

कलन - ४
दस्त क्र. २९४ / २०२२
२/२२



CHALLAN
MTR Form Number-6

GRN	MH011285768202122E	BARCODE	Date 06/01/2022-14:21:47		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)				
	Registration Fee	PAN No.(If Applicable)	AVSPS9785K			
Office Name	KLN3_KALYAN NO 3 JOINT SUB REGISTRA		Full Name	ROHIT CHANDRAKANT SHINDE		
Location	THANE		Flat/Block No.	FLAT NO 703 7TH FLOOR PANDURANG		
Year	2021-2022 One Time		Premises/Building	SMRUTI		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	146700.00	DAWADI DOMBIVLI EAST			
0030063301 Registration Fee	24500.00		34.90 SQ MTR		
					4 2 1 2 0 3
		Remarks (If Any)			
		PAN2=AEVPL4761L~SecondPartyName=MS LOTE CONSTRUCTIONS			
		THRU PROP ANIKET G LOTE-CA=2445000			
Total	1,71,200.00	Amount In Words	One Lakh Seventy One Thousand Two Hundred Rupees Only		



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022010615410	2722626272
Cheque/DD No.		Bank Date	RBI Date	06/01/2022-14:22:26	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
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.
सदर चलन केवल दुय्यम निबंधक कार्यालय नोंदणी करवायाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-338-214	0005424034202122	07/01/2022-10:17:13	IGR127	24500.00

AGREEMENT FOR SALE

क ल न - ७
दस्त क्र. 296/2022
७/४२

This Agreement for Sale is made entered into at Dombivli on this 7th Day of Jan 2022.

BETWEEN

SHRI. ANIKET LOTE S/o GURUNATH PANDURANG LOTE, (PAN No. AEVPL4761L), the proprietor of M/s Lote Constructions, an Adult, Aged About 27 Years, Indian Inhabitant, having his address at "Aniket Niwas" Lote Compound, Near Shiv Sena Office, Dawadi Road, Dombivli (East), Taluka : Kalyan, District: Thane, hereinafter referred to as "**THE PROMOTER**" of the **ONE PART.**

AND

SHRI. GURUNATH PANDURANG LOTE, (PAN No. ABBPL3781H), the Owner of the Project Plot of Land, an Adult, Aged About 61 Years, Indian Inhabitant, having his address at "Aniket Niwas" Lote Compound, Near Shiv Sena Office, Dawadi Road, Dombivli (East), Taluka : Kalyan, District: Thane, hereinafter referred to as "**THE Co-PROMOTER**" the Party of the **SECOND PART.**

AND

(1) **MR. ROHIT CHANDRAKANT SHINDE**, (PAN No. AVSPS9785K) aged 45 years, Occupation : Service, & (2) **MRS. SHILPA ROHIT SHINDE**, (PAN No. DEYPS0467A) aged 40 years, Occupation : Business, Both are Residing at Room No. 8, 1ST Floor, Pandurang Krupa Building, Rajaji Path, Near Madhavi Bungalow, Dombivli(E.)-421203 hereinafter referred to as "**THE PURCHASERS**" (the Purchaser of Flat) Party of the **THIRD PART.**

WHEREAS Shri Gurunath Pandurang Lote, party of the Second Part vide Sale Deed dated 08th April 1996 and further vide Deed of Confirmation dated 20th April 1998, both registered on 27/02/2002, executed by and between Shri Gurunath Padurang Lote and Shri Mukund Goma Patil, (2) Shri Shivram Goma Patil, (3) Shri Prakash Goma Patil, (4) Shri Chandrakant Goma Patil, (5) Smt. Kacharubai Jairam Gaikar, (6) Shri Ramesh Babu Patil, (7) Shri Vasant Kachru Patil, (8) Smt. Anandi Kacharu Patil (9) Smt. Indira Narayan Vajhe, (10) Smt. Draupadabai Motiram Patil, (11) Shri Abhimanyu Motiram Patil, and (12) Shri Hanuman Motiram Patil (13) Chandrabai Vishnu Tare, purchased open plot of land of an area admeasuring about 1000 Square Yard (One Thousand square Yard), Situate in Village:- Dawadi, facing Dawdi Road, being piece or parcel of freehold land out of Survey No 121 Hissa No. 13 (hereinafter referred to as "the Said Land").

