वारस नितीन नामदेव म्हात्रे -- वय:-24; पत्ता:- , , चिंचपाडा ता. अंबरनाथ , आंबेन्गाट: दक्षिण , MAHARASHTRA, THANE, Non-Government. पिन कोड:-421501 पॅन नं:-AZYPM6095E 2): नाव:- कै नामदेव सुकन्या म्हात्रे मयत वारस मंदा नामदेव म्हात्रे -- वय:-49; पत्ता:- , , , चिंचपाडा ता. अंबरनाथ , आंबेन्गाट: दक्षिण , MAHARASHTRA, THANE, Non-Government. पिन कोड:-421501 पॅन नं:-BEZPM4171G 3): नाव:- मान्यता देणार-दशरथ सुकन्या म्हात्रे -- वय:-64; पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: चिंचपाडा ता. अंबरनाथ , महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AYSPM9490N
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मेसर्स वैष्णवी डेव्हलपर्स तर्फे मालक नवीन भिवा म्हात्रे -- वय:-43; पत्ता:- प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: भिवा निवास चिंचपाडा ता. अंबरनाथ , महाराष्ट्र, ठाणे. पिन कोड:-421501 पॅन नं:-AUBPM4568L
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2017
(10) दस्त नोंदणी केल्याचा दिनांक	18/04/2017
(11) अनुक्रमांक, खंड व पुस्त	4011/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	157100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25500
(14) शेर	



सह दुय्यम विबंधक बर्न :-  
सह सचिव क्र. ३



मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

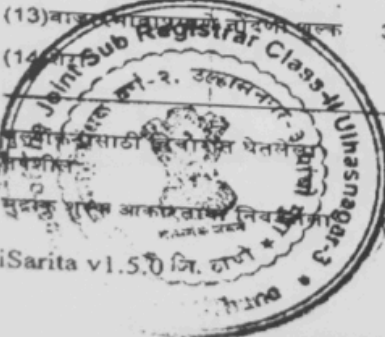
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

iSarita v1.5.0

उह न - ३  
दस्त क्र. 432/2020  
६९/६८

## गावाचे नाव : 1) चिंचपाडा

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	9680000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2940000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पातिकेचे नाव: अंबरनाथ इतर वर्णन: , इतर माहिती: , इतर माहिती: सीजे, चिंचपाडा ता. अंबरनाथ जि. ठाणे व कल्याण डोंबिवली महानगरपालिका यांचे हद्दीतील व दुय्यम निबंधक उल्हासनगर यांचे कार्य क्षेत्रातील सर्व क.20, हिस्सा क्र.22 क्षेत्र. हे. आर. प्रति 0-19-0 पो. ख. 0-01-1, या पैकी विकासकराराने दिलेले एकूण क्षेत्र -1000 चौ.मीटर ( ( Survey Number : 20 ; HISSA NUMBER : 22 ; ) )
(5) क्षेत्रफळ	1) 1000 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री. दशरथ सुकन्या म्हात्रे - - वय:-64; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: चिंचपाडा, ता. अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 421501 पॅन नं:- AYSPM9490N 2): नाव:- मान्यता देणार-नितीन नामदेव म्हात्रे - - वय:-24; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: चिंचपाडा, ता. अंबरनाथ, जि. ठाणे, महाराष्ट्र, THANE पिन कोड:- 421501 पॅन नं:- AZYPM6095E 3): नाव:- मान्यता देणार-मंदा नामदेव म्हात्रे - - वय:-49; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: चिंचपाडा, ता. अंबरनाथ, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 421501 पॅन नं:- BEZPM4171G
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- भे. वैष्णवी टेव्हलोपर्म तर्फे मालक श्री. नवीन भिवा म्हात्रे - - वय:-43; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: भिवा निवास, चिंचपाडा ता. अंबरनाथ जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:- 421501 पॅन नं:- AUBPM4568L
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2017
(10) दस्त नोंदणी केल्याचा दिनांक	18/04/2017
(11) अनुक्रमांक, खंड व पृष्ठ	4009/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	511000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