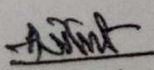
AND WHEREAS later on, vide Mutation Entry No. 669 Dated 05/11/2002 the name of **Shri Gurunath Pandurang Lote** was mutated and incorporated in 7/12 Extract as (सामायिक खातेदार) joint Account holder of the said land in S. No. 121 Hissa No. 13-B along with Vendors in S. No. 121, Hissa No. 13, maintained by the Authorities under the Maharashtra Land Revenue Code and rules framed there under.

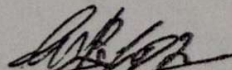
AND WHEREAS the vendors handed over the earmarked area of 1000 Sq, Yards, facing Dawadi Road, out of the S. No. 121, Hissa No. 13 to Said Shri Gurunath Pandurang Lote.

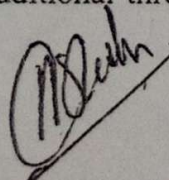
AND WHEREAS Shri Gurunath Pandurang Lote (the said Original Owner) has sanctioned and approved plan dated 05th June 2004 issued by the Assistant Director of Planning, Thane constructed a Bunglow of Built Up area of 107.695 Sq. Mts. upon the Said Land.

AND WHEREAS the said Original Owner has now proposed to Develop remaining open space of the said land facing Dawadi Road by constructing a building consisting of basement, stilt cum shops on ground the floor, and upper Four Floors.

AND WHEREAS the said Original owner has obtained approved and sanctioned plan from the Kalyan Dombivli Municipal Corporation for basement, stilt and shops on the ground floor and Upper Floors and proposed to complete the additional three floor by buying TDR from the open market.





 Mrs. S. R. Shinde



AND WHEREAS the said Original Owner being unable to carry out the administrative, office and official works in the departments of Government, Semi Government and Local Body etc. and to supervise the Development and construction works undertaken on the said land, hence executed an Irrevocable General Power of Attorney on 16/05/2019 in favour of his son Shri Aniket Gurunath Lote, the Party of the First Part, to do, execute and perform and observe all and every acts, deeds, things and works, more particularly detailed in the said Power of Attorney to and in respect of construction and Development work of said Land. That the Irrevocable Power of Attorney executed by Shri Gurunath Pandurang Lote in favour of the Promoter, the party of the First Part Mr. Aniket Gurunath Lote on 16/05/2019 and register with Sub-Registrar Kalyan-1 on even date Under No. 5743/2019.

AND WHEREAS under the said Power of Attorney the Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with recital hereinabove.

AND WHEREAS the Promoter has proposed to construct on the project land a Building having basement, shops and stilts on the ground floor and initially four upper floors, however three more floors are constructed on and after acquiring TDR from Mr. Sunil Mangal Kharuk vide TDR No. K-5-05 Certificate No. 675 and Agreement for TDR Dt. 22/11/2017 and Registration with Sub-Registrar Kalyan-1, Under Document No. 11047 on 22/11/2017.

AND WHEREAS the PURCHASERS is offered an Apartment bearing Flat No. 703, 7TH Floor, (herein after referred to as the said "Apartment") in the said Building called "PANDURANG SMRUTI" (herein after referred to as the said "Building") being constructed by the promoter.

AND WHEREAS the Promoter has entered into a standard Agreement with Shri Madan Gadgil an Architect registered vide registration No. CA/98/23874 with the council of Architects, which is as per the Agreement prescribed by the Council of Architects.

AND WHEREAS the Promoter has appointed M/s Atul Kudtarkar and Associates as structural Engineer for the preparation of the structural design and drawings of the buildings and the promoter accepts the Architect and the structural Engineer till the completion of the Building.

AND WHEREAS the Promoter has registered the project under the provisions of the Act with the Real Estate Regulatory Authority bearing Registration No. P51700013381, the authenticated copy is whereof is attached in Annexure F.

AND WHEREAS by virtue of the said power of Attorney the Promoter has sole and exclusive right to sell the Apartments in the said building to be constructed by the Promoter on the project land and to enter into Agreement/s with the PURCHASERS(s) of the Apartments and to receive the sale consideration in respect thereof etc.

AND WHEREAS on demand from the PURCHASERS, the promoter has given inspection to the PURCHASERS of all the documents of title relating to the project land and the plans, designs and specifications prepared by the promoter's Architect Shri Madan Gadgil 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 Mrs. Varsha B. Kamble, advocates and legal Consultants, being an advocates of the Promoter have issued title certificate of the Original Owner Dated 15th July 2016, the authenticated copy of certificate of Title, authenticated copies Property Card extract of Village of revenue records showing the nature of the title of the Said Original Owner to the project land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked as Annexure "A" respectively.

AND WHEREAS the said Owner has obtained approved Plan of the said Project for the construction of basement, ground plus Seven storey Building and the authenticated copies of the plans of the Layout as approved by the Kalyan Dombivli Municipal Corporation have been annexed hereto and marked as Annexure B.

कलन - ४
दस्तक्र. २१४ / २०२२
८/०८

29/5/2022
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AND WHEREAS the authenticated copies of the plans of the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C.

AND WHEREAS the authenticated copies of the plans Apartment agreed to be purchased by the PURCHASERS, as sanctioned by the authority have been annexed and marked as Annexure "D".

AND WHEREAS the Promoter has got some of the approval from the Kalyan Dombivli Municipal Corporation the plan, the specifications, elevations, sections and of the said Building and shall obtain the balance approval from various authorities from time to time, so as to obtain Building Completion Certificate or occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans Kalyan Dombivli Municipal Corporation and Government has laid down certain terms, conditions, stipulations and restrictions which is to be observed and performed by the 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 shall be granted by the Kalyan Dombivli Municipal Corporation.

AND WHEREAS the Promoter has accordingly commenced the construction of the said building in accordance with said approved plan.

AND WHEREAS the PURCHASERS has applied to the promoter for allotment of an Apartment No. 703 on the 7TH Floor of the said Building being constructed by the promoter AND WHEREAS the Carpet Area of the said flat is 34.90 Sq. Mts. AND WHEREAS, prior to the execution of these presents the PURCHASERS has paid to the Promoter a sum of Rs. 2,45,000/- (Rupees Two Lakhs Fourty Five Thousand Only) being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the PURCHASERS as advance payment or Application Fees (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the PURCHASERS has agreed to pay to the Promoter the balance of the Sale Consideration in the manner and mode hereinafter appearing.

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation and Redevelopment) Act: 2016 with Real Estate Regulatory Authority on bearing Registration No. P51700013381.

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for Sale of said Apartment with the PURCHASERS, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

AND WHEREAS, the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the PURCHASERS hereby agrees to purchase the Apartment / Shops on the terms and conditions set out herein below.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) The Promoter shall construct the said building consisting of basement and floor with shops and stilt on the Ground Floor and Seven upper floors on the project said land in accordance with plans, designs and specifications as approved by the Kalyan Dombivli Municipal Corporation and/or as per further amended plans, designs and specifications submitted from time to time hereinafter and approved and sanctioned by the Kalyan Dombivli Municipal Corporation or such competent authority.

Amish *S.R. Shinde* *S.R. Shinde* *Mrs. S.R. Shinde*

Provided that the Promoter shall have to obtain prior consent in writing of the PURCHASERS in respect of the variation or modifications which may adversely affect the Apartment of the PURCHASERS except any alteration or addition as required by any Government/Local authorities or due to change in law or the changes which the promoter is constrained to carry out beyond his control and reach.