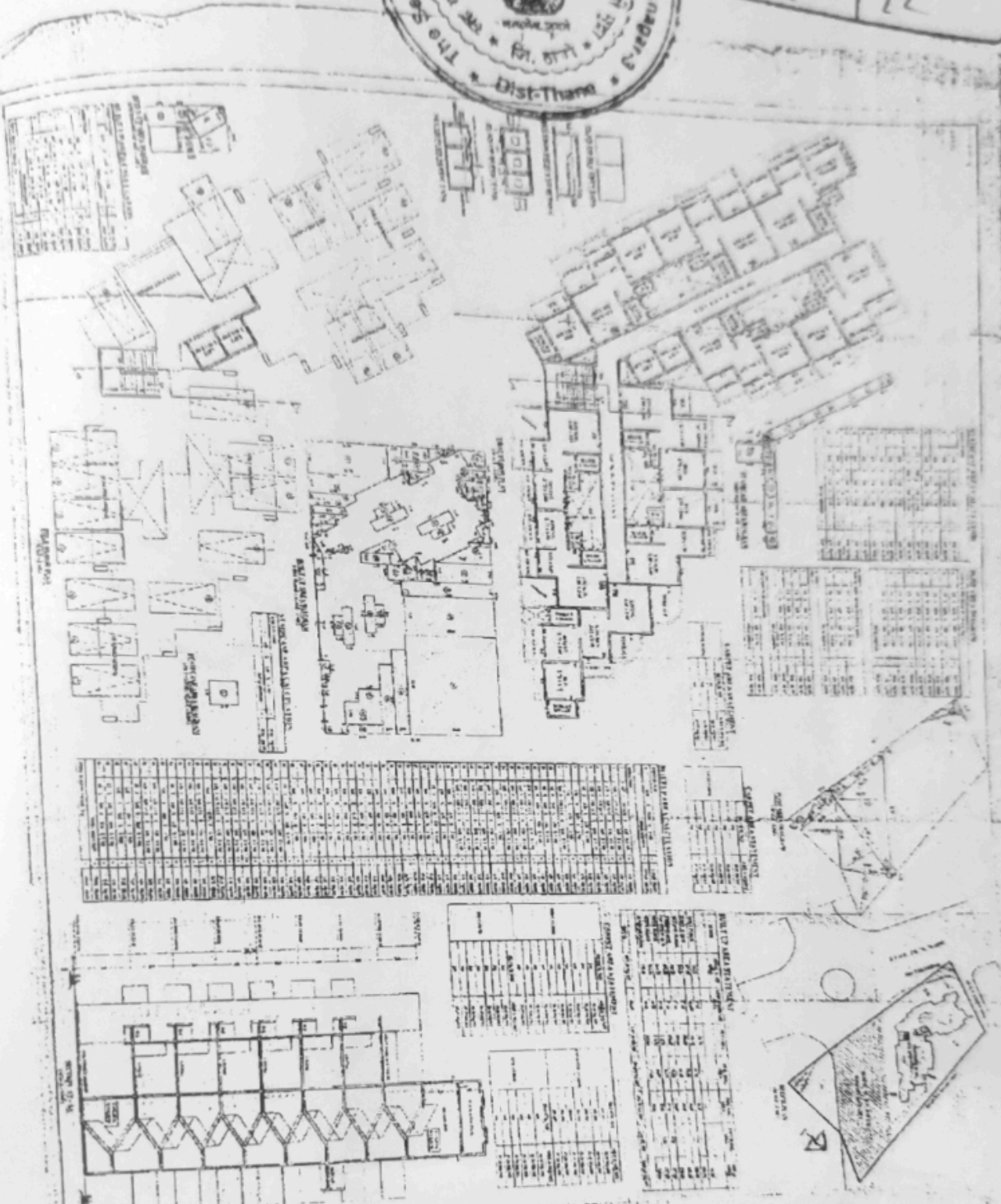
सह दुसरे नियंत्रक वर्जने उल्हासनगर क. ३

(ii) within the limits of any Municipal Council, Nagarpanchayat or

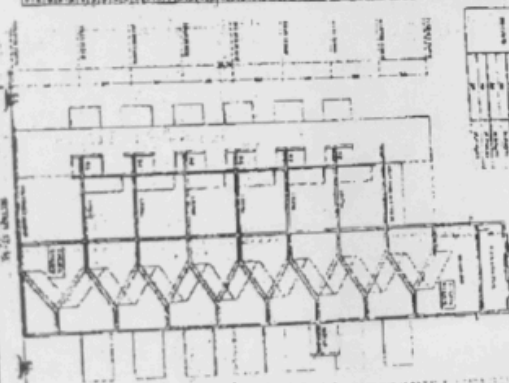
उहण - ३  
दस्त क्र. 424/2020  
42 44



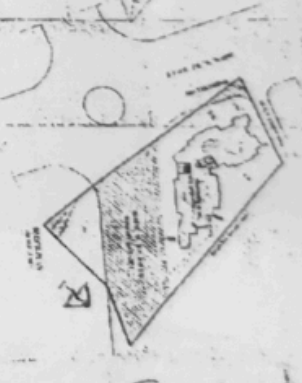
उहव-३  
दस्त क्र. ५३ भे २०२०  
६३ ६८



NO.	DESCRIPTION	AREA (SQ. M)	REMARKS
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...



NO.	DESCRIPTION	AREA (SQ. M)	REMARKS
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...



DECLARATION  
I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the above is a true and correct copy of the original plan and specifications as submitted to me by the applicant and as approved by me. I further certify that the area of the plot and the area of the building are as shown in the plan and specifications respectively.