- 1.a) The PURCHASERS hereby agree to purchase from the Promoter and the Promoter hereby agrees to sell to the PURCHASERS an Apartment No. 703 of the admeasuring 34.90 sq. mts carpet area on 7TH Floor in the said building (hereinafter referred to as "The said Apartment") as shown in the floor plan thereof hereto annexed and marked as Annexures C-1 and C-2 for the consideration of sum of Rs. 24,45,000/- (Rupees Twenty Four Lakhs Fourty Five Thousand Only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

The said consideration of Rs. 24,45,000/- (Rupees Twenty Four Lakhs Fourty Five Thousand Only) to be paid to the PROMOTER by the PURCHASERS in the manner hereinafter mentioned:

- a. Rs. 2,45,000/- (Rupees Two Lakhs Fourty Five Thousand Only) paid before the execution of this agreement as Earnest Money (the receipt where of THE PROMOTER hereby admit and acknowledge in the presence of witnesses);
The Balance consideration of Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only) payable on sanction of loan i.e. 7 (Seven) days after registration of this agreement.

कलन - 8
दस्ता क्र. 296 / 2022
90/22

The Flat purchaser/s agreed to pay to the builder interest at 18% per annum on all the amounts which become due and payable by the Flat Purchaser/s to the builder under the terms of this agreement from the date the said amount is payable by the Flat Purchaser/s to the builder.

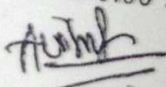
- 1(b). The Total price above excludes Taxes (consisting of taxes paid or payable by the Promoter by way of Value Added Taxes, Service Taxes, Cess, GST and/or any other similar taxes, Cess and charges etc. which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) upto the date of handing over the possession of the Apartment to the PURCHASERS.

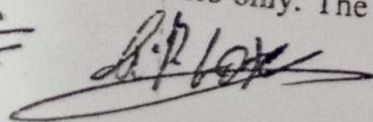
- 1(c) The Total Price is escalation-free, save and except escalations / increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, Local Bodies/Government from time to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

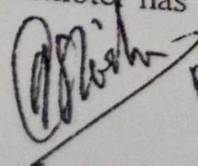
- 1(d) The PURCHASERS authorizes the Promoter to appropriate all payments made by him/her under any head(s) of dues and interest if any, in his/her name as the Promoter may in his sole discretion deem fit and the PURCHASERS undertakes not to object/demand/direct the Promoter to adjust payments in any manner otherwise.

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

- 3-1) The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 1.00 square meters only. The Promoter has disclosed the Floor Space







Mrs. S.R. Shinde

कल नं - ४
दस्त. क्र. २९४ / २०२२
२० / ३८

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land of an area admeasuring about 800 sq. Mts in Survey No 121 Hissa No. 13, Sub-Hissa No. 1, situate in Village:- Dawadi, Taluka:- Kalyan, District:- Thane, bounded by on the East by Davadi Road and S. No. 121 Hissa No. 19, On West by plot of land bearing S. No. 121, Hissa No. 13, Sub-Hissa No. 2, On the North by S. No. 121 Hissa No. 14, On South by S. No. 121, Hissa No. 13, Sub-Hissa No. 3.

SECOND SCHEDULE ABOVE REFERRED TO

- (1) The Access gate from Dawadi Road, on South Side of Pandurang Smruti Building;
- (2) Open Space between the wall of Building and its' Compound Wall on south Side of Pandurang Smruti Building till the line of the Wall on the West End of the Building;
- (3) R.C.C. structure with top class construction.
- (4) Vitrified flooring in living area , bedroom & kitchen.
- (5) Granite kitchen platform with stainless sink, colour glazed tiles on dado.
- (6) Kalpataru Make Main door and bedroom door with laminated decorative sheet having high quality fixtures with waterproof for all tails.
- (7) Powder coated heavy section aluminium windows with marble sills.
- (8) Concealed fire proof with extensive lay-out in all rooms enabled by modular switches with TV & Telephone points as per ISI standards.
- (9) Inverter wiring provided in advance.
- (10) Quality door bell button also provided.
- (11) Mobile charging point provided near sofa in living room.
- (12) Spacious ornamental lobby.
- (13) Special waterproofing with brick bat coba and china chips.
- (14) Concealed plumbing work with Jaguar branded fittings.
- (15) Underground & overhead water tank with rain water harvesting system installed with adequate storage capacity.
- (16) Kirloskar Fire fighting system installed in passage with fire tank installed besides water tank.
- (17) Closed circuit cameras installed around building premises for security.
- (18) Inbuilt Solar panel unit installed for passage and surrounding lights around the building.
- (19) Eicon Co. lift installed with ARD system installed .
- (20) Open parking with adequate lighting .
- (21) Asian paint on internal walls & apex acrylic paints (waterproof) on exterior wall.



Mrs. S. R. Shinde

कलन - ४
दस्त क्र. २१४ / २०२२
२०/०८



नगररचना विभाग
बांधकाम पूर्णत्वाचा दाखला
(इमारत क्र. १ करीता)

जा.क्र.कडोमपा/नरवि/सीसी/डोंबि/२७गावे/११७
दिनांक - ०५/१२/२०१८

प्रति,
श्री. गुरुनाथ पांडुरंग लोते.
वास्तुशिल्पकार - श्री. मदन गाडगीळ, डोंबिवली.
स्ट्रक्चरल इंजिनियर:- श्री. अतुल कुडतरकर अँड असो., बदलापूर.

वास्तुशिल्पकार श्री. मदन गाडगीळ, डोंबिवली यांचे दि. १४/०८/२०१९ रोजीचे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं. १२१, हि.नं. १३/१ मौजे दावडी, येथे महानगरपालिका यांचेकडील बांधकाम परवानगी जा.क्र.कडोमपा/नरवि/बांण/२७गावे/५०/११८, दिनांक १०/१२/२०१८ अन्वये १०९०.२९ चौ.मी. क्षेत्राचे मंजूर केलेल्या नकाशाप्रमाणे अस्तित्वातील बांधकामाचे २१७.८९ चौ.मी. क्षेत्र वाळून उर्वरित ८७२.४० चौ.मी. क्षेत्राचे 'उहिव्यास + वाणिज्य' वापरचे बांधकाम पूर्ण केले आहे.

सबब त्यांना सोबतच्या नकाशांमध्ये हिव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामास वापर परवानगी देण्यात येत आहे.

अ.क्र	मजले	सदनिका/दुकाने	बांधीव क्षेत्र (चौ.मी.)
१	तळधर	गोडाऊन	-
२	तळमजला	स्टिक्ट (पै) + ४ दुकाने	८९.०६
३	पहिला मजला	४ सदनिका	११३.४७
४	दुसरा मजला	४ सदनिका	११३.४७
५	तिसरा मजला	४ सदनिका	११३.४७
६	चौथा मजला	४ सदनिका	११३.४७
७	पाचवा मजला	३ सदनिका	१०२.५२
८	सहावा मजला	३ सदनिका	११३.४७
९	सातवा मजला	३ सदनिका	११३.४७
एकूण- २५ सदनिका + ४ दुकाने + गोडाऊन			८७२.४० चौ.मी.

अटी :-

- भविष्यातील रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून कडोमपास विनामुल्य हस्तांतरित करावी लागेल.
- पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सधारणा होईपर्यंत महापालिकेची राहणार नाही.
- प्रकरण जा.क्र.कडोमपा/नरवि/बांण/२७गावे/५०/११८, दिनांक १०/१२/२०१८ रोजीच्या सुपारीत बांधकाम परवानगी मधील अटी व शर्ती आपणावर बंधनकारक राहिल.
- प्रकरण एक महिन्याचे आत १२.०० मी. रुंद रस्त्याने बांधित क्षेत्राचा महसूल दफ्तरी ७/१२ उल्लेख महापालिकेच्या नावे करणे आपणावर बंधनकारक राहिल, याबाबत आपण हमीपत्र सादर केले आहे.