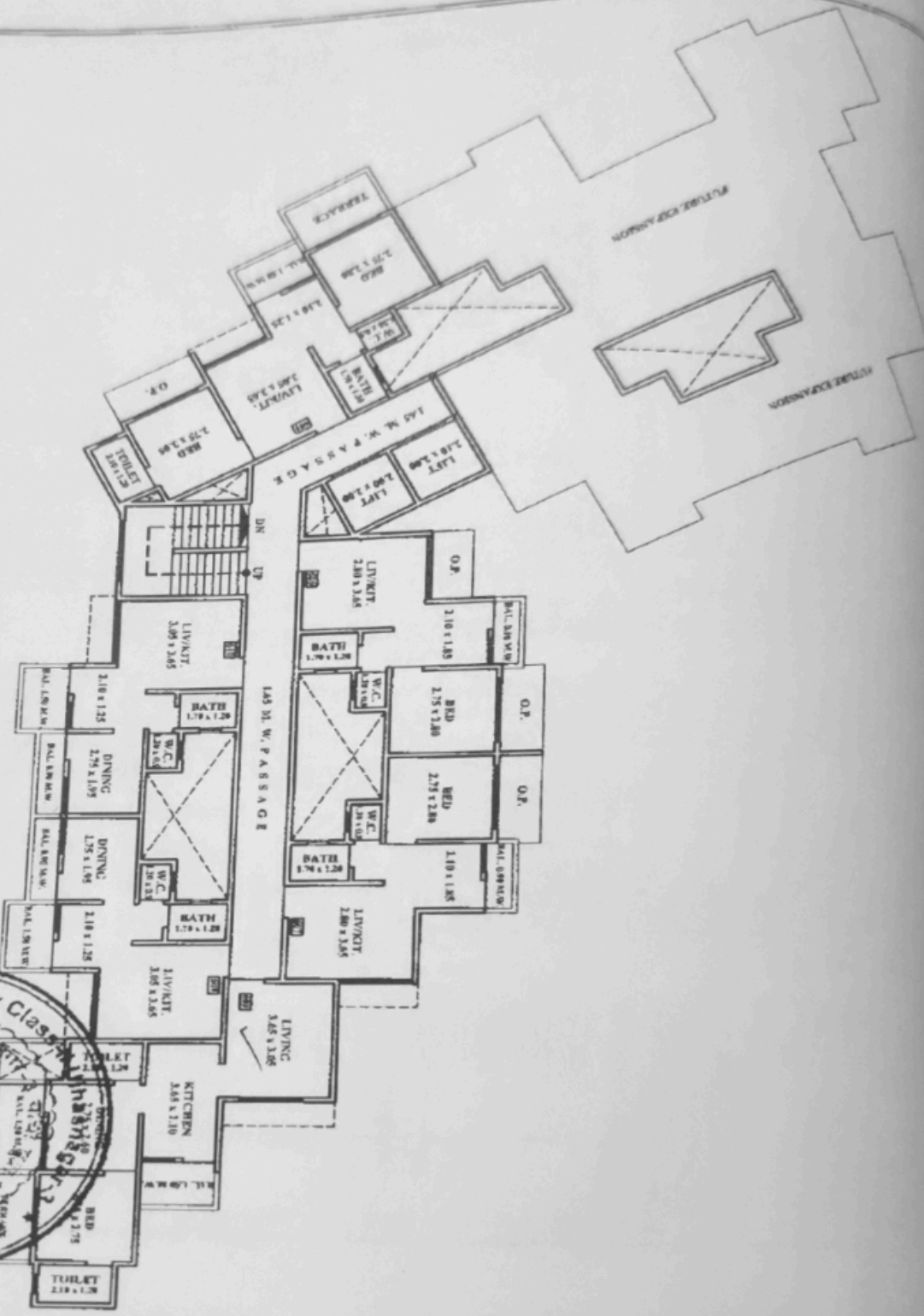
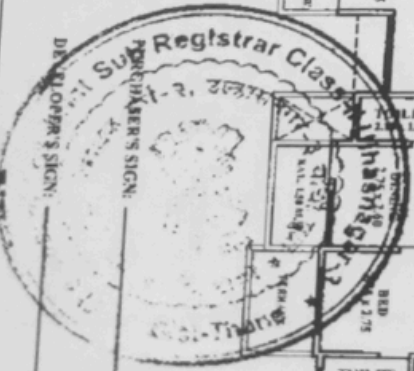
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

Joint Sub Registrar  
Uthmaniyah, District Thana

NAME : Shree Lal Milkmaid  
 FLAT NO. : 608  
 FLOOR : 5th  
 WING : ---  
 AREA : 350 sq ft

PROPOSED BLDG. ON PLOT BEARING S.NO. 20, H.NO. 22 AT VILL. CHINCHPADA TAL. KALYAN, DIST. THANE.

DESCRIPTION



उहल - ३  
 बला कय ३ (४) २०२०  
 ६४ ६६



उहन-३  
दस्त काय २/२०२०  
६५ ६८



*Only*



*Sharmila*



*Resubmit*



*Arjun*



ख.स.र. - ३
दस्ता क्र. ५३६/२०२०
६६   ६६

Summary I (GoshwaraBhag-1)

339/5384

सुनवार, 05 नोव्हेंबर 2020 2:36 म.नं.

दस्त घोषवारा भाग-1

उहण 3

दस्त क्रमांक: 5384/2020

दस्त क्रमांक: उहण 3 /5384/2020

कागज मूल्य: ₹. 16,52,000/- मोबदला: ₹. 36,45,000/-

भालेने मुद्रांक शुल्क: ₹. 1,09,400/-

दु. नि. म्हा. दु. नि. उहण 3 बांधे कार्यालयगत

पावती: 6745

पावती दिनांक: 05/11/2020

क्र. क्र. 5384 वर दि. 05-11-2020

सादरकरणाचे नाव: शर्मिष्ठा विनोद मुलायूटील - -

रोखी 2:34 म.नं. का. हजर केला.