सहाय्यक संचालक, नगररचना (करिता)
कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रत :-

- १) ठप आयुक्त (इ' गर्डनन्स) यांना महानगरपालिका संकेत स्वळवर प्रसिध्द करणेबाबत
- २) कर निर्धारक व संकलक, क.डो.म.पा कल्याण
- ३) प्रभाग क्षेत्र अधिकारी इ.प्रमाण कार्यालय, क.डो.म.पा कल्याण



कलन - ४
दस्तक्र. २९४ / २०२२
२६ / ४८



Maharashtra Real Estate Regulatory Authority
CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT
FORM 'F'
[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: Pandurang Smruti Plot Bearing / CTS / Survey / Final Plot No.: 121 / 13 / 1 at Dawadi, Kalyan, Thane, 421203* registered with the regulatory authority vide project registration certificate bearing No P51700013381 of

1. Lote Constructions having its registered office / principal place of business at Tehsil: *Kalyan, District: Thane, Pin: 421203.*

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

- 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank; to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to **30/06/2020** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: 24/07/2019
Place: Mumbai

Signature valid
Digitally Signed by
Dr. Vasanti Pramanand Prabhu
Secretary, Maharashtra Real Estate Regulatory Authority
Date: 24/07/2019 3:05:41 PM

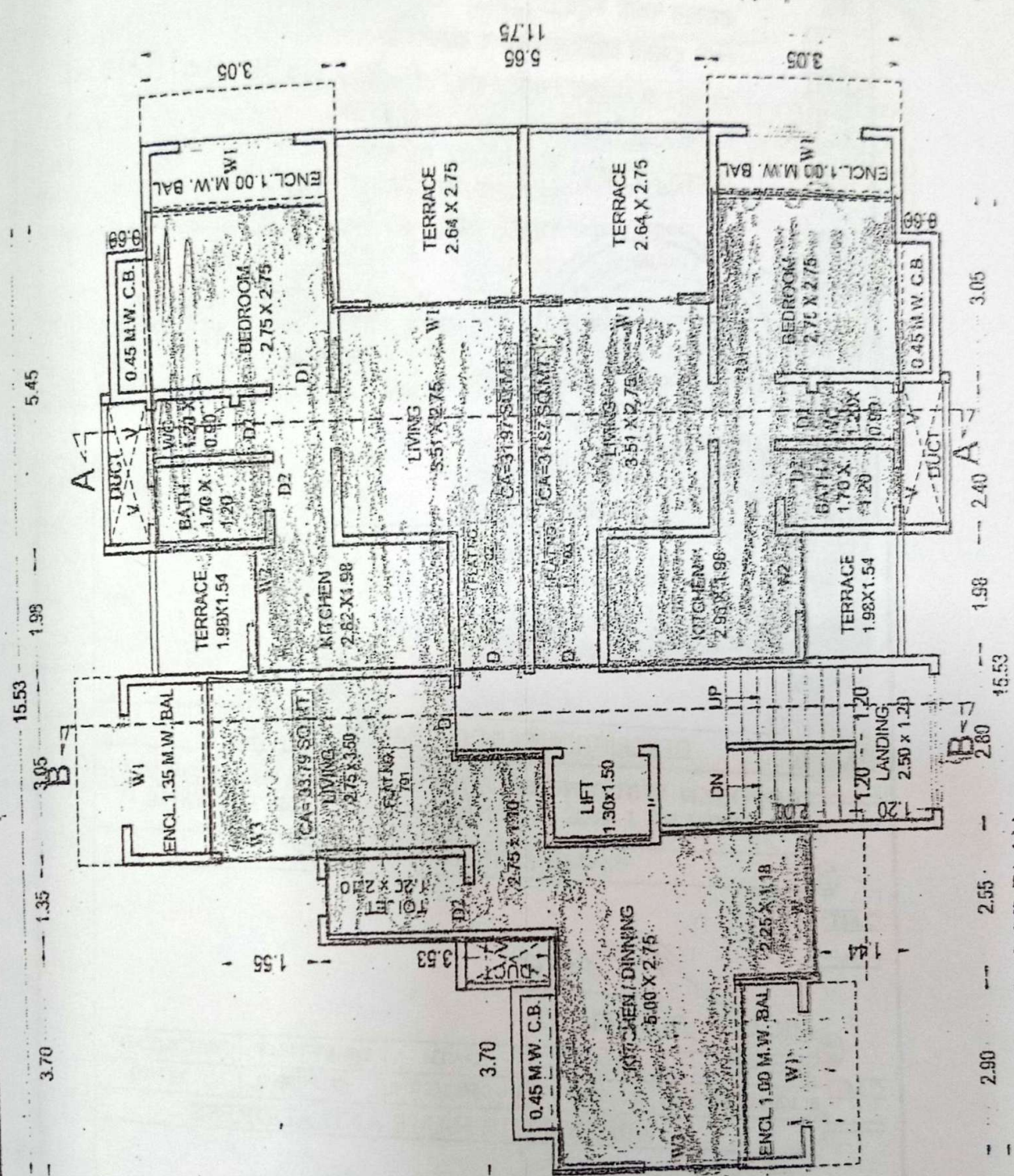


Vasanti Pramanand Prabhu
B1-007, U/B FLOOR,
BOOMERANG CHANDIVALI FARM ROAD,
ANDHERI-EAST 400072
GSTIN/UIN: 27AAL400072

Invoice No.
PG-1386/23-24
Delivery Note

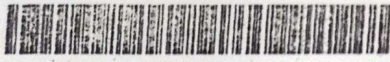
Dated
3-Jul-23

कलन - ४
 दस्तक्र. २१४ / २०२२
 ४४/४८



SEVENTH FLOOR PLAN
 SCALE : 1:100





07/01/2022

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.कल्याण ४

दस्त क्रमांक : 214/2022

नोंदणी :

Regn:63m

गावाचे नाव : दावडी

(1) विलेखाचा प्रकार	करारनामा
(2) भोवदला	2445000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1398739.65
(4) भू-मापन,पोटहिस्ता व घरकरमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे दावडी स.नं. 121,हि.नं. 13-बी,स.नं. 121,हि.नं. 13/1 वरील पांडुरंग स्मृती बिल्डिंग,सदनिका नं. 703,सातवा मजला,क्षेत्रफळ 34.90 चौ.मी. कार्पेट((Survey Number : स.नं. 121,हि.नं. 13-बी,स.नं. 121,हि.नं. 13/1 ;))
(5) क्षेत्रफळ	1) 34.90 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स लोते कन्स्ट्रक्शन तर्फे प्रोप्रा. अनिकेत लोते - वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अनिकेत निवास, ब्लॉक नं:-, रोड नं: लोते कॅंपाऊंड, शिवसेना ऑफिस जवळ, दावडी रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-AEVPL4761L 2): नाव:-गुरुनाथ पांडुरंग लोते - वय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अनिकेत निवास, ब्लॉक नं:-, रोड नं: लोते कॅंपाऊंड, शिवसेना ऑफिस जवळ, दावडी रोड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-ABBPL3781H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोहित चंद्रकांत शिंदे - वय:-45; पत्ता:-प्लॉट नं:-, माळा नं: पहिला मजला, इमारतीचे नाव: पांडुरंग कृपा बिल्डिंग, ब्लॉक नं: रूम नं. 8, रोड नं: राजाजी पथ, मढवी बंगल्याजवळ, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-AVSPS9785K 2): नाव:-शिल्पा रोहित शिंदे - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं: पहिला मजला, इमारतीचे नाव: पांडुरंग कृपा बिल्डिंग, ब्लॉक नं: रूम नं. 8, रोड नं: राजाजी पथ, मढवी बंगल्याजवळ, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-DEYPS0467A
(9) दस्तऐवज करून दिल्याचा दिनांक	07/01/2022
(10) दस्त नोंदणी केल्याचा दिनांक	07/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	214/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	146700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	24500
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह.दुय्यम निबंधक कल्याण - ४