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1360.00

पुढांची संख्या: 68

एकूण: 31360.00

*Sharmista*  
दस्त हजर करणाऱ्याची सही:

Sub Registrar Uthasagar 3

Sub Registrar Uthasagar 3

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मासमलेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिक्का क्र. 1 05 / 11 / 2020 02 : 34 : 24 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 05 / 11 / 2020 02 : 35 : 14 PM ची वेळ: (फी)



लिहून देणार

लिहून घेणार

*Sharmista*

*Sharmista*

*Sharmista*

उहण - 3  
दस्त क्र. 31/11/2020  
६५/६८

Summary-2( दस्त गोपबारा भाग - २ )



05/11/2020 2 39:21 PM

दस्त क्रमांक : उहन3/5384/2020

दस्ताचा प्रकार :- करारनामा

दस्त गोपबारा भाग-2

उहन3

दस्त क्रमांक: 5384/2020

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाम: शर्मिला विनोद मुलामुटील - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रम नं. 2, फाळ नं. 3, विशाल नगर, लक्ष्मी नगर, म्युनिसिपल स्कूल, मु. चिंचपाडा, पो. काटेमानिवली, ता. अंबरनाथ, कल्याण पूर्व, जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: AWSPP2095E	विद्युत देणार वय :-34 स्वाक्षरी:- <i>Sharmila</i>		
2	नाम: विनोद वृद्धप्पाई मुलामुटील - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रम नं. 2, फाळ नं. 3, विशाल नगर, लक्ष्मी नगर, म्युनिसिपल स्कूल, मु. चिंचपाडा, पो. काटेमानिवली, ता. अंबरनाथ, कल्याण पूर्व, जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: ARQPM0399D	विद्युत देणार वय :-39 स्वाक्षरी:- <i>Vinod</i>		
3	नाम: ये. वैष्णवी देव्हलपर्स तर्फे मालक श्री. नवीन शिवा म्हात्रे - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: वैष्णवी प्लाझा, माळा नं. 1, मागेश्वर मंदिर जवळ, चिंचपाडा गाव, पो. काटेमानिवली, ता. अंबरनाथ, जि. ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: AAABV2907K	विद्युत देणार वय :-47 स्वाक्षरी:- <i>NM</i>		

बरील दस्तऐवज करून देणार तयारकरीत करारनामा चा दस्त ऐवज करून दिल्याचे कतुल करतात.  
शिफ्टा क्र.3 ची वेळ: 05 / 11 / 2020 02 : 36 : 50 PM

ओळख-

खालील इतर असे निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताने

अनु क्र. पत्रकाराचे नाव व पत्ता

1 नाम: ओंकार केसरकर - -  
वय: 21  
पत्ता: कल्याण पूर्व  
पिन कोड: 421306

*Onkar*  
स्वाक्षरी



2 नाम: विशाल दुवे - -  
वय: 21  
पत्ता: कल्याण  
पिन कोड: 421306

*Vishal*  
स्वाक्षरी



शिफ्टा क्र. 4 ची वेळ: 05 / 11 / 2020 02 : 37 : 56 PM

शिफ्टा क्र. 5 ची वेळ: 05 / 11 / 2020 02 : 38 : 12 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Ulhasnagar 3

उहन - ३  
दस्त क्र 5384/2020  
६६/६६

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHARMILA VINOD MULAMOOTIL	eChallan	02300042020110569280	MH006598813202021E	109400.00	SD	0002962450202021	05/11/2020
2		DHC		0511202003606	1360	RF	0511202003606D	05/11/2020
3	SHARMILA VINOD MULAMOOTIL	eChallan		MH006598813202021E	30000	RF	0002962450202021	05/11/2020

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

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प्रमाणित करण्यात येते की या  
दस्तऐवज मध्ये एकूण ६६ पाने आहेत. 5384/2020  
*Onkar*  
३ नोव्हेंबर २०२० रोजी, उल्हासनगर क्र. ३  
५३८३  
०५/११/२०२०  
थर दस्तऐवज विभाग, वन. २, उल्हासनगर क्र. ३